

## Appendix A - SUBDIVISION REGULATIONS<sup>1</sup>

Footnotes:

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**Editor's note**— Printed herein are the subdivision regulations of the county, effective August 8, 2017. Prior versions of the subdivision regulations were adopted October 17, 2006; and February 16, 2010, becoming effective March 1, 2010. Amendments are indicated by parenthetical history notes following the amended provisions. The style used for headings and catchlines has been made uniform, and the same system of capitalization and expression of numbers in text as appears in the Code of Ordinances has been used. Additions made for clarity such as consistent state statute citations and catchline modifications are indicated by brackets.

**State Law reference**— Entry of approval of subdivision plat prior to recording, O.C.G.A. § 15-6-67(d); procedures for approval of subdivision plats, O.C.G.A. § 32-6-150 et seq.; Georgia Land Sales Act, O.C.G.A. § 44-3-1 et seq.

### ARTICLE I. - GENERAL PROVISIONS

#### Sec. 1.1 - Short title.

This ordinance shall be known and be cited as the "Subdivision Regulations of Greene County, Georgia".

( [Ord. of 8-8-2017](#) )

#### Sec. 1.2. - Purpose and intent.

These regulations are enacted for the following purposes:

- 1.2.1 To encourage economically sound and stable development.
- 1.2.2 To ensure the provision of required streets, utilities, and other facilities and services to land developments.
- 1.2.3 To ensure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in land developments.
- 1.2.4 To ensure the provision of needed public open spaces and building sites in land developments through the dedication or reservation of land for recreational, educational, and other public purposes.
- 1.2.5 To ensure that all development and construction plans will implement proper soil erosion controls.
- 1.2.6 To promote a safe and healthy environment.
- 1.2.7 To ensure adequate identification of property on the public records.
- 1.2.8 To encourage, in general, the wise development of the county in accordance with adopted land use policies.
- 1.2.9 To balance the interest in promoting the public health, safety, or general welfare against the right to the unrestricted use of the property in question and whether the subdivision plat permits a use that is suitable in view of the use and development of adjacent and nearby property and whether it will adversely affect the existing use or usability of adjacent or nearby property.

( [Ord. of 8-8-2017](#) )

Sec. 1.3 - Authority and jurisdiction.

- 1.3.1 These regulations are adopted in accordance with, and under the power of, the 1983 Constitution of the State of Georgia (Article IX, Section II, Paragraphs I and IV).
- 1.3.2 By the same authority, the Greene County Board of Commissioners grants the Greene County building official or his designee the right to review and recommend approving or disapproving plats of land subdivided prior to the recording of said plats in the Offices of the Clerk of the Superior Court of Greene County, Georgia within the unincorporated section of Greene County.
- 1.3.3 By the same authority, the Greene County Board of Commissioners grants the Greene County Building Official the right to approve plats of land prior to the recording of said plats in the Offices of the Clerk of the Superior Court of Greene County, Georgia within the unincorporated section of Greene County, provided that the aforementioned approval is allowed and in accordance with these following subdivision regulations.
- 1.3.4 By the same authority, the Greene County building official or his designee hereby possess and exercise the power and authority to review and recommend to approve or disapprove the development of a platted subdivision of land already recorded in the Offices of the Clerk of Superior Court of Greene County, if said plat was recorded after January 26, 1989 without prior approval of the planning and zoning commission and more than 50 percent of the platted lots have not been sold to individual owners for the purpose of providing residence for the owner, provided that any review, approval, or disapproval shall concern only the lots yet to be sold to individual owners. Subdivisions which are entirely developed or which received preliminary plat approval prior to adoption of these regulations shall be permitted to proceed in accordance with the standards in effect at the time of approval of the preliminary plat.

( [Ord. of 8-8-2017](#) )

Sec. 1.4 - Interpretations, conflicts, and severability.

- 1.4.1 *Interpretation.* In their interpretation and application, the provisions of these regulations shall be held to the minimum requirements for the protection and promotion of the public health, safety, and welfare.
- 1.4.2 *Conflict with public and private provisions.*
  - 1.4.2.1 *Public provisions.* These regulations are not intended to interfere with, abrogate, or annul other ordinances, rules, regulations, statutes, or other provisions of law. Where any provision of these regulations imposes restrictions different from those imposed by any other ordinance, rule, regulation, or provision of law, the more restrictive shall control.
  - 1.4.2.2 *Private provisions.* These regulations are not intended to abrogate any easement, covenant, or any other private agreement or restriction, provided that where these regulations are more restrictive or impose higher standards than a private restriction, the provisions of these regulations shall govern.
- 1.4.3 *Severability.* Should any term, part, provision, section, subsection, paragraph, sentence, or phrases of this ordinance be held unconstitutional, invalid, or ineffective, in whole or in part, such determination shall not be deemed to invalidate the remaining terms, parts, provisions, section, subsections, paragraphs, sentences, or phrases of this ordinance.

( [Ord. of 8-8-2017](#) )

Sec. 1.5 - Saving provision.

These regulations shall not be construed as abating any subdivision development now pending under, or by virtue of, prior existing subdivision regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm or corporation, resulting from such development.

( [Ord. of 8-8-2017](#) )

Sec. 1.6 - Repeal of existing regulations.

Upon the adoption of this ordinance, the existing land subdivision regulations of Greene County as amended are hereby repealed.

( [Ord. of 8-8-2017](#) )

Sec. 1.7 - Amendments.

For the purposes of protecting and providing for the public health, safety, and welfare, the Greene County Board of Commissioners may from time to time amend the provisions of these subdivision regulations. Before enacting any amendment to this ordinance, the Greene County Planning and Zoning Commission, acting for the Greene County Board of Commissioners, shall hold a public hearing. Not less than 15 days, nor more than 45 days prior to the date of the said public hearing, the building and zoning office shall advertise the date, time, place and purpose of the public hearing in a newspaper of general circulation in Greene County. The Greene County Planning and Zoning Commission shall hold said hearing and make a recommendation to the Greene County Board of Commissioners within 30 days of the public hearing.

( [Ord. of 8-8-2017](#) )

Sec. 1.8 - Resubdivision of land.

For any change in a map of an approved or recorded subdivision plat, including variation of, part of, all of any plat, or area reserved thereon for public use, or any lot line, or if it affects any plat legally recorded prior to the adoption of these regulations, such parcel shall be reviewed and approved, or disapproved, by the building official or his designee in accordance with the procedures outlined in these subdivision regulations or as otherwise allowed by O.C.G.A. 15-6-67.

( [Ord. of 8-8-2017](#) )

Sec. 1.9 - Variances.

1.9.1 *General.* Where the Greene County Board of Commissioners finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations or the purpose of these regulations may be served to a greater extent by an alternative proposal, it may, after a public hearing before the Greene County Planning and Zoning Commission, approve a variance to these subdivision regulations; however, such a variance shall not nullify the intent and purpose of these regulations. Each variance must be viewed individually with no previous variance approved being precedent setting. The Greene County Board of Commissioners shall not approve a variance unless it shall find that all the following conditions are met:

- a. The granting of the variance shall not be detrimental to the public safety, health, or injurious to adjacent property value or use.

- b. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not generally applicable to adjacent property.
  - c. The variance shall not in any manner vary the provisions of the zoning ordinance of Greene County, Georgia, or official zoning map.
  - d. A public hearing be held by the planning and zoning commission on the proposed variance and it is advertised in the legal organ of the county not less than 15 days and no more than 45 days prior to the public hearing.
- 1.9.2 *Conditions.* In approving variances, the Greene County Board of Commissioners may require such conditions that will secure substantially the objectives of the standards or requirements of these regulations.
- 1.9.3 *Procedures.* A plat of survey and a petition for any variance shall be submitted in writing by the petitioner for the consideration by the Greene County Planning and Zoning Commission, along with payment for any applicable fees. The petition shall state fully the grounds for the request and all of the facts relied upon by the petitioner.

( [Ord. of 8-8-2017](#) )

#### Sec. 1.10 - Appeals.

- 1.10.1 Any person or persons, jointly or severally aggrieved by any decision (including the failure to decide within 60 days upon submission of all documents required by this ordinance) of the building official shall have the right of appeal to the Greene County Planning and Zoning Commission, if such appeal is filed with the county manager within 30 days of the rendering of the decision by the building official.
- 1.10.2 Any person or persons, jointly or severally aggrieved by any decision (including the failure to decide within 60 days upon submission of all documents required by this ordinance) of the Greene County building official and/or the Planning and Zoning Commission shall have the right of appeal to the Greene County Board of Commissioners, if such appeal is filed with the County Manager of Greene County Board of Commissioners within 30 days of the rendering of the decision by the building official and/or the planning and zoning commission.
- 1.10.3 Any person or persons, jointly or severally aggrieved by any decision of the Greene County Board of Commissioners shall have the right of appeal to a court of law if such appeal is filed with the clerk of court within 30 days of the rendering of the decision by the Greene County Board of Commissioners.

( [Ord. of 8-8-2017](#) )

#### Sec. 1.11 - Enforcement, violations and penalties.

##### 1.11.1 *General.*

- 1.11.1.1 It shall be the duty of the building official to enforce these regulations, and to bring to the attention of the county manager any violation or lack of compliance herewith.
- 1.11.1.2 No owner, or agent of the owner, of any parcel of land located in a proposed subdivision or an existing subdivision meeting the requirements of article I, subsection 1.3(3) shall transfer or sell any such parcel before a final plat of such subdivision has been approved in accordance with the provisions of this ordinance, and filed with the Clerk of the Superior Court of Greene County.
- 1.11.1.3 No building permits shall be issued for the construction of any building or structure located on a lot or site subdivided or sold in violation of the provisions of these regulations.

1.11.2 *Penalties.* Any person who violates any of the provisions of the ordinance is subject to trial and possible convictions, and shall upon conviction thereof be punished by a fine not exceeding \$1,000.00 or imprisonment for a term not exceeding twelve months or both provided that each day a violation continues shall constitute a separate offense.

1.11.3 *Civil enforcement.* Appropriate actions and proceedings may be taken by law or in equity to prevent any violation of these regulations; to prevent unlawful construction; to recover damages; to restrain, correct, or abate a violation; to prevent illegal occupancy of a building, structure, or premises; and these remedies shall be in addition to the penalties described above.

( [Ord. of 8-8-2017](#) )

Sec. 1.12 - Meeting format.

At any public hearing held hereunder, the following procedures shall be followed:

- a. Minutes of the meeting will be taken by the Secretary of the Greene County Planning and Zoning Commission.
- b. Public hearings shall be conducted with 15 minutes provided for the proponents and 15 minutes provided for the opponents of the proposed legislative action. If necessary, the chairman may allocate an equal amount of additional minutes for both the proponents and the opponents.
- c. All materials which proponents desire to be considered shall be submitted by the conclusion of the proponent portion of the public hearing.
- d. All materials or evidence which persons in opposition wish to be considered must be submitted by the conclusion of the opposition portion of the hearing.
- e. When proponents and opponents have been heard in accordance with the foregoing procedures, the public hearing is closed and no further evidence, argument or testimony may be presented unless the record is left open based on a request for additional material or report.
- f. Recommendations submitted by Greene County Planning and Zoning Commission to Greene County Board of Commissioners.
- g. Decision rendered by Greene County Board of Commissioners.

( [Ord. of 8-8-2017](#) )

## ARTICLE II. - DEFINITIONS

For the purpose of these regulations, except as specifically defined herein, all words used have their customary dictionary definitions.

Sec. 2.1 - Definitions pertaining to grammatical usage.

2.1.1 Words used in the present tense include the future tense.

2.1.2 The word "shall" is always mandatory.

2.1.3 The word "may" is always permissive.

2.1.4 The word "temporary" shall mean a period of time not exceeding 180 days.

( [Ord. of 8-8-2017](#) )

Sec. 2.2 - Definitions of specific terms.

*Alley:* A private or public thoroughfare which affords a secondary means of access to abutting property and not intended for general traffic circulation.

*Applicant:* The owner of land proposed to be subdivided or his representative. Consent shall be required from the legal owner of the premises.

*Average daily traffic (ADT):* All traffic projected to travel along a street within one calendar day.

*Block:* A continuous piece or parcel of land entirely surrounded by public highways or streets, but excluding alleys.

*Building:* Any structure used or intended for supporting or sheltering any use or occupancy. *Building height:* The vertical distance from grade plane to the average height of the highest roof surface.

*Building inspector:* Greene County Building Inspector or such other position as may have substantially the same duties, responsibilities, and authority.

*Building line:* The line established by law, beyond which a building shall not extend, except as specifically provided by law. *Building official:* The officer or other designated authority designated by the Board of Commissioners charged with the administration and enforcement of this ordinance, or a duly authorized representative of the Building Official.

*Central sewage system:* A private sewage system including collection and treatment facilities to serve a new subdivision in an outlying area.

*Central water system:* A private water system, which serves a new subdivision in an outlying area. It includes water treatment and distribution facilities.

*Common area:* That portion of a site and building, which are collectively owned and controlled.

*Condominium:* An estate in real property consisting of an undivided interest with other purchasers in the common grounds together with a separate interest in a dwelling unit located on the common grounds.

*Construction plans:* The engineering drawings submitted after approval of the preliminary plat showing the specific location, dimensions and design of the improvements to be installed in the subdivision in accordance with the requirements of the design standards of these regulations.

*County:* Greene County, Georgia and/or the Greene County Board of Commissioners.

*County commission:* The Greene County Board of Commissioners.

*Crosswalk (pedestrian walkway):* A right-of-way within a block dedicated to public use, ten feet or more in width, intended primarily for pedestrians and from which motor vehicles must yield to pedestrians.

*Cul-de-sac:* A street having one end open to traffic, the other end permanently terminated by a vehicular turn-around.

*Developer:* The owner of land proposed to be subdivided or his representative. Consent shall be required from the legal owner of the premises in order to undertake subdivision development.

*Diameter breast height (DBH):* The diameter of a tree when measured at a height of approximately four feet above the ground.

*Double-frontage lot:* A lot having frontage on two streets as distinguished from a corner lot.

*DOT specifications:* The Georgia Department of Transportation Standard Specifications for the Construction of Roads and Bridges, current edition.

*Drainage easement:* An area set aside for the purpose of transporting stormwater. Maintenance of these easements is the responsibility of the private property owner unless dedicated and accepted by the county commission for maintenance.

