

State of Georgia

City of Harlem

Ordinance No. 2220

An Ordinance to Amend the Code of the City of Harlem, Georgia; Part III Land Development Code; Chapter 114 – Subdivision Regulations; Article II Platting Procedures and Requirements; Section 114-151 Final Plat, Supplemental Information; and, the addition of Division 6 Building Permits, Section 114-161 thru Section 114-174.

WHEREAS, the review of the Code of Ordinances is beneficial to maintain clear and accurate operating procedures; and,

WHEREAS, a review of Part III Land Development Code, Chapter 114 – Subdivision Regulations, Article II Platting Procedures and Requirements, Sec. 114-151 Final Plat, Supplemental Information, there is a need to include additional requirements regarding the provision of a build-out schedule and an acceptance letter on the Water Utility Public Infrastructure as well as the provision of requirements on preparing for the issuance of Building permits.

NOW, THEREFORE BE IT RESOLVED, that Article II Platting Procedures and Requirements shall be amended as follows:

Sec. 114-151.-Final plat, supplemental information.

The following supplemental information shall be required for each final plat:

- (1) A maintenance bond warranting workmanship and covering damages for a period not less than two years from the date the final plat is recorded.
- (2) As-built construction plans in both a paper and electronic format, showing all infrastructure installation details, and certified by the engineer of record.
- (3) A Project Build-Out Schedule on the form provided by the community development director.
- (4) A Columbia County Water Utility Public Infrastructure Acceptance Letter.

Sec. 114-154 - 114-160. Reserved.

DIVISION 6 – BUILDING PERMITS

Sec. 114-161.-Preparation for Granting of Building Permits.

The community development director is responsible for certifying that all information is available for the granting of a building permit in accordance with the International Residential Code as adopted by the State of Georgia or the International Building Code as adopted by the State of Georgia. This certification shall be through the issuance of a Final Land Use Permit for all lots, parcels or street addresses identified on the Final Plat as being the location of later residential or commercial construction.

Sec. 114-162.-Description of the land.

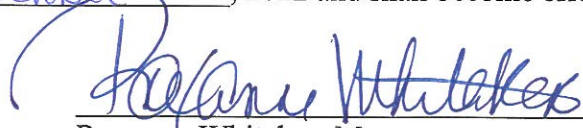
- (a) To comply with Paragraph R105.3, Application for permit, Item 2 of the International Residential Code as adopted by the State of Georgia, the description of the land required by said paragraph shall include a lot number, a parcel number, and a street address as certified by the community development director.
- (b) To comply with Paragraph R105.3, Application for permit, Item 2 of the International Building Code as adopted by the State of Georgia, the description of the land required by said paragraph shall include a lot number, a parcel number, and a street address as certified by the community development director.

Sec. 114-163.-Additional construction documents.

- (a) To comply with Paragraph R105.3, Application for permit, Item 4 of the International Residential Code as adopted by the State of Georgia, construction documents shall include, but not be limited to, a water tap receipt as issued by the Columbia County Water Utility and, as applicable, a sewer tap receipt as issued by the Columbia County Water Utility or a septic tank permit as issued by the Columbia County Health Department.
- (b) To comply with Paragraph R105.3, Application for permit, Item 4 of the International Building Code as adopted by the State of Georgia, construction documents shall include, but not be limited to, a water tap receipt as issued by the Columbia County Water Utility and, as applicable, a sewer tap receipt as issued by the Columbia County Water Utility or a septic tank permit as issued by the Columbia County Health Department.
- (c) In addition, to comply with Paragraph R105.3, Application for permit, Item 4 of the International Residential Code as adopted by the State of Georgia, construction documents shall include a Final Land Use Permit as issued by the community development director for any lot, parcel or street address.
- (d) In addition, to comply with Paragraph R105.3, Application for permit, Item 4 of the International Building Code as adopted by the State of Georgia, construction documents shall include a Final Land Use Permit as issued by the community development director for any lot, parcel or street address.

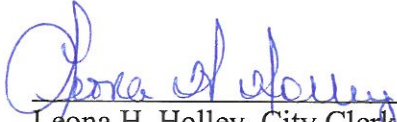
Sec. 114-164 - 114-174.-Reserved.

NOW, THEREFORE, this ordinance is approved by the City Council of the City of Harlem, Georgia on this 24th day of October, 2022 and shall become effective upon adoption.



Roxanne Whitaker, Mayor

ATTEST:



Leona H. Holley, City Clerk

September 26, 2022
1st Reading

October 24, 2022
2nd Reading