*Driveway:* A private access road, the use of that is limited to persons residing, employed, or otherwise using or visiting the parcel in which it is located.

*Dwelling, multi-family:* A building containing at least three dwelling units designed for residential use by three or more families living independently of each other. This includes apartments but not group homes, row houses, condominiums, or townhouses.

*Dwelling, single-family:* A structure including site built, modular, manufactured homes, and mobile homes that contain one dwelling unit designed for residential use that is surrounded by open space on the same lot. "Single-family dwellings" that do not meet the definition of a "single-family, detached dwelling" do not need to meet the requirements for "single-family, detached dwelling" as defined below.

*Dwelling, single-family, detached:* A structure including a site built or modular home that contains one dwelling unit designed for residential use that is surrounded by open space on the same lot, which meets or exceeds the following standards:

- a. Minimum width in excess of 16 feet.
- b. Minimum square footage required by the zone in which located.
- c. The roof shall have a minimum roof pitch greater than 2:12 and shall have a surface of wood shakes, asphalt composition, wood shingles, concrete, fiberglass or metal tiles, slate, built up gravel materials. The roof overhang must be at least one foot when measured from the vertical side.
- d. The exterior siding materials shall consist of wood, masonry, concrete, stucco, masonite, metal or vinyl lap.
- e. Be attached to a permanent foundation.
- f. Be constructed according to standards established either by the state minimum standard codes as amended from time to time or the standard building code.

*Dwelling, two-family (duplex):* A structure containing two dwelling units designed and arranged for residential use by two families living independently of each other.

*Dwelling unit:* A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

*Easement:* That portion of land or property reserved for present or future use by a person, the public, a corporation, or agency other than the legal fee owner(s) of the property. The easement shall be permitted to be for use under, on or above said lot or lots. *Engineer:* A registered, professional engineer licensed by the State of Georgia.

*Grade:* The rate of change in elevation, in feet per 100 feet, between two points along the center line of a road or street and expressed as a percent.

*Grade Plane:* A reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than 6 feet (1829 mm) from the building, between the building and a point 6 feet (1829 mm) from the building.

*Grading:* Altering surfaces to specific elevations, dimensions, or slopes; this includes stripping, stumping, cutting, filling, stockpiling and shaping or any combination thereof and shall include the land in its cut or filled condition.

*Health department:* Greene County Health Department.

*Improvements guarantee:* A guarantee in the form of an irrevocable letter of credit from a bank or a bond to insure completion of required subdivision improvements.

*Individual sewage disposal system:* A septic tank, seepage tile sewage disposal system, or any other sewage treatment device approved by the sanitarian.

*Individual well:* Wells not covered by EPD standards. Normally this will mean wells that serve no more than one lot.

*Intra-family land transfer:* A division of land within one or more specified land use districts that creates at least one additional lot but not more than three additional lots, each of which is not less than one and half acres in an agricultural district and not less than three quarters of an acre in all other districts, where each and every lot within the subdivision is conveyed to the children, spouse and children, surviving heirs, in-laws, immediate relatives of the property owner, or some combination thereof, and where no more than one lot in the subdivision is deeded to any one individual. Each lot created in an intra-family land transfer is conveyed by final plat, and each lot meets the requirements of the zoning ordinance for access, lot size, and lot width. This definition shall not include or authorize any land subdivision that involves or will involve the creation of lots for sale or otherwise involves a property transfer for money, tangible or intangible personal property, real property exchanges, or other conveyances for consideration.

*Land use plan:* A development plan or any part thereof, adopted by the county commission that indicates the general location for the various physical classes of public works, places and structures, and depicts the general planned physical development and land use in Greene County, Georgia.

*Lot:* A portion of, or parcel of land separated from other portions or parcels by description, metes and bounds, intended for transfer of ownership or for building development and having a separate tax parcel reference number designated in the office of Greene County Tax Commissioner or Greene County Tax Assessor.

*Lot area:* The service area inside the lot lines. In determining the area and dimensions of a lot, no portion of the right-of-way of a street or crosswalk may be included.

*Lot, corner:* A lot abutting on two or more streets at their intersection.

*Lot coverage:* The service area occupied by all buildings within a lot.

*Lot depth:* The average horizontal distance between the front and rear lot lines.

*Lot improvement:* Any building, structure, work of art, or other object, or alteration of the land, constituting a physical betterment of real property.

*Lot, interior:* A lot other than a corner lot or double frontage lot.

*Lot width:* The horizontal distance between one side lot line and the other side lot line measured at the minimum front setback line. The zoning administrator may establish the location at which the lot width shall be measured when considering irregularly shaped lots.

*Minimum stopping sight distance:* The shortest distance in which a driver, seated in a standard size automobile, can see a six-inch-high object lying in the same traffic lane and bring to a stop, before striking the object, while traveling at the design or posted rate of speed.

*Mortgage lot:* A lot which is created for the primary or sole purpose of meeting the requirement of a bank or lending institution for a loan or mortgage in cases where the property descriptions must be smaller than the total acreage of the tract on which the principal building that is the subject of the loan is located.

*Nonresidential subdivision:* A subdivision whose intended use is other than residential.

*Open space:* Land that is designed, developed, or reserved for recreation, gardens, resource protection, amenity, or buffers that may or may not be accessible to the residents of the development and/or the public. In no event will any area of a privately owned residential lot, any existing or future road right-of-ways, any off street parking or loading space area be counted as open space. To encourage the use of parkways and green pathways, areas within right-of-ways that are in excess of the required Greene County right-of-way widths as stipulated in the zoning ordinance and in the subdivision regulations may be counted toward open space requirements. To encourage the use of buffers around commercial tracts, within the commercial planned unit development district, designated buffers and parks may be counted as open space.

*Outlot:* A lot that is either unbuildable or not intended for development and allocated to be used for esthetic purposes, safety, or common public use.

*Owner:* Any person who has title to real property. In the case where equitable title is vested in more than one person, authorization by all parties claiming a title to the property in question shall be provided to the governing authority prior to any review and application of the provisions of these regulations. Owners are not holders of security deeds or mortgages on the property.

*Parcel:* A plot or plots of land that are shown with a separate identification on the official appraisal maps of Greene County.

*Permit:* An official document or certificate issued by the authority having jurisdiction that authorizes performance of a specified activity.

*Person:* An individual, trust, partnership, committee, association, corporation, company, labor organization, or any other organization or group of persons.

*Planning and zoning commission:* The Planning and Zoning Commission of Greene County, Georgia.

*Plat:* A drawing, map or survey of a lot, tract or parcel of land including lot lines, street rights-of-way and easements, with the dimensions of these features inscribed thereon to scale, and prepared in accordance with the Georgia Plat Act.

*Plat, final:* The final plan of the subdivision and any accompanying documents as required by these regulations that, once approved in accordance with the procedures outlined in these subdivision regulations, will constitute the plat of record that will be the basis for the authorization of building permits. The final plat will be prepared in accordance with the Georgia Plat Act.

*Plat, preliminary:* The preliminary drawing or drawings, described in these regulations, indicating the proposed layout of the subdivision that is to be submitted to the board of commissioners for approval or disapproval.

*Principal building:* A building in which is conducted the predominant use of the lot on which it is situated.

*Public improvement:* Any drainage, ditch, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement, or other facility for which the county may ultimately assume the responsibility or liability, for maintenance or operation, or which may affect an improvement for which county responsibility and liability is established.

*Public street:* A street over which the general public has acquired the right of use.

*Resubdivision:* A change in an approved or recorded subdivision plat if such change affects any street layout, easement, area reserved for public use, or lot line.

*Right-of-way:* That area, distinguished from an easement, which is recorded in the clerk of the superior court in Greene County, for the present or future use of roads, streets, and highways, together with its drainage facilities and other supporting uses and structures.

*Right-of-way line:* The designated limits of a right-of-way, whether such right-of-way is established by usage, recorded easement, deed, and dedication or by an official right-of-way map of Greene County, Georgia.

*Right-of-way width:* The distance between right-of-way lines measured at right angles.

*Sanitarian:* A professional sanitarian appointed by the health department and authorized to perform health services in Greene County, Georgia.

*Shoulder:* The portion of a street or road from the outer edge of the paved surface or curb to the inside edge of the ditch, gutter or original ground surface.

*Sidewalk:* The portion of the right-of-way that is adjacent to a street or road that is intended for pedestrian traffic.

*Sketch plan:* A generalized representation of the proposed subdivision submitted prior to the preliminary plat that will enable the developer to reach general agreement with the building official as to the form of the plat and the objectives of these regulations.

*Slope ratio:* The rise or fall of a side slope expressed as a ratio of horizontal to vertical.

*Soil erosion and sedimentation ordinance:* The soil erosion ordinance of Greene County, Georgia.

*Street:* A right-of-way for vehicular traffic designated as street, highway, thoroughfare, parkway, expressway, freeway, road, avenue, drive, boulevard, lane place, circle, or otherwise. Various subclassifications are defined as follows:

- a. *Arterial:* A street carrying a high volume of traffic and connecting two or more large areas or populated centers. Direct residential access from a subdivision is prohibited and commercial, industrial, or institutional lot access is controlled and limited.
- b. *Major collector:* May carry the volume of at least two minor collector streets in addition to its own volume generated by development along the street.
- c. *Minor collector:* May carry the volume of at least one local street in addition to traffic generated by development along the street.
- d. *Local street:* Carries only the traffic generated on the street itself.
- e. *Cul-de-sac:* A local street having one end open to traffic, the other being permanently terminated by a vehicular turnaround.
- f. *Dead end:* A stub street in a subdivision that may, at a later time, be continued into another portion of the subdivision.

*Street, county:* A street that is owned or maintained by Greene County, Georgia.

*Structure:* That which is built or constructed.

*Structure, existing:* A structure erected prior to the date of adoption of the appropriate code, or one for which a current legal building permit has been issued.

*Subdivision:* A division of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose of sale or building development, whether immediate or future, including all division of land involving the dedication of a new street or a change in existing streets. The word "subdivision" includes resubdivision and, when appropriate to the context, relates either to the process of subdividing or to the actual land or area which is subdivided.

*Subdivision, major:* All divisions of land which meet the said definition of "subdivision" but is not a "minor" subdivision. The division of a tract or parcel of land may or may not involve the construction of a new public or private street.

*Subdivision, minor:* A subdivision of not more than three lots, which does not involve the construction of a new public or private street. Any improvements to an existing public street abutting the tract proposed for minor subdivision, or the installation of utilities along said existing public road, as may be required to comply with this ordinance, shall be done according to plans and permit requirements of this ordinance, but said requirements shall not subject the minor subdivision to the requirements for a major subdivision as specified in this ordinance.

*Surveyor:* A registered, practicing surveyor licensed by the State of Georgia.

*Variance:* A minimal relaxation or modification of the strict terms of the height, area, placement, setback, yard, buffer, landscape strip, parking and loading ordinances as applied to specific property when, because of particular physical surroundings, shape, or topographical condition of the property, not due to the fault of the owner of said property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make a profit.

*Yard*: An open space, other than a court on the same lot with a principal use, unoccupied and unobstructed by buildings or structures from ground to sky, except where projections and accessory buildings are expressly permitted in these ordinances.

*Zoning ordinance*: The zoning ordinance of Greene County, Georgia.

( [Ord. of 8-8-2017](#) )

### ARTICLE III. - REQUIREMENTS FOR IMPROVEMENTS, RESERVATION AND DESIGN

#### Sec. 3.1 - General requirements.

- 3.1.1 *Conformance to applicable rules and regulations*. In addition to the requirements established herein, all subdivision plats shall comply with the following laws, rules, regulations and ordinances:
- a. All applicable statutory provisions, as amended;
  - b. The zoning ordinance of Greene County, Georgia, building and housing codes, and all other applicable laws of the appropriate jurisdictions, as amended;
  - c. The standards balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of the property in question and whether the subdivision plat permits a use that is suitable in view of the use and development of adjacent and nearby property and whether it will adversely affect the existing use or usability of adjacent or nearby property;
  - d. Any and all rules of the Greene County Health Department or appropriate state agencies, as amended;
  - e. The regulations of the Georgia Department of Transportation, if the subdivision or any lot contained herein adjoins, or is directly adjacent to a state highway, as amended;
  - f. The soil erosion and sedimentation ordinance of Greene County, Georgia, as amended.
- 3.1.2 *Plats straddling political boundaries*. Whenever access to a subdivision is required across land in another governmental jurisdiction, the Greene County building official or his designee may request various assurances that access is legally established from the other governmental jurisdiction and the access road is adequately improved.
- 3.1.3 *Suitability of the land*. Land subject to flooding, improper drainage, erosion, geological hazards, topographical limitations, for other reasons that classify land as unsuitable for residential use shall not be platted for residential use nor for any other use that will continue or increase the danger to health, safety, or property destruction.
- 3.1.4 *Rejection of land dedicated*. Whenever a plat proposes the dedication of land for public use and it is determined by the board of commissioners that such land is not suitable for the proposed public use, the board of commissioners shall refuse to approve either the preliminary or final plat until such dedication is removed from the plat.
- 3.1.5 *Water retention structures*. No water retention structure shall be shown to be dedicated or accepted by Greene County, Georgia. When the board of commissioners finds such structure is recorded on a plat, such dedication shall be stricken from the plat prior to approval.
- 3.1.6 *Subdivision name*. The board of commissioners shall have final authority to approve the name of the subdivision, which shall be determined at the time of approval of the preliminary plat.
- 3.1.7 *Large scale developments*. The requirements of these regulations may be modified in the case of a large scale community, commercial or neighborhood development in excess of 15 acres that is not subdivided into customary lots, blocks, and streets. Such modifications shall conform to the purpose and intent of these regulations, and shall follow the requirements for a planned unit development

(PUD) or commercial planned unit development (CPUD) as included in the zoning regulations of Greene County, Georgia, in effect at the time they are revised.

( [Ord. of 8-8-2017](#) )

Sec. 3.2 - Required improvements.

- 3.2.1 *General.* The requirements of this section shall apply to every subdivision and shall be planned for and provided by the developer, by installation or payment prior to the approval of the final plat.
- 3.2.2 *Street names.* All streets shall be named and marked with signs. Street names shall have the approval of the 911 director and county manager or said individuals' designees and shall not duplicate, nor closely approximate phonetically or visually, the name of any other street in Greene County, Georgia, nor the name of any other street within the applicable postal delivery area. A street that is in alignment with an existing street shall continue the name of the existing street. Approval of the street names by said county officials shall be furnished by the applicant to the building official upon submittal of the final plat for board of commissioners approval.
- 3.2.3 *Streets.* All streets in a major subdivision shall be designed, constructed and paved in accordance with the standards set forth in these regulations. No street shall be accepted by the county until it has been open for public use for two years or until one-half of the lots in the subdivision, or the section of the subdivision served by that street, have had residences constructed upon them, whichever occurs first. The developer shall be required to furnish and install all necessary traffic control signs prior to opening any street to the public. In addition, the developer shall be required to provide a viable ground cover such as grass on all unpaved areas of street rights-of-way or other public areas. Any necessary maintenance or repairs to streets shall be performed by the developer prior to county acceptance. Additionally, acceptance of any street into the county-maintained road inventory can only be accomplished by an affirmative vote of the board of commissioners.
- 3.2.4 *Street signs and traffic control devices.* Street name signs and traffic control devices of a design approved by the county will be furnished and installed by the developer. Material and installation costs shall be paid for by the developer prior to the recording of the final plat and issuance of any building permits.
- 3.2.5 *Utilities.* These provisions shall apply: (Utility requirements must meet the minimums specified in the zoning ordinance).
- 3.2.5.1 All utility lines shall be installed along the street rights-of-way or on private property. All utilities shall be underground whenever possible. Such utility installations may include water, sanitary sewer, electric power, natural gas, telephone, and cable television. Underground utilities shall be buried at locations not under pavement whenever possible. Where service lines to individual lots are required to cross streets, such lines shall be placed, extended to the opposite right-of-way line and backfilled prior to the placing of any base and pavement. Where local conditions dictate, the building official or his designee may approve installation of utilities in other locations.
- 3.2.5.2 If a public or private water system with adequate capacity and water main sizes can serve the proposed subdivision, and the proposed new subdivision is within 1,500 feet of such existing water system, water mains shall be installed by the developer within the subdivision with connections from the existing, neighboring system to each lot extended to the lot line. In all zoning districts other than PUD and CPUD, if a water system is not available, the developer shall provide a water supply through a community water system or allow individual wells in conformity with the regulations of the Greene County Health Department, EPD standards and this ordinance, provided, however, that any such community water system installation shall be sized to support fire hydrants.
- 3.2.5.3 If a public or private sanitary sewer system with adequate capacity and sewer main sizes can serve the proposed subdivision, sewer mains shall be installed by the developer with

connections from the existing, neighboring system to each lot extended to the lot line. If a public sewer system is not available, the developer shall provide a community sewage collection system or allow individual septic tank systems in conformity with the regulations of the Greene County Health Department and the Georgia Department of Natural Resources.

### 3.2.6 *Storm drainage.*

3.2.6.1 *General.* Lots shall be laid out so as to provide positive drainage away from all buildings. Individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage shall be designed so as to connect to drainage easements.

3.2.6.2 *Connection to existing systems.* If an existing stormwater drainage system can serve the proposed subdivision, then the developer must install an underground storm drainage system which will be connected to the existing system. If an existing storm drainage system is not present, then adequate surface drainage facilities shall be installed.

( [Ord. of 8-8-2017](#) )

## Sec. 3.3 - Residential subdivision design standards.

### 3.3.1 *Block lengths and widths.*

3.3.1.1 Blocks shall not be greater than 1,200 feet nor less than 400 feet in length, except in unusual circumstances.

3.3.1.2 Blocks shall be wide enough to provide two tiers of lots of minimum depth except where abutting arterial streets or railroads or other situations make these requirements impractical.

3.3.1.3 Blocks shall have pedestrian walkways of not less than five feet in width where deemed essential by the Greene County Board of Commissioners to provide circulation or access to schools, playgrounds, shopping centers, transportation, and other community facilities.

3.3.1.4 Except where topographical or other conditions make a greater length unavoidable, as determined by the Greene County Commissioners, cul-de-sac (dead-end streets) shall not be greater than 1,200 feet in length. Paved temporary turnarounds shall be provided for dead-end streets, which are scheduled to be extended at a later date.

3.3.2 *Lots abutting public streets.* Each lot shall abut upon a publicly dedicated and maintained street or a private vehicular way designated by the county as providing public access within a development.

3.3.3 *Lot size.* All lots shall conform to the regulations of the Greene County Board of Commissioners including, but not limited to, the provisions of the zoning ordinances, specifically those provisions governing minimum area, frontage and setbacks. The lot arrangement shall be such that there will be no foreseeable difficulties, for reasons of topography or other conditions, in securing building permits to build on all lots in compliance with county regulations and in providing driveway access to buildings on such lots from an approved street.

3.3.4 *Lot dimensions.* Lot dimensions shall comply with the minimum standards of the zoning ordinance. All lots approved under these regulations shall front on a public street or private access drive. Where lots are more than double the minimum required area for the zoning district, the building official may require that such lots be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve such potential lots, all in compliance with the zoning ordinance and the regulations. Dimensions of corner lots shall be large enough to allow for construction of buildings, observing the minimum front yard setbacks. Depth and width of properties reserved or laid out for business, commercial, or industrial purposes shall be adequate to provide for the off-street parking and loading facilities required for the type of use and development contemplated, as established in the zoning ordinance. Commercial and industrial lots shall be of adequate size to provide for the intended use and for the yards, buffer areas, and the off-street parking and loading requirements of the zoning ordinance.

- 3.3.5 *Side lot lines.* All side lot lines shall be as nearly perpendicular to or radial to street rights-of-way lines as possible, unless topographic or other features of the design require otherwise.
- 3.3.6 *Double and reverse frontage lots.* Double frontage and reverse frontage lots shall be avoided except where essential to provide separation of development from arterial streets or to overcome specific disadvantages or topographic and orientation.
- 3.3.7 *Front yard setbacks.* A line meeting the front yard setback requirements of the zoning ordinance shall be established on all lots. Any projection beyond the front building line such as uncovered porches, steps, eaves, gutters, and similar fixtures shall be subject to provisions of the zoning ordinance and approved or disapproved by the appropriate county official for each individual application.
- 3.3.8 *Easements.* The Greene County Board of Commissioners shall require all permanent easements must be a minimum ten (10) feet in width and be located along the rear or side lot lines with provision for access from a public way.
- 3.3.9 *Reserve strips.* Reserve strips which control access to public streets and public grounds shall be permitted only when the control of the reserve strip is placed in the hands of the county. No subdivision shall be designed so as to completely eliminate street access to adjoining parcels of land. Every development shall be designed to facilitate access to adjoining properties that are developed or anticipated to be developed in a manner substantially similar to the subject property.
- 3.3.10 *Preservation of natural features and amenities.* Existing features, which would add value to residential development or the local government as a whole, such as trees, as herein defined, watercourses and falls, beaches, historic spots and similar irreplaceable assets, shall be preserved in the design of the subdivision.

( [Ord. of 8-8-2017](#) )

#### Sec. 3.4 - Non-residential subdivision design standards.

- 3.4.1 If a proposed subdivision includes land that is zoned for commercial or industrial purposes, the layout of the subdivision shall conform to these subdivision regulations. Land zoned for agricultural purposes is excluded from the regulations of this section.
- 3.4.2 A non-residential subdivision shall also be subject to all the requirements of site plan approval set forth in the zoning ordinance. Site plan approval and non-residential subdivision plat approval may proceed simultaneously at the discretion of the board of commissioners.
- 3.4.3 In addition to the principles and standards in the subdivision regulations, which are appropriate to the planning of all subdivisions, the applicant shall demonstrate to the satisfaction of the building official or his designee that the street, parcel and block pattern proposed is specifically adapted to the uses anticipated and takes into account other uses in the vicinity. The following principles and standards shall be observed:
- a. A preliminary plat of a commercial or industrial center development shall conform in all respects with the approved master development plan for the project and any conditions associated with the project's zoning.
  - b. Proposed industrial parcels shall be suitable in area and dimensions to the types of industrial development associated.
  - c. Street rights-of-way and pavement shall be adequate to accommodate the type and volume of traffic anticipated to be generated thereupon.
  - d. Special requirements may be imposed by the building official with respect to street, curb, gutter, and sidewalk design and construction.
  - e. Special requirements may be imposed by the building official with respect to the installation of public utilities, including water, sewer and stormwater drainage.

- f. Every effort shall be made to protect adjacent residential areas from potential nuisance from a proposed commercial or industrial subdivision, including the provision of extra depth in parcels backing up on existing or potential residential development and provisions for a permanently landscaped buffer strip when necessary.
- g. Streets carrying non-residential traffic, especially truck traffic, shall not be extended to the boundaries of adjacent existing or potential residential areas.

( [Ord. of 8-8-2017](#) )

Sec. 3.5 - Agricultural subdivision design standards.

3.5.1 This section establishes requirements for subdivision development that ensures the health, safety, and welfare of citizens of Greene County while providing for the protection of agricultural areas and farm land. If a proposed subdivision includes land that is zoned for agricultural purposes, the layout of the subdivision shall conform to the regulations of this section. The purpose of this section includes:

- a. Requirements that support the continued viability of agricultural activities in Greene County, including but not limited to, crop production, animal production, dairying, equestrian activities, managed forestry, and other rural and agricultural activities.
- b. Provides for conservation of open land, farm land, and forest land.
- c. Provides for the conservation of pastoral views and other elements of the county's rural character.
- d. Minimizes the density of new developments along existing roads and in areas incompatible with the adopted future land use map for the development of subdivisions of greater density.

3.5.2 Agricultural subdivisions shall also be subject to all the requirements of site plan approval set forth in the zoning ordinance. Site plan approval and subdivision plat approval may proceed simultaneously at the discretion of the board of commissioners.

3.5.3 The minimum lot size for agricultural subdivisions shall be ten (10) acres for any property zoned A1 or A2. Agricultural subdivision lots shall not be further subdivided if such subdivision results in a lot that is less than ten (10) acres.

3.5.4 Agricultural subdivisions shall be limited to no more than two (2) driveways per parcel that shall be constructed in accordance with Article V, Chapter 22 of the Greene County Code of Ordinances. Driveway easements shall be prohibited.

3.5.4 Agricultural subdivisions shall meet the following minimum lot dimensions and setbacks:

Road Frontage: 420 feet                      Front Setback: 100 feet                      Side & Rear Setback: 50 feet

Sec. 3.6 - Design standards for streets.

3.6.1 *General.* 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 final plat. Road classifications may be indicated on the comprehensive plan, otherwise they shall be determined by the Greene County Board of Commissioners.

3.6.2 *Classification of streets.* Streets shall be classified into a street hierarchy system and street design standards shall be based on road function and projected average daily trips (ADT), calculated with trip generation rates published in the "Trip Generation Manual," 1998 Edition. Residential lots shall require ten trips per day per single-family lot and 16 trips per day per two-family lots. Street classes and their corresponding average daily trips (ADT) are:

Classification	Maximum	Maximum
Local street	25 dwelling units	250 ADT
Minor collector	250 dwelling units	2,500 ADT
Major collector	500 dwelling units	5,000 ADT
Arterial streets	N/A	5,000 ADT and more

3.6.3 *Geometric design standards for streets.* Geometric design standards for roads and streets shall be based on Table 3.6.3.

GEOMETRIC DESIGN STANDARDS FOR STREETS  
TABLE 3.6.3

	Arterial	Major Collector	Minor Collector	Local	Alley
Average daily trips (ADT)	5,000 or more	4,999—2,500	2,499—250	249 or less	N/A
Minimum right-of-way	100 feet (64 feet with curb and gutter)	80 feet (64 feet with curb and gutter)	60 feet (50 feet with curb and gutter)	60 feet (50 feet with curb and gutter)	30 feet (right-of-way or private easement)
Minimum centerline grade	1.5%	1.5%	1.5%	1.5%	1.5%
Maximum centerline grade:					
Level	6%	7%	7%	7%	7%
Rolling	7%	8%	10%	12%	12%
Hilly	9%	10%	13%	15%	15%
Minimum stopping sight distance	550 feet	450 feet	250 feet	150 feet	100 feet
Design speed	55 MPH	45 MPH	35 MPH	25 MPH	15 MPH
Minimum curve radius at centerline	850 feet	500 feet	400 feet	250 feet	70 feet
Maximum superelevation rate	6%	6%	6%	4%	4%
Minimum tangent between reverse curves	300 feet	200 feet	100 feet	100 feet	100 feet
Edge of pavement radius at intersections	30 feet	30 feet	25 feet	25 feet	25 feet

Minimum shoulder width	8 feet	8 feet	8 feet	6 feet	6 feet
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Notes:

(1) Terrain classification shall be as follows:

Level—Cross slope range from 0% to 8%

Rolling—Cross slope range from greater than 8% to 15%

Hilly—Cross slope range from over 15%

(2) Where curb and gutter is not required, the shoulder shall slope away from the pavement at a slope of six percent. Where curb and gutter is required, the shoulder shall slope toward the curb at a slope of four percent.

(3) All shoulder widths are measured either from the edge of pavement or back of curb.

(4) No existing or proposed cut or fill slope shall be 3:1 within 11 feet of the roadway shoulder as specified above. Beyond said 11 feet, the slope is preferred to be 3:1, but may increase to a maximum of 2:1 until intersecting existing grade. All cut and fill must be confined to the right-of-way or slope easements.

3.6.4 *Base and paving design.* Base and paving design standard specifications shall be based on Table 3.6.4.

TABLE 3.6.4  
MINIMUM BASE AND PAVEMENT DESIGN SPECIFICATIONS

	Arterial	Major Collector	Minor Collector	Local	Alley
Base width	25 feet 19 feet (one-way / boulevard)	23 feet 18 feet (one-way / boulevard)	23 feet 17 feet (one-way / boulevard)	21 feet 17 feet (one-way / boulevard)	21 feet 17 feet (one-way / boulevard)
Graded aggregate base thickness	8 inches	8 inches	6 inches	6 inches	6 inches
Asphalt concrete base	6 inches	4 inches	N/A	N/A	N/A
Asphalt concrete binder	3 inches, type B	2 inches, type B			
Asphalt concrete surface	1½ inches, type E	1½ inches, type E	1½ inches, type E	1¼ inches, type F	1¼ inches, type F
Triple surface treatment	N/A	N/A	N/A	Yes	Yes
Minimum pavement width	24 feet 18 feet (one-way / boulevard)	22 feet 17 feet (one-way / boulevard)	22 feet 16 feet (one-way / boulevard)	20 feet 16 feet (one-way / boulevard)	20 feet (including curb)

					16 feet (one-way / boulevard)
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Notes:

- (1) Pavement widths do not include curb and gutter.
- (2) Pavement in tangent sections shall have a parabolic crown of at least one-eighth inch per foot.
- (3) Curves shall contain no reverse super elevation with the exception of turnarounds, alleys, access drives, and local streets.
- (4) Curb and gutter shall be Standard 9032B of the Georgia Department of Transportation or roll curbing.
- (5) On any paved street that does not have curb and gutter, the underlying base course shall be of a design thickness and compaction such that it extends to six inches outside the pavement edge.

3.6.5 *Continuation of existing streets.* Where feasible, existing streets shall be extended for access into the subdivision. Such extensions shall be continued at the same or greater width, but in no case shall be less than the required width.

3.6.6 *Vertical curves.*

- 1. All transitions in profile grade, between successive vertical tangents having an algebraic difference greater than one percent, shall be by means of a parabolic curve.
- 2. All changes in street profile grades having algebraic difference greater than one percent shall be connected by a parabolic curve having a minimum length (L) equal to the product of the algebraic difference between the grades in percent (A) and the design constant (K) assigned to the street according to its category (i.e.,  $L=KA$ ).
- 3. Constant (K) values are shown in the Table 3.6.6 for minimum acceptable values.

TABLE 3.6.6  
CONSTANT (K) VALUES FOR VERTICAL CURVES

Design Speed (mph)	K—Crest Curve	K—Sag Curves
15	3	10
20	7	17
25	12	26
30	19	37
35	29	49
40	44	64
45	61	79
>45	See GDOT standards	See GDOT standards

3.6.7 *Clear sight distance at intersections.* There shall be a minimum clear sight distance at intersections when measured from a height of six feet, as follows:

Arterial streets: 400 feet

Collector streets: 300 feet

Local streets (nonresidential): 250 feet

Local street (residential): 200 feet

Alleys: 150 feet

Where two or more streets of different classifications intersect, the sight distance requirement for the highest classification street shall be used.

Where any street intersection will involve slopes or existing vegetation inside any lot corner that would create a traffic hazard by reducing sight distance below specified minimums, the developer must cut such ground or vegetation (including trees) in connection with the grading of the public right-of-way to the extent deemed necessary to comply with the sight distance of these regulations.

3.6.8 *Intersection design.* Street intersections shall be as nearly at right angles as possible. No street intersection shall be at an angle of less than 60 degrees. For minor collector and arterial streets, street intersections must be separated from each other by at least 125 feet measured along the right-of-way line. For major collector and arterial streets, street intersections must be separated as defined in the "Georgia Department of Transportation Design Policy Manual" where feasible, but in no case be spaced less than 600 feet apart as measured between centerlines of said streets.

3.6.9 *Cul-de-sac.* All cul-de-sac shall meet street requirements for local streets (residential) except any cul-de-sac approved for a length greater than 1,200 feet or more than 25 dwelling units shall meet design criteria for a minor collector street.

3.6.10 *Turnaround.* Turnarounds shall be provided at the end of cul-de-sac or dead-end roads with the exception of private access drives. The preferred method of turnaround is to provide a cul-de-sac. Local streets may utilize alternate turnaround designs such as "T", "Y", or "Branch" turnarounds. Turnaround dimensions shall meet the dimensional requirements illustrated in Figure 3.6.10 and defined on Table 3.6.10 below.

1. Rights-of-way: The right-of-way width at the turnarounds will be a minimum of the required for the street classification or a minimum of ten feet beyond the edge of turnaround pavement, whichever one is greater.
2. Parking is not permitted within the area of the required turnaround. If parking is provided it must be outside the turnaround travel lanes.

FIGURE 3.6.10  
CUL-DE-SAC AND TURNAROUND REQUIREMENTS

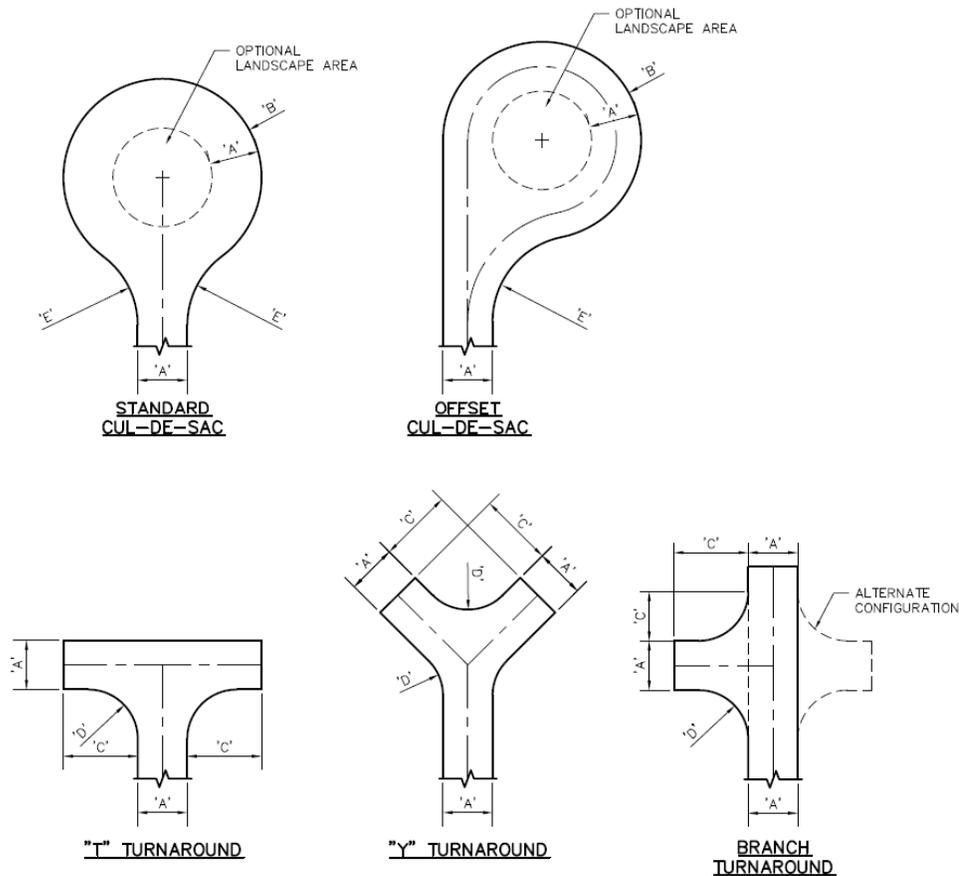


TABLE 3.6.10  
CUL-DE-SAC AND TURNAROUND DIMENSIONAL REQUIREMENTS

Turnaround Type	'A' Paving Width	'B' Cul-De-Sac Radius Min.	'C' Offset Min.	'D' Edge Radius Min.	'E' Edge Radius Min.
Residential	Per Road Class	40'	30'	25'	35'
Commercial	Per Road Class	70'	60'	35'	45'

3.6.11 *Private access drives.* Private access drives shall be permitted to serve no more than three land-locked residential lots where, due to special circumstances created as a result of necessary unusual platting configuration, or as a result of special physical features, the property could not otherwise be developed. These drives are exempt from paving requirements but shall be, as a minimum, surfaced with crusher run stone, six-inch depth and a minimum width of 16 feet.

3.6.12 *Subdivision entrance from an existing street.* When a subdivision entrance ties into an existing public street or road this entrance shall meet all state and local requirements for intersection design. This shall include adding required turn lanes, acceleration and deceleration lanes, additional right-of-way and all necessary signs and signals that may be required for the existing public road as well as those required for the subdivision street.

- 3.6.13 *Alleys.* Alleys may be required at the rear of all lots used for multifamily, commercial, or industrial development. Alleys in single-family residential subdivisions shall not be permitted, unless the developer provides evidence satisfactory to the Greene County Board of Commissioners of the need for such alleys. Dead-end alleys without a turnaround are prohibited. Alleys shall conform to the design requirements defined for alleys except that the county may require that the base and paving structure be equal to that of a higher street classification if the anticipated loading of the pavement warrants.
- 3.6.14 *Development along arterial street.* Where a subdivision abuts an existing arterial street or railroad right-of-way, an access street approximately parallel to and on either or both sides of the existing right-of-way may be required by the Greene County Board of Commissioners. Direct access from a subdivision to the arterial street will not be permitted. A buffer zone restricting access to the arterial right-of-way may be used in conjunction with or in lieu of the access street.
- 3.6.15 *Slope maintenance easements.* Slope maintenance easements shall be required whenever, due to topography, additional width is necessary to provide finished slopes that conform to the requirements of Table 3.6.3.
- 3.6.16 *Sidewalks.* When included, sidewalks shall be within a dedicated non-paved right-of-way of roads within the subdivision or other prescribed areas. The minimum paved width of sidewalks shall be five feet and a median strip of grassed or landscaped areas shall generally separate all residential sidewalks from adjacent streets except when contiguous to parking areas. Concrete sidewalks shall be constructed to the requirements of Georgia Department of Transportation Construction Standard 9031-W.

( [Ord. of 8-8-2017](#) )

#### Sec. 3.7 - Slopes.

- 3.7.1 *General requirements.* Development of subdivisions is to be accomplished with minimal earth moving and disruption to the natural topography of the site. It is the intent of these regulations that existing or man-made slopes be modified or designed in such a way as to minimize potential for erosion and to maximize ease of maintenance. Subdivision development shall conform to provisions of the erosion, and sedimentation and pollution control ordinance.
- 3.7.2 *Design standards.*
- 3.7.2.1 Streets shall be planned so that finished slopes, cut or fill, will have a slope no steeper than 3:1. If conditions mandate steeper slopes the following will apply: no finished cut slope shall exceed a rate of slope of 2:1 unless the slope is composed of rock, and no fill slope will exceed a rate of 2:1. All cut and fill shall be within the prescribed right-of-way of the road or slope easements. All grading as provided within this section shall be completed and approved by the building official prior to the installation of any utilities.
- 3.7.2.2 All fill slopes created for the purpose of street construction shall have a compaction of not less than 95 percent relative density as established engineering practices.
- 3.7.2.3 Slopes flatter than those set forth in the foregoing paragraphs may be required when, in the opinion of the building official, the general nature of the soil involved warrants a flatter slope. To control surface drainage on existing and proposed slopes, berm ditches may be required at the top and the intersection of the slope and ground line.
- 3.7.2.4 All manmade slopes within the subdivision shall be planted or otherwise protected from erosion and failure. Such planting or other protection shall commence immediately upon completion of any individual slope and proceed without delay until completed. The type of grass or ground cover shall be in accord with subsection 3.19.2.(b) of these regulations. Any other protection used shall be specified by the developer and approved by the building official prior to work commencing on the site. In addition, the developer may be required to provide suitable protection along the top of natural slopes within the subdivision that have a slope greater than 2:1 in order to protect children and other residents of the subdivision from falls.

( [Ord. of 8-8-2017](#) )

Sec. 3.8 - Drainage.

3.8.1 *General requirements.* The stormwater drainage system and easements shall be separate and independent of any sanitary sewer system and easement. The building official or his designee shall not recommend for approval any plat of a subdivision which does not make adequate provisions for stormwater or floodwater runoff channels or basins. Stormwater runoff and storm sewer or channel design shall be designed and certified by a professional licensed by the State of Georgia to perform such design, and a copy of design computations shall be submitted to the building official along with the construction plans. Inlets shall be provided in curbs or in curb and gutter at a maximum spacing of 600 feet. When calculations indicate that curb capacities are exceeded at any point, no further allowance shall be made for flow at that point and water shall be diverted from the street. Natural drainage channels existing within a subdivision shall be improved by the developer to specifications approved by the building official (if erosion, flooding, or hazard will be created by the continued existence thereof, as determined by the building official).

3.8.2 *Nature of stormwater facilities.*

3.8.2.1 *Location.* The applicant may be required by the building official to carry away by pipe or open ditch any spring or surface water that may exist either previous to, or as a result of the subdivision. Such drainage facilities shall be located in the road right-of-way where feasible, or in perpetual unobstructed easements of appropriate width, and shall be constructed in accordance with the requirements of a licensed design professional.

3.8.2.2 *Accessibility of public storm sewers.* When a public storm sewer is accessible, the applicant shall install storm sewer facilities, or if no outlets are within a reasonable distance, adequate provisions shall be made for the disposal of stormwater, subject to the specifications of a licensed design professional. If a connection to a public storm sewer will be provided eventually, as determined by the building official, the developer shall make arrangements for future stormwater disposal by a public utility system at the time the final plat receives final approval.

3.8.2.3 *Accommodation of upstream drainage facilities.* A culvert or other drainage facility shall be, in each case, large enough to accommodate potential runoff from its entire upstream drainage area whether inside or outside the subdivision. A licensed professional engineer shall design the culvert or drainage facility, based on 110 percent of the current storm runoff for the 100-year storm for culverts under streets, and the 25-year storm for all other culverts. Minimum pipe size shall be determined by a licensed professional engineer and 15 inches, inside diameter for individual residential drives.

3.8.2.4 *Effect on downstream drainage areas.* The developer shall provide a study performed by a licensed design professional and the building official shall review and approve the effect of each subdivision on existing downstream drainage facilities outside the area of the subdivision. Drainage studies, together with such other studies deemed appropriate shall serve as a guide to needed improvements. Where it is anticipated that the additional runoff incident to the development of the subdivision will overload an existing downstream drainage facility, the Greene County Board of Commissioners shall withhold approval of the subdivision until provision has been made for the improvement of said condition. No subdivision shall be approved unless adequate drainage is provided to an adequate watercourse or facility as proposed by a licensed engineer.

3.8.2.5 *Stormwater management report required.*

- a. Every project shall provide a stormwater management report prepared by a professional engineer currently registered in the State of Georgia. The purpose of this report shall be to formulate a plan to manage stormwater runoff so that stormwater runoff hazards are not created and existing runoff-related problems are not exacerbated, either upstream or downstream from or within the boundaries of the property being developed.

- b. The stormwater management report shall identify the locations and quantities of stormwater runoff entering and exiting the site for both pre- and post-development in addition to addressing existing conditions. Analysis of the off-site properties shall anticipate future development in addition to addressing existing conditions, it shall contain drainage area delineation maps and other exhibits at satisfactory scale and sufficient in quantity and scope to define the boundaries of the site relative to watercourses, drainage divides, drainage structures, and other pertinent features.
- c. The analysis of downstream conditions in the report shall address each and every point or area along the project site's boundaries at which runoff will exit the property. The analysis shall focus on the portion of the drainageway "immediately" downstream from the project. This area shall generally extend a flow distance of about one-half mile from the project's boundary line, but shall be longer for projects contributing relatively large amounts of runoff to the study area, and shorter for small runoff contributors. In all cases, the most critical downstream area investigation shall be conducted relative to existing and anticipated land uses on tracts, which adjoin the project site.

#### 3.8.2.6 *Storm detention required.*

- a. Whenever a stormwater management report provided by a licensed engineer indicates that adverse stormwater runoff related impact is expected to result from the development of property, that project shall be required to provide stormwater detention facilities such that peak flows from the developed site do not exceed those associated with predevelopment conditions.
- b. The following criteria shall be evaluated by the engineer preparing the stormwater management report, and in determining whether or not detention should be required for any portion of any site:
  - 1. Existing land uses downstream.
  - 2. Anticipated future land uses downstream.
  - 3. Magnitude of increase in peak flows due to development.
  - 4. Presence of existing drainage problems.
  - 5. Capacity of existing and anticipated drainage problems.
  - 6. Creation of concentrated flows where none had occurred previously.
  - 7. Availability of feasible locations for detention facilities.
  - 8. Existing flows generated off-site which pass through the project site.
  - 9. Anticipated future flows generated off-site that pass through the project site.
  - 10. The nature of the recovering watercourse.
- c. Stormwater drainage facilities shall be required for any portion of any site for which development activities will result in increased flows, unless the registered professional engineer currently registered in the State of Georgia certifies and provides certified documentation supporting the conclusion to the building official that the following is true and correct as applicable:
  - 1. The nondetained, post-development runoff will leave the project sites sheet flow, and will not have an adverse impact upon downstream properties.
  - 2. The effect of detention would be to concentrate flows where sheet flow had occurred under pre-developed conditions, and any impact of increase sheet flows upon downstream properties would be less adverse than that which would result from the concentrated flows from a detention facility even if energy dissipation devices were employed.

3. The runoff will flow directly into a floodplain without crossing off-site properties, and the runoff will constitute less than five percent of the total runoff in the watercourse at the point where the watercourse crosses the project site's downstream property line.
  4. The undetained flow will pass through downstream properties, in drainage easements obtained by the developer, to an existing detention facility, which has been designed to manage the upstream property's runoff.
- d. In the event that the professional engineer has concluded that stormwater detention may not be necessary and compliance with subsection (6)(c) is not anticipated, a pre-design conference with the building official shall be required before the submittal of plans.

( [Ord. of 8-8-2017](#) )

Sec. 3.9 - Detention design criteria—General.

- 3.9.1 All stormwater detention design calculations shall be certified by a professional engineer currently registered in the State of Georgia.
- 3.9.2 All stormwater detention facilities shall be designed to control the peak flow rates associated with storms having two-year, ten-year and 25-year return frequencies. Where conditions warrant, the 100-year storm shall also be regulated.
- 3.9.3 A variety of method of achieving stormwater management goals shall be acceptable in providing detention facilities. The type of facility provided shall be based on the following criteria:
- a. The type of development for which the detention facility is being provided.
  - b. The type of development, which the detention facility is designed to protect.
  - c. Volume of stormwater to be stored.
  - d. Origin and magnitude of the flows to be managed.
  - e. Topographic opportunities and limitations.
  - f. Safety considerations.
  - g. Maintenance requirements.
  - h. Aesthetic considerations.
  - i. Likelihood of facility operation interfering with access to public or private facilities.
  - j. Proximity of facility to property lines, utilities, buffers, etc., and
  - k. Similar site-specific constraints.
- 3.9.4 Detention facilities must be designed in accordance with the current manual for erosion and sediment control in Georgia or the Georgia stormwater management manual and may be of any of the following types, and two or more types may be used in combination with one another:
- a. Normally dry basins, whether excavated or created by damming a natural drainage feature, or a combination of both methods;
  - b. Lakes and ponds, whether excavated or created by damming a natural drainage feature, or combination of both methods;
  - c. Parking lot facilities;
  - d. Underground facilities; and
  - e. Roof top facilities.
- 3.9.5 Reservoir routing methods shall be used for all detention facility design.

3.9.6 The detention methodology required for any given project shall conform to the following table. Although the various methods shown are authorized, it shall be the responsibility of the design engineer to use the correct coefficient and applications that will result in compliance with the requirements of this article and the intent of these specifications.

TABLE 3.9.6  
DETENTION METHODOLOGY BY DRAINAGE BASIN SIZE

Total Acres Within Basin	Methodology
Less than 10	Rational
10 to 499	Rational or SCS
500 to 1,999	SCS or HEC-1
2,000 and up	HEC-1 or TR-20

- a. For the purpose of these regulations, a drainage basin includes all of the acreage which will contribute flow to a study point (or area) along a downstream property line of the site being developed.
- b. All sub-basins draining a project which fall within the same size category above should be analyzed using the same methodology.
- c. Under no circumstances will the "bowstring" method be acceptable.

3.9.7 If either the rational method or the SCS method is used for detention design, calculations shall be provided showing how all times of concentration or lag times were computed, both for pre- and post-developed conditions. Likewise, adequate support must be provided for all composite runoff coefficients or curve numbers used.

3.9.8 If a computer program is used for detention design, including generating and routing hydrographs, the output from the program shall be summarized in the stormwater management report, and the name and version of the program shall be indicated. Computer output sheets may be attached to the report if desired by the design engineer or if requested by the building official or his designee.

3.9.9 The design of every detention facility of any type shall consider the effects both of inflows in excess of those the facility is designed to accommodate and of malfunctioning of the primary outlet system. A safe path for overflow condition flows shall be provided.

( [Ord. of 8-8-2017](#) )

Sec. 3.10 - Dedication of drainage easements.

3.10.1 General requirements. Where a subdivision is traversed by a watercourse, drainageway, channel, or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially to the lines of such watercourse, and of such width and construction or both as will be adequate for the purpose. Whenever possible, it is desirable that drainage be maintained by appropriate means of adequate width for maximum potential volume or flow.

3.10.2 Where topography or other conditions are such as to make impractical the inclusion of drainage facilities within road right-of-way, perpetual unobstructed easements at least 20 feet in width for such drainage facilities shall be provided access to the road. Easements shall be indicated on the plat. Drainage easements shall be carried from the road to a natural watercourse or to other drainage facilities. Easements less than 20 feet may be approved by the building official. When a proposed drainage system will carry water across private land outside the subdivision and outside a natural

drain, appropriate drainage rights must be secured and indicated on the plat. The applicant shall dedicate, either in fee simple or by drainage easement, land on both sides of existing watercourses subject to flooding or overflowing during storm periods, whether or not included in areas for dedication, shall be preserved and retained in their natural state as drainageways. Final plats for all subdivisions shall show (or include by note) a ten-foot-wide drainage easement along every property line whether the developer intends to channel water in these easements or not.

( [Ord. of 8-8-2017](#) )

## Sec. 3.11 - Water facilities.

### 3.11.1 *General requirements.*

3.11.1.1 Necessary action shall be taken by the applicant to extend or create a water-supply district for the purpose of providing domestic water use and fire protection.

3.11.1.2 Per zoning district requirements: Where a new subdivision development has been proposed, a public or private water supply system shall provide service laterals through the curb line for each parcel and lot, and fire hydrants shall be provided. When a public water line is available within 1,500 feet of an existing subdivision expansion, the subdivision system shall be connected to said public system, based on the provisions of the utility services delivery, intergovernmental contract.

3.11.1.3 Detailed information must be provided by the developer that the water and sewer system has adequate capacity to supply water and treat sanitary sewage from the proposed development.

3.11.1.4 To facilitate the above, the location of all fire hydrants, all water supply improvements, and the boundary lines of proposed districts, indicating all improvements proposed to be served, shall be shown on the construction drawings and the costs of installing same shall be included in the improvement guarantee to be furnished by the developer.

3.11.1.5 A copy of the as-built water plans shall be submitted to the building official.

3.11.2 *Individual wells and central water systems.* If no public water or sanitary sewer system is available within 1,500 feet of the proposed development, lots may be served by individual wells and/or a central water system. Such wells and central water system must meet all applicable local, state and federal requirements for such facilities. Applicant shall furnish a copy of the EPD permit. Applicant shall also furnish certified documents showing of the number of lots to be served by the permit, the number of lots presently existing and the number of additional lots proposed with the application.

3.11.3 *Fire hydrants.* Fire hydrants with adequate flow to satisfy fire suppression regulatory requirements promulgated by the State of Georgia shall be required for all new subdivision and commercial development in the CPUD and PUD districts. In all other zoning districts provisions for fire hydrants shall be required for all subdivisions except those served by individual wells intended to serve individual single-family dwellings. Fire hydrants shall be located in areas of development no more than 900 feet apart for fire insurance rating purposes and within 500 feet of any structure and shall be approved by the fire official. For residential lots deeper than 300 feet, the fire hydrant shall be located within 200 feet of a property pin of the lots it is to serve. To eliminate future street openings, all underground utilities for fire hydrants, together with fire hydrants themselves and all other water supply improvements shall be installed before placement of any base or pavement on any street within a subdivision. All fire hydrants shall be set plumb with outlets 18 inches above finished grade or 12 inches above a finished concrete surface. All fire hydrants shall have at least two, two and one-half-inch discharge outlets and one, four and one-half-inch discharge outlet. All threads shall comply with local and state firefighting equipment standards. Subdivisions without a water tower must provide fire protection via installing necessary appurtenances (i.e., lines, stubs, gates, etc.) for future connection to a water tower. In the event the water system serving the subdivision is incapable of producing optimal flow for fire protection, the building official is hereby authorized to accept alternate

arrangements such as dry hydrants that further the intended goal of providing adequate water supply for fire protection purposes. These appurtenances shall be in compliance with the current International Fire Code.

( [Ord. of 8-8-2017](#) )

Sec. 3.12 - Sewage disposal systems.

3.12.1 *Individual disposal system requirements.* If public or private sewer facilities are not available and individual disposal systems are proposed, minimum lot areas shall conform to the requirements of the zoning ordinance and soil analysis study shall be made as directed by the sanitarian and the results submitted to the health department. The individual disposal system, including the size of the septic tanks and size of the tile fields or other secondary treatment device, is required to be approved by the sanitarian prior to installation.

3.12.2 *Design standards.* All plans shall be designed in accordance with the rules, regulations, and standards of the EPD.

( [Ord. of 8-8-2017](#) )

Sec. 3.13 - Utilities.

3.13.1 *Location.* Overhead utility lines shall be located along the front, side or rear property lines, or such other location as may be approved by the utility companies involved. The facilities for underground utilities or conduits for their construction shall, whenever possible, be in place prior to the construction of any base or paving on streets. All facilities for utilities shall, be placed in easements provided for that purpose in the subdivision.

3.13.2 *Easements.* Utility easements for electric and telephone service lines, sewerage lines, water lines, or other such utilities located along rear lot lines or side lot lines or passing through a lot shall be a minimum of ten feet wide. Easements along lot lines shall be centered on the lines. Additional width may be required if determined necessary by the building official. Where topographical or other conditions are such as to make impractical the installation of utilities along the rear lot lines, perpetual unobstructed easements at least ten feet in width shall be provided alongside lot lines with satisfactory access to the road or rear lot lines. Easements shall be indicated on the plat.

( [Ord. of 8-8-2017](#) )

Secs. 3.14—3.17 - Reserved.

Sec. 3.18 - Lot development.

3.18.1 *Lot drainage.* Lots shall be laid out so as to provide positive drainage away from all buildings and individual lot drainage shall be coordinated with the general drainage pattern for the area. Drainage shall be designed so as to avoid concentration of drainage water from any lot to adjacent lots.

3.18.2 *Debris and waste.* No waste materials of any kind shall be buried.

3.18.3 *Soil stabilization.* All lots shall have the dirt stabilized from the roadside edge of the unpaved right-of-way to the rear property line . Sod or any approved grass seed, mulch or other approved method may be used to comply with any requirement of soil stabilization set forth herein.

( [Ord. of 8-8-2017](#) )

Sec. 3.19 - Construction standards for roads and streets.

The following minimum specifications for the construction of roads and streets are hereby required and shall be adhered to by the developer:

3.19.1.

Objectionable roots: Matted tree and brush roots regardless of size, and individual roots greater than one inch in diameter or more than 36 inches in length shall be removed.

1. Abandoned objects: Manmade objects within the right-of-way such as fences, underground tanks, old paving, sidewalks, etc., shall be removed.

3.19.1 *Erosion control.* This work shall consist of pollution control measures shown on the plans or as ordered by the building official during the life of the project to control water pollution through the use of dikes, dams, silt fences, sediment basins, grasses, mulches or other erosion control devices. Temporary erosion control devices shall be shown on the plans and may consist of dikes, dams, silt fences, sediment basins, grasses, mulches or other erosion control devices. Installation of erosion control devices shall be installed prior to any clearing and grading .

- a. An erosion control plan, prepared by a Georgia-licensed professional, shall be a part of the construction plans for a subdivision and shall be approved by the building official or his designee prior to any work other than clearing of survey lines. This plan shall be specifically designed in accordance with the appropriate state general permit for erosion control in Georgia.
- b. The desired ground cover, unless specified otherwise in the plans and approved by the building official, will be common Bermuda grass. Seed will be applied at the rate of two pounds per 1,000 square feet. Seeding of Bermuda will take place between February 1 and November 15. Seeding done between September 1 and November 15 will also contain annual ryegrass at the rate of one pound per 3,000 square feet.
- c. Areas to be seeded will be plowed thoroughly to a depth of six inches, disked until pulverized and all roots and rocks removed and the areas smoothed prior to planting. Fertilizer and lime will be added at the rates indicated by soil tests.
- d. All seeded areas will be mulched.
- e. The developer may elect to use sod rather than seeding to establish a permanent ground cover.
- f. Forging of live streams with heavy equipment shall be prohibited.
- g. All erosion control measures shall be in place and a successful inspection must be completed before any earth moving operations can begin.
- h. Final stabilization of the site must be completed before a final plat can be recorded, unless acceptable guarantees are provided in accordance with section 3.20.

3.19.2 *Pipes and other structures.* This work will consist of the installation of storm drain pipe and pipe arch culverts of the proper size and type as required to provide for adequate handling of stormwater runoff and small stream crossings.

- a. General. Each pipe installed shall be of the size and type shown on the final construction plans. The pipe size will be determined by a professional licensed by the State of Georgia to perform such duties. Calculations documenting the required size of each pipe will be furnished to the building official. No cross drain pipe smaller than 18 inches inside diameter or side drain pipe of less than 15 inches inside diameter will be used in any location unless approved by the building official.
- b. Materials. Pipe used will meet the requirements of the Georgia Department of Transportation Standard Specifications, current Edition as shown below:

Type of Pipe	DOT Specification Reference
Reinforced concrete pipe	Section 843.2.01
Bituminous coated corrugated steel pipe	Section 844.2.02
Bituminous coated corrugated aluminum alloy pipe	Section 840.2.03
Nonreinforced concrete pipe	Section 843.2.02
Corrugated steel pipe (driveways only)	Section 844.2.01 Smooth Lined Corrugated High Density (HDPE)
Polyethylene Culvert Pipe	Section 845.2.01

- c. For concrete, corrugated steel and aluminum pipes see Ga. Std. 1030D for minimum thicknesses, minimum cover, maximum fill, allowable pipe diameters and trench construction detail. For HDPE and PVC pipes see Ga. Std. 1030P for minimum cover, maximum fill, allowable pipe diameters and trench construction details.
- d. Pipe used underneath arterial streets will be reinforced concrete. The developer has the option to use reinforced concrete, a bituminous-coated corrugated steel or aluminum pipe, HDPE (if 24" or less), or aluminum pipe under all other streets. Nonreinforced concrete or galvanized corrugated steel pipe can only be used under single-family residential driveways.
- e. Installation. All pipe shall be laid in a prepared trench with the socket or bell ends pointing upstream. Concrete pipe sections may be joined with mortar joints or bituminous plastic cement joints with inside of each joint wiped clean. Pipe may also be joined with gasket joints, O-ring joints or coupling bands furnished by the manufacturer. All pipes will be laid on a smooth bed prepared in such a manner that the pipe is uniformly supported throughout its entire length.
- f. Foundation backfill. Natural ground will be undercut throughout the location of all cross drain pipes to a minimum of six inches below the outside bottom surface of the pipe. The undercut material shall be replaced with backfill material meeting the requirements of Section 812.2.01 (Foundation Backfill Material Type I) or Section 812.2.02 (Foundation Backfill Material Type II) of the Georgia Department of Transportation Standard Specifications, 2001 Edition. Type I backfill is required under pipe placed in dry areas. Type II is required under pipe placed in wet or swampy areas.
- g. Double lines of pipe. When installation of double lines of pipe are required, the two lines of pipe will have a clearance between the pipes of one inside diameter or 36 inches whichever is smaller. The space between the two lines of pipe will be backfilled in uniform layers not to exceed eight inches. Each layer will be thoroughly compacted by mechanical means before the succeeding layer is placed.
- h. Backfill. All pipe will be backfilled with a suitable local material, placed in uniform layers not to exceed eight inches with each layer being thoroughly compacted prior to the succeeding layer being placed until the top of the pipe is covered. All backfill material will be compacted to 95 percent of its maximum relative density. No rock greater than four inches in diameter will be placed within two feet of pipe being backfilled.
- i. Cover. No pipe will be placed at an elevation that will not yield one foot of cover between the top of the pipe and the top of the subgrade.
- j. Required treatments. Flared end sections, headwalls or other suitable treatments shall be required on all exposed pipe ends, excluding driveway pipes.

- 3.19.3 *Grading.* This work shall consist of the removal of stumps, roots, excavation, hauling and satisfactory placement of all materials within the limits of construction. All stumps must be removed from fill sections.
- a. *Excavation.* All excavation will conform to the lines, grades and cross-sections specified on the plans.
  - b. *Embankment.* This work consists of the construction of all fill areas within the streets to line, grade and cross-section shown on the construction plans. The fill material will be placed as nearly as possible in uniform, parallel layers of eight inches with each layer being thoroughly compacted before the succeeding layer is placed. Sheepsfoot rollers will be required on fills composed of clay soils. A compaction test shall be required for every two vertical feet of fill. Smooth drum rollers may be used on sandy soils. Boulders larger than two feet in diameter shall be broken before being placed in fills. A bulldozer or motor grader may be required on the fill areas as they are being constructed to keep the layers smooth and uniform. Fills (embankments) shall be compacted to 95 percent of the maximum relative density of the material being placed.
  - c. *Stumps.* Stumps shall be removed to a depth of two feet below the ground line. Areas containing objectionable roots shall be raked to a depth of six inches below ground line. Stump holes and holes caused by removal of objectionable objects shall be backfilled in fill areas with a suitable local material.
- 3.19.4 *Subgrade.* Subgrade is defined as the six inches of roadbed immediately beneath any base or subbase course. This area will be uniformly mixed, with all rock exceeding four inches in diameter, roots or other objectionable matter being removed. The subgrade will then be compacted to 95 percent of its maximum relative density. If the subgrade will not form a firm surface but begins to ravel, a stabilizer material shall be added and blended uniformly into the failing sections. This stabilizer material shall meet the requirements of Section 803.2.01 of the Georgia Department of Transportation Standard Specifications. The finished subgrade shall be test rolled by driving a loaded dump truck along the roadway, making sufficient passes to cover the entire width of the subgrade. If the subgrade shows a pumping or sliding movement under the test load, that section shall be plowed up and repaired regardless of any passing compaction tests. The test rolling shall be done under the direct supervision of the building official or his designee. Excluding soil cement, any subgrade that receives a satisfactory proof roll must have the base course installed with five (5) days (weather permitting) or another satisfactory proof roll is required. Additional proof rolls will incur additional fees to be paid to the County.
- 3.19.5 *Base and paving.* This work consists of placing of all base material and pavement to the cross section specified in the construction plans. The width and depth (thickness) of any base or paving will meet or exceed the minimums shown in Table 3.4.2 of these regulations. The finished base shall be test rolled by driving a loaded dump truck along the roadway, making sufficient passes to cover the entire width of the base. If the base shows a pumping or sliding movement under the test load, that section shall be plowed up and repaired regardless of any passing compaction tests. The base course must be paved within five (5) days of receiving a satisfactory proof roll (weather permitting) and/or an approved primer must be installed on the base course. Any additional proof rolls will incur additional fees to be paid to the County.
- 3.19.6 *Finishing operations.* All completed streets and roads will be finished to the lines and grades specified on the construction plans. All construction debris will be removed from the site. All temporary erosion devices shall be removed and their locations repaired. Street and traffic control signs shall be in place before the finishing and dressing operations are deemed complete.
- 3.19.7 *Certification of work.* It shall be the responsibility of the developer to ensure that any contractor engaged in the construction of any part of the roads and drainage structure in a subdivision complies fully with requirements of section 3.5 and all its subsections. The developer shall be prepared to furnish upon the request of the building official, records, invoices and test results documenting materials used, construction methods, and field tests performed as part of the construction activities. It is also the responsibility of the developer to ensure that his contractor

notifies the building official of any necessary joint inspections at least one working day before the inspection is to be performed.

( [Ord. of 8-8-2017](#) )

Sec. 3.20 - Responsibility for improvements.

3.20.1 *General.* In lieu of the required improvements in a subdivision, the developer may deposit surety for the completion of such improvements with the county and present a final plat for approval.

3.20.2 *Requirements.* To ensure the construction and installation of required improvements, the developer shall deliver to the county a surety bond, letter of credit, or other acceptable security. Any such surety shall be issued in one-year increments with automatic renewals for a minimum of three-years unless canceled in writing by the County, and shall be issued in such aggregate amount as is estimated by the board of commissioners to be the total cost of the construction and installation of all required improvements. In addition, the developer shall, if applicable, deposit surety for road maintenance for a period of 12 months.

3.20.3 *Conditions.* Bonds, bank letter of credit, or other surety posted shall run to the Greene County Board of Commissioners and provide that the developer, his heirs, successors, assigns, their agents, shall comply with all applicable terms, conditions, provisions, and requirements of these and other regulations and the final plat; will faithfully perform and complete the work of constructing and installing all required improvements; that the developer shall be responsible to the county for any unnecessary expenses incurred through the failure of developer, his heirs, successors, assigns, or their agents, to complete the work of said installations and construction in an acceptable manner, and from any damages growing out of negligence in performing or failing to perform said installation and construction. If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia. Where a bond is required for a road construction project and is to be other than a bond issued by a commercial fidelity bonding company, the surety must meet the following conditions:

- a. The surety must be posted by an individual or group of individuals.
- b. The surety or sureties must be worth at least the estimated cost of all improvements including paving the road.
- c. The bond must be accompanied by an affidavit setting forth the facts in (1) and (2) above.
- d. If there is more than one surety, all sureties shall be jointly liable and severable liable.
- e. Any such surety shall be issued in one-year increments with automatic renewals for a minimum of three-years unless canceled in writing by the County.

3.20.4 *Duration and release.* Bonds and surety posted pursuant to this ordinance shall be released or returned, as the case may be, at such time as the county has received a certified stamped letter from the engineer of record and the county has inspected the facilities guaranteed thereby have been installed pursuant to all applicable local and state regulations. Acceptances shall be in writing by the building official or his designee accurately identifying the improvements covered. Facilities shall not be accepted unless they conform to the applicable specifications and requirements of this section. The Greene County Board of Commissioners, when applicable, shall make the decision as to whether a proposed bond, bank letter of credit, or other surety offers adequate security for the faithful completion of the required work.

3.20.5 *Default procedures.* If the construction or installation of any improvements of facilities for which a bond or other surety is posted is not completed within three months after substantial completion of any buildings or structures which said improvements or facilities are designed to serve, or within three years after the date of recording of final plat, whichever is sooner, or if said construction or installation is not in accordance with the applicable specifications and requirements, the county shall, using proceeds from such surety deposits, pay for such work. Such work may be done under contract or by

county personnel. To the extent that any portion of a cash deposit is not required or used, said excess cash shall be repaid to the person making the deposit.

( [Ord. of 8-8-2017](#) )

#### ARTICLE IV. - SUBDIVISION APPLICATION PROCEDURE AND APPROVAL PROCESS

##### Sec. 4.1 - General procedure.

- 4.1.1 When any subdivision of land is proposed, before any contract is made for the sale of any lot or part thereof, and before any permit for the erection of a structure in such proposed subdivision shall be granted, the developer, or his authorized agent, shall apply for and secure approval of such proposed subdivision in accordance with these subdivision regulations.
- 4.1.2 If such use is for commercial or industrial purposes, then such subdivision shall comply with all applicable provisions of these regulations. If such use is for the subdivision of three (3) or less lots for agricultural purposes, the provisions of these regulations shall not apply. All submittals shall be consistent with provisions of the zoning ordinance and other codes, ordinances and regulations of the county.
- 4.1.3 Special review of subdivisions along state routes: No subdivision plat containing land that abuts a state route shall be approved until such plat has been submitted for review and comments received by the Georgia Department of Transportation, in accordance with the provisions of O.C.G.A. 32-6-151. When the county receives such a plat, the applicant shall submit two copies of the proposed subdivision plat to the Georgia Department of Transportation if such proposed subdivision includes or abuts on any part of the state highway system. The Georgia Department of Transportation, within 30 days of receipt of the plat, shall recommend approval and note its recommendation on the copy to be returned to the building official or recommend rejection. Failure of the Georgia Department of Transportation to act within this 30-day period shall constitute approval. If the plat is recommended for rejection, the reasons for rejection and requirements for approval shall be given to the building official in writing. A recommendation for rejection shall be binding on the building official and the board of commissioners unless the board of commissioners, by official action recorded in its minutes, overrules the recommendation for rejection.
- 4.1.4 Exemptions from plat approval: The following types of land subdivisions, transfers, and sales are specifically exempted from the plat approval requirements of this ordinance; provided, however, that such exemptions shall not apply to land development requirements and improvement requirements of this ordinance.
  - a. The creation and sale of cemetery plots.
  - b. The sale of lots consistent with previously approved and recorded plats or deeds.
  - c. The creation of leaseholds for space within a multiple-occupancy building or the division of property into leaseholds for commercial, industrial, or institutional use.
  - d. The creation of leaseholds for the agricultural use of property where the use does not involve the construction of a building to be used as a residence or for other purposes not directly related to agricultural use of the land or crops or livestock raised thereon.
  - e. Any division of land to heirs through a judicial estate proceeding, or any division of land pursuant to a judicial partition, or any division of land occurring from the foreclosure of a deed of trust; provided, however, that such exemption shall not require the county to issue permits if the resulting lots or parcels fail to meet any applicable regulations of the local jurisdiction concerning lot size, lot width, and other dimensional requirements.
  - f. The creation of small parcels less than 0.1 acres for utility substations, lift stations, or other similar facilities.
  - g. Intra-family land transfers and mortgage lots, as defined by this regulation.

( [Ord. of 8-8-2017](#) )

Sec. 4.2 - Subdivision review.

4.2.1 *Minor subdivisions.*

- a. If the proposed subdivision would create additional lots in an approved minor subdivision such that it would then be considered a major subdivision, the proposed change would go to the building official or his designee and the board of commissioners for their review and be subject to the schedule of fees' final plat fee amount.
- b. The developer shall submit a reproducible original of the final plat to the building official and pay all appropriate fees.
- c. The building official shall review the final plat and approve or disapprove said plat within 14 days, or 45 days in the event the plat requires review by the Georgia Department of Transportation. The building official and developer's surveyor should ensure the proposed plat satisfactorily complies with sections 5.4 and 5.5 and O.C.G.A. 15-6-67 before presenting said plat for recordation.
- d. The approved final plat is to be recorded by the developer in the office of the clerk of superior court within 30 days of the date of approval.
- e. Minor subdivision submittal schedule:
  - A. Final plat. By advance appointment with the building official.

4.2.2 *Major subdivision.*

- a. Three copies of the sketch plat may be submitted to the building and zoning department.
- b. By appointment, the developer and his/her professional representative may meet with the building official or his designee to review the sketch plan. Approval of the sketch plan shall constitute permission to prepare a preliminary plat.
- c. The developer shall submit one electronic and eight hard copies of a preliminary plat to the building official for review and the appropriate fees shall be paid. In the event the preliminary plat requires Georgia Department of Transportation review, the number of copies of the plat provided shall be increased to ten, and said copies shall be submitted 60 days prior to a regular meeting date of the board of commissioners.
- d. The building official or his designee shall review the preliminary plat, and the building official or his designee will provide said copies of the plat with his or her review to the board of commissioner members one week before the meeting. The developer may be notified if any changes are necessary to achieve compliance with these regulations. If notified of necessary changes needed to the plat, the developer shall be responsible for having all changes made and a revised plat re-submitted prior to the board of commissioners meeting date.
- e. At the meeting, the board of commissioners shall approve or disapprove the preliminary plat.
- f. Relying on the information furnished to it, the Greene County building official or his designee shall notify the developer of the decision.
- g. Preliminary plat approval is tentative and is pending submission of two copies of construction plans within six months of preliminary plat approval or within six months from the date of each allowed preliminary plat extension. The county building official or his designee may approve up to two, one-year extensions of the preliminary plat before the preliminary plat expires. Failure to submit construction plans or requests for preliminary plat extensions within these time periods shall void the plat. Preliminary plat extensions must be applied for in writing by the developer.
- h. A grading permit shall be issued subsequent to approval of construction plans. No improvement may be installed prior to approval of construction plans. Construction plans must be submitted

to the building official for review and all appropriate fees paid. Construction plans must be approved by the building official or his designee.

- i. Within 12 months from the date of preliminary plat approval or 12 months from the date of each allowed preliminary plat extension, one electronic copy and eight hard copies of a final plat for one or more phases of the subdivision shall be submitted to the building official at least 30 days prior to the date of the meeting of the board of commissioners and all appropriate fees paid. The developer shall also provide the necessary improvements guarantees. In the event the final plat requires Georgia Department of Transportation review, the number of copies of the final plat provided shall be increased to ten, and said copies shall be submitted 60 days prior to a regular meeting date of the board of commissioners .
- j. At the meeting, the board of commissioners shall determine whether all requirements of these or all other governing laws, ordinances, and regulations have been met and approve, table, or disapprove the final plat. Relying on the information furnished to it, the Greene County building official or his designee shall notify the developer of the decision.
- k. Recordation. The building official and developer's surveyor should ensure the proposed plat satisfactorily complies with sections 5.4 and 5.5 and O.C.G.A. 15-6-67 before presenting said plat for recordation. An approved final plat shall be filed by the developer with the Greene county clerk of superior court within 30 days after final approval. However, if the final plat is approved during the month of December it shall be filed with the Greene county clerk of superior court for recordation no later than 12:00 p.m. on the last business day of December. Failure to comply with this provision shall void any approved plat.
- l. Major subdivision submittal schedule:
  - a. *Sketch plan.* By advance appointment with the building official, if desired.
  - b. *Preliminary plat.* Must be submitted to the building official or his designee at least thirty days prior to the date of the board of commissioners meeting at which the plat shall be reviewed, unless otherwise required by these regulations or other state or federal laws. The building official may, at his sole discretion, waive a portion of the minimum thirty days requirement provided that no such waiver impedes upon sufficient review time by the building official and board of commissioners.
  - c. *Construction plans.* Must be submitted to the building official or his designee within six months subsequent to preliminary plat approval or any extension thereof, but prior to installation of any required improvements.
  - d. *Final plat.* Must be submitted to the building official or his designee at least thirty days prior to the date of the board of commissioners meeting at which the final plat shall be reviewed, but not later than 12 months from the date of preliminary approval or any extension thereof, unless otherwise required by these regulations or other state or federal laws. The building official may, at his sole discretion, waive a portion of the minimum thirty days requirement provided that no such waiver impedes upon sufficient review time by the building official and board of commissioners.

( [Ord. of 8-8-2017](#) )

#### Sec. 4.3 - Resubdivision and/or recombination.

- 4.3.1 A resubdivision plat, or replat, is the process of a creating a new land subdivision, and thereby increasing the number of legal lots, from a previously platted parcel. One important aspect of a resubdivision plat is that all of the restrictions which were applicable to the original subdivision will also apply to the resubdivision. Covenants, easements, notes, setbacks, and restrictions which are shown on a subdivision plat cannot be removed through the resubdivision process and must instead be addressed through a plat vacation and new final plat. Resubdivisions meeting the definition of a minor

subdivision will follow the minor subdivision process. All other resubdivisions will follow the major subdivision process.

4.3.2 The revised lots will comply with lot dimensional requirements for the zoning district and the lot size of resubdivided lots should be comparable to other lot sizes in the original platted subdivision, section, phase, or immediate surrounding neighborhood.

4.3.3 Plat revisions. A plat revision, allows a property owner to move lot lines between two or more contiguous lots, address minor documentation errors, make known any changes in property monuments, lot combinations, or similar purposes. With limited exceptions, plat revisions do not require a public hearing prior to approval. Plat revisions shall be reviewed for decision by the building official or his designee for approval or disapproval. Similar to the resubdivision process, all of the restrictions which were applicable to the original subdivision will also apply to the plat revisions.

4.3.3.1 If in a residential subdivision, the lot size of resubdivided lots should be comparable to other lot sizes in the original platted subdivision, section, or phase.

4.3.3.2 No change, erasure, or revision shall be made on any preliminary or final plat, nor on accompanying data sheets after approval of the Greene County Board of Commissioners or building official. In no case shall the Greene County Board of Commissioners or its building official approve a revision unless the fact that it is a revised plat is clearly stated thereon.

4.3.3.3 Plat corrections: Errors or amendments may include but are not limited to:

- a. Typographical and spelling errors or transpositions;
- b. Incorrect seals;
- c. Incorrect dates;
- d. Monumentation incorrectly noted, drawn, or missing;
- e. Incorrect or missing interior bearing(s) and/or dimensions(s) on the drawing;
- f. Missing or incorrectly displayed arrows or symbols;
- g. Street name changes;
- h. Title of plat already in use;
- i. Additions to or deletions from the legal description of dedicatory language that are not typographical in nature;
- j. Incorrect certificates or signatures;
- k. Missing certificates, seals, or signature blocks;
- l. Other items of a similar nature.

4.3.4 *Lot combinations.* An existing lot line forming the boundary between two conforming platted lots located within the same subdivision or a lot line between lots or parcels that have merged to form one building lot may be removed or eliminated through a final plat revision process which conforms to the requirements of this regulation. In the case no final plat applies to the subject lots or parcels, a boundary survey and plat depicting all lots involved in the lot combination shall be required to be approved by the building official and recorded as a final plat. Such combination plat shall be titled with the same name as that of the original subdivision, if applicable, and shall indicate thereon that the replat is for the purpose of removing the lot lines between specific lots.

4.3.5 *Property line adjustments.* One or more existing lot lines forming boundaries between conforming platted lots located within the same subdivision, or one or more lot lines between abutting lots or parcels may be adjusted through a final plat revision process that requires the approval of the building official and recording of a plat meeting the specifications of a final plat. In the case no final plat applies to the subject lots or parcels, a boundary survey and plat of the entire lots involved in the boundary line adjustment shall be required to be approved by the building official and recorded. Such plat showing said boundary line adjustment shall be titled with the same name as that of the original

subdivision and shall include thereon that the replat is for the purpose of adjusting the lot lines between specific lots.

4.3.5.1 Any adjusted property line that is not eliminated by the property line adjustment remains common to the same lots or parcels before and after the property line adjustment;

4.3.5.2 The proposed property line adjustment will not result in any of the following:

- a) An increase or transfer of development density within the plat;
- b) An increase to utility service requirements;
- c) A reduction in areas reserved for public use;
- d) A change in street layout; or
- e) An alteration of the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district.

( [Ord. of 8-8-2017](#) )

#### Sec. 4.4 - Mortgage lot.

This provision addresses situations where a bank requires the creation of small (e.g., one-acre to five-acre) tract of property from a larger existing parcel (usually farmland or timber land) in order to provide a mortgage or loan on a home or other principal building, rather than referring to the entire existing lot of record.

4.4.1 In cases where a person can show the building official in writing that an application for loan or mortgage involving real property has been filed with a bank or lending institution, and said bank or lending institution requires, for purposes of the loan or mortgage, a description of property that encompasses less land area than the lot of record, one or two mortgage lots (see definition) may be lawfully created from the parcel of record without constituting a subdivision. Minimum lot sizes established by any land use district or other ordinance requirement of the county shall not be construed to prevent the creation of mortgage lots pursuant to this subsection, even if the resulting mortgage lot created is less than the minimum lot size required by said land use district or other ordinance requirement. The applicant shall be required in the case of a mortgage lot to file with the building official a copy of the survey plat creating the mortgage lot, and may be recorded in the records of the Greene County Superior Court Clerk as a mortgage lot plat of record.

4.4.2 If created, a mortgage lot shall be no less than one acre and no larger than five acres in size. This provision shall not allow for the creation of a mortgage lot from any lot of record that is five acres or less in area.

4.4.3 No mortgage lot shall be created unless it has a minimum 50-foot wide access easement from a road abutting the property frontage of the larger lot of record to the boundary of the mortgage lot.

( [Ord. of 8-8-2017](#) )

#### Sec. 4.5 - Plat vacations.

Any plat or any part of any plat may be vacated by the owner of the premises, at any time before sale of any lot described therein, by a written instrument, to which a copy of such plat shall be attached, declaring the plat or part of the plat to be vacated.

- 4.5.1 Any plat or any part of any plat may be vacated by the owner of the premises at any time before the sale of any lot therein, by a written instrument, to which a copy of such plat shall be attached, declaring the same to be vacated.
- 4.5.2 A final plat may be vacated, or canceled, through the final plat vacation process. The only way to remove easements dedicated by plat, notes, covenants, or restrictions from a subdivision plat is to vacate the plat in its entirety or to partially vacate the plat in full lot increments.
- 4.5.3 Single legal lots which are not a right-of-way may not be partially vacated (one lot cannot be partially vacated and remain a legal lot). However unimproved right-of-way which was dedicated by plat can be partially vacated from other contiguous right-of-way dedicated with the same plat using a metes and bounds description.

( [Ord. of 8-8-2017](#) )

## ARTICLE V. - SPECIFICATIONS FOR DOCUMENTS TO BE SUBMITTED

### Sec. 5.1 - Preliminary plat.

The preliminary plat shall represent the entire area, which the developer contemplates developing, including possible unit divisions not scheduled for immediate development. Copies of the preliminary plat shall be transmitted by the developer to the appropriate county agency.

The preliminary plat shall be prepared by a licensed land surveyor, registered professional engineer or licensed landscape architect and includes as a minimum the following:

1. *Content.* The preliminary plat, submitted to the building official or his designee shall be in ink on a reproducible medium, prepared in accordance with acceptable professional standards. The submittal copies shall consist of black-line prints or blue-line prints on a white background, and the submittal shall include such documents as necessary to meet the requirements of these regulations. If the preliminary plat is prepared by a registered professional engineer or licensed landscape architect, reference must be made to the legal survey of the parcel. If the preliminary plat is not certified by a licensed land surveyor, a copy of a plat of the legal survey must be attached. The preliminary plat shall be prepared at a scale of one inch equals 100 feet or larger for a subdivision with a maximum lot size of five acres or smaller. For subdivisions with any lots exceeding five acres in area, the plat shall be prepared at a scale that will show each lot in its entirety on one single page of the plat. Any scale selected must be such as to clearly delineate setbacks, easements, rights-of-way and other required features of the drawing. Text size shall be no smaller than 0.08 inch in height and drawn to an accepted engineering scale. The drawings will be prepared on media no larger than 24 inches by 36 inches. If the entire preliminary plat cannot be depicted on one sheet, the plat may be divided and an index provided.
2. The preliminary plat shall contain the following information:
  - a. Name of subdivision.
  - b. Names and right-of-way width of all proposed streets.
  - c. Name, address and telephone number of the owner or owners of the land to be subdivided and the name, address and telephone number of the developer.
  - d. The seal, name, and address of the licensed land surveyor or registered professional engineer.
  - e. Date, graphic scale, numeric scale, north arrow and space for revisions.
  - f. Vicinity map indicating streets and highways, railroads and other significant features within, or adjacent to the proposed subdivision.
  - g. Proposed use of property to be subdivided.

- h. Total acreage, outlet acreage if applicable and the acreage of the smallest lot.
- i. Present zoning of subject property and adjacent properties.
- j. The location of property with respect to surrounding streets, and the names of adjoining developments.
- k. The location and dimensions of all boundary lines of the property to be expressed in feet.
- l. Unit divisions if known or staged development if proposed by the developer.
- m. Contour lines at intervals not to exceed two feet, based on mean sea level datum. The basis for development of contour lines shall be indicated on the plat.
- n. The approximate location and sizes of existing sewers, water mains, drainage or other underground structures within, and immediately adjacent to the subject property.
- o. The location of existing and proposed streets, easements, water bodies, flood hazard areas and flooding, streams and other pertinent features such as swamps, railroads, building parks, cemeteries, drainage ditches, bridges and rock outcrops.
- p. Reference points from proposed intersections to permanent features.
- q. The location and scaled dimensions of all proposed or existing lots. The minimum front yard setback on all lots and side lot setback for corner lots.
- r. The location and scaled dimensions and acreage of all property proposed to be set aside for park or playground use, or other public or private reservation, with designation of the purpose thereof, and conditions, if any, of the dedication or reservation.
- s. All maps or plats shall show the direction and distance from a point of reference to a point on the boundary of the individual survey, and such additional data as may be required to relocate the boundary point from the point of reference with the same degree of accuracy required of the parcel surveyed. The point of reference shall be an established, monumental position that can be identified or relocated from maps, plats, or other documents on public record.
- t. Blocks shall be lettered in alphabetical order. Blocks in numbered additions to the subdivision bearing the same name shall be lettered consecutively throughout the several additions.
- u. All lots in each block shall be consecutively numbered in a logical sequence.
- v. List of proposed utilities to be located underground.
- w. A statement of the proposed method of water supply, major drainage provisions, detention areas, and proposed sewage disposal plans. If the development is to utilize a private sewer system, all information required by the health department shall be provided.
- x. The total number of units if not a single-family subdivision.
- y. All required setback lines for all parcels.
- z. The lack of information under any item specified herein, or improper information supplied by the applicant, shall be cause of disapproval of a preliminary plat. Note: This is a temporary plat and shall not be used for final recording.

( [Ord. of 8-8-2017](#) )

#### Sec. 5.2 - Construction plans.

Prior to installation of any required improvements, the developer shall provide construction plans to the building official or his designee . No improvements shall be installed until the building official or his designee formally approve the construction plans. Construction plans shall be prepared only by a registered professional engineer, registered land surveyor, or registered landscape architect.

1. *Content.* All construction plans submitted to the building official shall be prepared in accordance with acceptable professional standards in ink, on a reproducible medium. The submittal copies shall consist of black-line or blue-line prints on a white background. Construction plans shall be prepared in accordance with the design standards contained in these regulations and shall be drawn at a scale of not more than one inch equals 100 feet with a contour-interval not to exceed two feet. Drawing sheets size shall not exceed 24 inches by 36 inches. Construction plans shall be submitted for all required improvements and amended when necessary.
2. The following shall be depicted:
  - a. Profiles shall be accompanied by plan views of street intersection, significant cuts and fills end intersections with existing property lines. This includes all known geographical features such as faults and rock formations.
  - b. Profiles showing existing and proposed elevation along centerlines of all roads. Where a proposed road intersects an existing road or roads, the elevation along the centerline of the existing road or roads shall be shown. The radii of all curves, lengths of tangents and central angles on all streets.
  - c. Where slopes in excess of 20 percent occur on cross slopes, the building official or his designee may require that cross sections of all proposed streets at 50-foot stations shall be shown at five points as follows:
    1. On a line at right angles to the center line of the street, and said elevation points shall be at the center line of the street, each property line and points 50 feet inside each property line.
  - d. Plans and profiles showing the location and typical cross section of street pavements including curbs and gutters, sidewalks if provided, drainage easements, right-of-way, manholes, and catch basins; the location, size and invert elevations of existing and proposed storm sewers, drains, and exact location and size of all existing water, gas or underground utilities or structures. All utilities proposed for location underground shall be duly noted.
  - e. Location and size of all existing and proposed drainage structures including retention ponds, catch basins, grates, headwalls and any extensions thereof. The acreage of the drainage area and all pipe and ditch sizing calculations shall be provided.
  - f. The engineer preparing the construction plans shall certify the centerline of all streets and drainageways based upon a field run survey.
  - g. Plans for water systems and plans and profiles for sewer system and storm drainage pipes.
  - h. All information required by Greene County construction standards and specifications.
  - i. An approved sedimentation and erosion control plan.
  - j. A hydrological study including the drainage plan for the area.
  - k. Title, name, address, stamp, and signature of professional engineer and date, including revision dates.
  - l. Typical street section to include asphalt and base thickness, curb, road width, shoulder slope, and right-of-way width.

( [Ord. of 8-8-2017](#) )

#### Sec. 5.3 - Final plat.

The final plat must be submitted in accordance with these subdivision regulations. The final plat shall be prepared by a registered land surveyor.

The final plat shall conform to the preliminary plat. It may represent only that portion of the approved preliminary plat that the developer proposed to develop and record at this time.

1. *Content.* The final plat submitted shall conform to the preliminary plat and shall be in ink on a reproducible medium prepared in accordance with accepted professional standards. The submittal copies shall consist of black-line or blue-line prints on a white background, and the submittal shall include such other documents as necessary to meet the requirements of these regulations. The final plat shall be prepared at a scale of one inch equals 100 feet or larger for a subdivision with a maximum lot size of five acres or smaller. For subdivisions with any lots exceeding five acres in area, the plat shall be prepared at a scale that will show each lot in its entirety on one single page of the plat. Any scale selected must be such as to clearly delineate setbacks, easements, rights-of-way and other required features of the drawing. Text size shall be no smaller than 0.08 inch in height and drawn to an accepted engineering scale. Sheet size shall be 12 inches by 16 inches for a minor subdivision and 17 inches by 21 inches for a major subdivision.
2. If the entire final plat cannot be depicted on one sheet, the plat may be divided and an index provided showing the following:
  - a. Name of subdivision.
  - b. Name, address and telephone number of the developer.
  - c. Date of survey, date of plat drawing, and revision dates, graphic scale; north arrow with reference of bearings to magnetic, true, or grid north; the longitude and latitude and state plane coordinates; and the mean sea level datum.
  - d. Location of tract (land district and land lot) and acreage.
  - e. If part or all of the tract is a portion of a former subdivision, reference shall be made to the former plat, with identification of the former lots and blocks being resubdivided.
  - f. Index map, when more than one sheet is required to depict plat.
  - g. Courses and distances to the nearest existing street lines, bench marks or other recognized permanent monuments which shall be accurately described on the plat.
  - h. All maps or plats shall show the direction and distance from a point of reference to a point on the boundary of the individual survey, and such additional data as may be required to relocate the boundary point from the point of reference with the same degree of accuracy required of the parcel surveyed. The point of reference shall be an established, monumented position that can be identified or relocated from maps, plats, or other documents on public record.
  - i. The error of closure, as calculated by latitudes and departures, shall be stated. Surveys shall be coordinated and vertically tied into U.S. Coast and Geodetic Survey Elevations. The benchmark used shall be provided.
  - j. Municipal, county lines accurately tied to the boundary line of the subdivision by distance and angles, when such lines transverse or are reasonably close to the subdivision, boundary line of the subdivision by distance and angles.
  - k. Exact location, right-of-way, widths, and names of all streets and alleys within and immediately adjoining the plat, and the exact location and widths of all cross angles of intersections, radii, length of tangents, and arcs and degree of curvature with basis of curve data.
  - l. Lot lines with dimensions to the nearest one-hundredth foot, necessary internal angles, arcs and chords, and tangents of radii of rounded corners.
  - m. Building setbacks, with dimension.
  - n. When lots are located on a curve or when side lot lines arc at angles other than 90 degrees, the lot width at the building lines shall be shown.

- o. Blocks lettered alphabetically within each block; lots or sites numbered in numerical order.
- p. The acreage of the smallest lot.
- q. Location, dimensions and purposes of:
  - 1. Easements, including slope easements, public service utility right-of-way lines, areas (other than streets) to be reserved, donated, or dedicated to the public;
  - 2. Sites for other than residential use, with notes stating their purposes and limitations; and
  - 3. Of any areas to be reserved by deed covenant for common uses of all property owners.
- r. Accurate location, material and description of monuments and markers. Monuments to be placed after final street improvements shall be designated as "future."
- s. Location of central mailbox pavilions, if required by the United States Postal Service. Central mailbox pavilions can be located within the principal building setbacks.
- t. Present zoning of subject property and adjacent properties.
- u. Required setback lines for all parcels.
- v. The following certification: In addition to any other powers that Greene County may have, this subdivision is a special drainage district. See Article 2, Section 2, Paragraph 2, Georgia Constitution, 1953.
- w. Certifications for final plat approval by the county manager or building official.
- x. Owner's certification. The final plat shall contain, in addition to a licensed land surveyor's certification, a statement as follows:

"I (we) hereby certify that I am (we are) the owner(s) of the property shown and described herein and that I (we) hereby adopt this plan of subdivision with my (our) free consent, establish the minimum building restriction lines, dedicate all streets, easements, alleys, walks, parks and other open spaces to provide directly or indirectly for maintenance of all common areas or outlots."

This statement shall be signed and dated by the owners, proprietors, or trustees, if any, prior to the final plat submittal. The final plat shall be accompanied by statements of deed restrictions (covenants) that the developer intends to apply to the subdivision, if any. All deed restrictions shall meet or exceed the requirements contained in this regulation and the requirements of the zoning ordinance.

#### Sec. 5.4. - Digital submission requirements for final plats.

In addition to final plats submitted in hardcopy for signatures indicating final approval, final plats presented for final approval signatures of the building official shall also be submitted electronically. Allowed formats of electronic submission include .dwg, .dxf, or .dgn. Additionally, electronic submissions must be in a real world coordinate system, specifically NAD 83 StatePlane Georgia East (US feet).

( [Ord. of 8-8-2017](#) )

### ARTICLE VI. - ASSURANCE FOR COMPLETION AND MAINTENANCE OF IMPROVEMENTS

#### Sec. 6.1 - Installation of improvements, improvements guarantees.

Before the final plat is approved, all applicants shall be required to complete or produce improvement guarantees for all improvements as required in these regulations.

- 6.1.1 *Completion of improvements.* The building official or his designee must certify that all improvements required by the county have been satisfactorily installed or the installation guaranteed.
- 6.1.2 *Improvement guarantees.* The developer shall provide improvement guarantees at the time of application for final plat approval. Said guarantee amount shall be determined by the board of commissioners for the assurance of the satisfactory construction, installation, and dedication of the uncompleted portion of improvements. Improvement guarantees shall comply with the requirements of section 3.20. The guarantee shall be released only after the county has accepted the work.
- 6.1.3 *Costs of improvements.* All required improvements should be made by the developer, at his expense, without reimbursement by the county.
- 6.1.4 *Failure to complete improvements.* In those instances where an improvement guarantee has been posted and required improvements have not been installed within the terms of such guarantees, the finance director shall call the improvement due and collect all funds or require that all improvements be immediately installed regardless of the extent of the building development at the time the improvement guarantee is declared to be in default. If the building official finds upon inspection that any of the required improvements have not been constructed in accordance with the local and state construction standards and specifications, the developer shall be responsible for removing any defects and completing the improvements or forfeiting the guarantee.
- 6.1.3 *Acceptance of dedication offers.* Acceptance of formal offers of dedication of streets, public area, easements, and parks shall be an act of the board of commissioners. The approval by the building official or his designee of a subdivision plat shall not be deemed to constitute or imply the acceptance by the county of any street, easement, or park shown on said plat.

( [Ord. of 8-8-2017](#) )

#### Sec. 6.2 - Inspection of improvements.

The building official shall provide for inspection of required improvements during and upon completion of installation to ensure satisfactory compliance with provisions of this regulation.

( [Ord. of 8-8-2017](#) )

#### Sec. 6.3 - Maintenance of improvements.

The subdivider shall be responsible for all improvements on the individual lots and for maintenance and warranty repairs constructed by the developer for a period of one year from either the completion of construction or the recording of the final subdivision plat, whichever is the latest.

( [Ord. of 8-8-2017](#) )

#### Sec. 6.4 - Acceptance of improvements into county road system.

The board of commissioners shall not accept, lay out, open, improve, grade, pave, or light any street unless it has been accepted as, opened as, or otherwise received the legal status of, a public street through formal acceptance at a public meeting of the board of commissioners. When a petitioner requests formal acceptance of any street into the county's list of public roads, the board of commissioners shall determine whether acceptance of said street is in the public's best interest. The requestor shall provide plans indicating all land designated for street purposes or street widening and proof of right-of-way not less than the width specified in these regulations. All completed streets shall comply with the

specifications and standards in these regulations. Applicants seeking to dedicate a street to the county shall fill out an official street dedication form and submit it to the county manager.

( [Ord. of 8-8-2017](#) )

## ARTICLE VII. - REQUIREMENTS FOR IMPROVEMENTS, DESIGN AND CONSTRUCTION

### Sec. 7.1 - General.

The following provisions shall govern the submittal and review of all construction plans or plats.

7.1.1 *Monuments.* Permanent reference monuments shall be placed at block corners and other points such as street intersections, lot corners, curve points and angle points, and shall be marked with a solid iron rod or an iron pipe not less than one-half inch in diameter, at least 18 inches long, driven flush with the ground. Monuments shall be indicated on the final plat. Removal of monuments and resetting by anyone other than a registered land surveyor is prohibited.

7.1.2 *Character of the land.* Land which the building official or his designee finds to be unsuitable for subdivision development due to potential for flooding, poor drainage, steep slopes, rock formations, adverse topography or landforms, or other features which could be harmful to the safety, health, and general welfare of the present or future inhabitants of the subdivision shall not be subdivided or developed unless adequate methods to alleviate these problems are formulated by the developer with concurrence of the building official.

7.1.3 *Other requirements.* Compliance with all other county regulations or ordinances including, but not limited, to those governing subdivision plats both preliminary or final.

( [Ord. of 8-8-2017](#) )

## ARTICLE VIII. - CONSTRUCTION SCHEDULE

### Sec. 8.1 - Prior approval.

No construction activity of any kind including finished grading, installation of improvements, or building shall begin on any land subject to these subdivision regulations without prior approval of the preliminary plat and construction plans.

( [Ord. of 8-8-2017](#) )

### Sec. 8.2 - Grading.

Grading operations limited to clearing and grubbing may commence once approval of both the preliminary plat and erosion control plan is granted.

( [Ord. of 8-8-2017](#) )

### Sec. 8.3 - Utilities.

Utility installation shall not occur until the building official or his designee has received the certification that the streets were graded as designed by the design engineer and has approved the rough grade of the street and shoulder preparation.

( [Ord. of 8-8-2017](#) )

#### Sec. 8.4 - Inspections.

Periodic inspection during the installation of the required improvements in a subdivision shall be made by the building official or his designee to insure conformity with the approved plans and specifications. The developer shall notify the building official or his designee when each phase of the installation is completed and ready for inspection.

( [Ord. of 8-8-2017](#) )

#### Sec. 8.5 - Sale and transfer.

No lot or parcel of land shall be sold or transferred or a building permit issued until the final plat, of which said lot or parcel is a part, shall have been approved and recorded as provided for in these subdivision regulations.

( [Ord. of 8-8-2017](#) )

#### Sec. 8.6 - Building permits.

The building official or his designee shall not issue any permit for the construction of any building or structure to be located in any subdivision, a plat whereof is required to be recorded pursuant to the provisions of these subdivision regulations, until such plat shall has been approved and recorded as provided for in these subdivision regulations.

( [Ord. of 8-8-2017](#) )

#### Sec. 8.7 - Occupancy.

Within each phase of development, no building may be occupied as a dwelling or other purposes, nor shall a certificate of occupancy be issued for any building until final grading and required utility installations, including the water supply and sanitary sewer systems, have been completed and approved by the building official or his designee.

( [Ord. of 8-8-2017](#) )

### ARTICLE IX. - LEGAL STATUS PROVISIONS

#### Sec. 9.1 - Repealer.

Previous Greene County Subdivision Regulations are hereby repealed.

( [Ord. of 8-8-2017](#) )

#### Sec. 9.2 - Effective date.

It is hereby ordained by the Board of Commissioners of Greene County, Georgia, that, after a public hearing was held on the 28th day of January, 2021, this ordinance shall take effect and shall be in force from the 9th day of February, 2021.

( [Ord. of 8-8-2017](#) )