

CHAPTER 19.

SUBDIVISION REGULATIONS

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ARTICLE I. GENERAL PROVISIONS.

Section 19.1 **Short Title.**

This Ordinance shall be known and may be cited as the Subdivision Regulations of the City of Coolidge, Georgia.

Section 19.2 **Jurisdiction.**

These Regulations control the subdivision of land within the corporate limits of the City of Coolidge, Georgia.

Section 19.3 **Content.**

These Regulations require and regulate the preparation of Preliminary Plats and Final Plats for the subdivision of land; establish minimum design and construction standards for subdivision, streets, and improvements; set forth the procedure to be followed in applying these Regulations; provide penalties for violation of these Regulations; and set forth other matters pertinent to the development of land.

Section 19.4 **Purpose.**

The various sections of this Ordinance are adopted for the following purposes, among others:

1. To encourage the development of an economically sound and stable community so as to help conserve and protect the natural, economic, and scenic resources of the City of Coolidge, Georgia.
2. To assure the provisions of required streets, utilities, and other facilities and services to new land developments, to help prevent traffic congestion and hazards which result from narrow or poorly aligned streets.
3. To assure safe and convenient traffic access and circulation, both vehicular and pedestrian, and to help insure that all building lots will be readily accessible to fire fighting equipment and other emergency and service vehicles.
4. To encourage the provision of needed public open spaces and building sites in new land development through the dedication or reservation of land for recreational, educational, and other public purposes.
5. To help eliminate the costly maintenance problems which develop when streets and lots are laid out without proper consideration being given to the drainage characteristics of the tract of land at the time the land is being subdivided into streets and lots.

6. To assure adequate identification of property on the public records.

Section 19.5 **Scope.**

1. No person shall divide or subdivide or cause a subdivision to be made, by deed or map, of any parcel of land which is located within the City limits of the City of Coolidge, except in conformity with the provisions of these Regulations.
2. Any owner or developer of any tract of land situated within the City who subdivides the same shall cause a plat of such subdivision, with reference to known or permanent monuments, to be made and recorded in the Office of the Clerk of the Superior Court of Thomas County, Georgia. No such plat of subdivision shall be recorded unless and until it shall have been submitted to the Thomas County Planning Commission for recommendation to the Coolidge City Council and the City Council of the City of Coolidge for approval certification.
3. These Regulations bear no relation to any private easement, covenant, agreement, or restriction, and the responsibility of enforcing such private easement, covenant, agreement, or restriction is not implied herein to any public official. When these Regulations call for more restrictive standards than those required by private contract, the provisions of these Regulations shall control.
4. No person shall divide or subdivide or cause a subdivision to be made along unpaved public or private roads. Minor subdivisions are excluded from this requirement.

Section 19.6 **Administration.**

Section 19.6.1 **Administration.**

The Mayor or his/her duly authorized representative is hereby delegated to administer these regulations; provided, however, all major subdivision shall be approved by the City Council of the City of Coolidge.

Section 19.6.2 **Duties.**

The Mayor shall perform its duties in respect to subdivision and re-subdivision in accordance with these Regulations.

Section 19.6.3 **Consultation.**

In the performance of its duties, the Mayor may call for opinions or decision, either oral or written, from departments of the City of Coolidge, consultants, and agencies in considering details of any submitted plan.

Section 19.6.4 **Variances (Hardship).**

The Planning Commission may recommend and the City may grant variances from the literal requirements of these regulations in cases where the size, shape, or topography of a parcel prevents it from being designed to conform to these regulations.

Such variances may be granted in such cases of unnecessary hardship on a finding that:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and
2. The application of the ordinance to this particular piece of property would create an unnecessary hardship; and
3. Such conditions are peculiar to the particular piece of property involved; and
4. Relief, if granted, would not cause substantial detriment to the public interest or impair the purposes and intent of this ordinance.

If the City Council grants a variance, the reason for such variance must be put forth clearly in the minutes of the meeting at which the variance was granted.

Section 19.7 **Fees.**

The City Council shall establish a reasonable fee schedule to help cover the costs of administering the subdivision ordinance. Said fees shall be submitted with preliminary or final plat and, upon acceptance of said plat for review and consideration, shall be deposited into the Treasury of the City.

Section 19.8 **Zoning.**

Every preliminary plat must conform to existing zoning regulations applicable at the time the preliminary plat is submitted for approval.

Sections 19.9 - 19.19 **Reserved.**

ARTICLE II. DEFINITIONS OF TERMS.

Section 19.20 Definitions.

The following words or phrases, when used in these regulations for the purpose of these regulations, shall have the meanings respectively ascribed to them in this section except in those instances where the context clearly indicates a different meaning.

Building Line: The line established by law beyond which a building shall not extend as determined by front, side, and rear yards herein.

Building Permit: A written permit issued by the Thomas County Building Inspection Department.

City Council: The City Council of the City of Coolidge, Georgia.

Easement: A grant by a property owner of the use of land for a specific purpose or purposes by the general public, a corporation, or a certain person.

Elevation Certificate: A document produced by the Federal Emergency Management Agency (FEMA) to be used by registered land surveyors or other authorized individual to verify and record the actual as-built lowest floor elevation of a structure. This document will be required to be filed with the City of Coolidge when a structure is being constructed or substantially improved in a special flood hazard area (Zones A, AE, A-1 through A-30, AO, and AH).

Engineer: A registered professional engineer licensed by the State of Georgia.

Flood Plain: The channel and the relatively flat area adjoining the channel of a natural stream or river which has been or may be covered by floodgate as depicted on the Thomas County Flood Maps.

Frontage, Lot: The distance for which the front property line of the lot and street line are coincident.

Health Department: The Thomas County Health Department.

Lot: A parcel of land occupied or to be occupied by one or more main structures and its accessory buildings with such open and parking spaces as are required by the provisions of these regulations and having its frontage upon a public street or streets.

Lot of Record: A lot or parcel of land whose existence, location, and dimensions have been recorded in the office of the Clerk of the Superior Court of Thomas County.

Minor Subdivision: A subdivision of land of nor more than three lots, provided that such subdivision does not involve any new street, nor change in grade, or drainage, nor dirt moving.

Official Map: The map approved by and adopted by the City which identifies existing and proposed roads and streets in the City.

Owner: Any individual, firm, association, syndicate, partnership, corporation, trust, or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide the same under these regulations.

Parcel: A general term including all plots of land shown with separate identification on the Official Tax Appraisal Maps. Parcels may or may not be lots, depending upon whether or not such parcels are created as herein provided.

Parent Tract: Each tract of land located within the City of Coolidge on the effective date of this ordinance and held in single and separate ownership is a parent tract.

Plan, Final: The plat submitted to the Coolidge City Council for final approval and, subsequently, to be recorded with the Clerk of the Superior Court of Thomas County.

Plat, Preliminary: That plat or layout of a proposed subdivision submitted to the City Council for approval prior to submission of the final plat.

Public Utilities: Water, gas, sanitary, and storm sewer, electrical and communication lines and facilities, and natural or improved drainage facilities.

Right-of-Way: Access over or across a particularly described property for a specific purpose.

Street: A right-of-way for vehicular traffic whether designated as street, highway, thoroughfare, parkway, road, avenue, drive, expressway, freeway, boulevard, lane, place, circle, alley, or otherwise. Various types of streets may be defined as follows:

1. **Arterial:** A public way which is used primarily for fast and heavy traffic flow, is of considerable continuity, and is used as a traffic artery for inter-communication among large areas.
2. **Major Collector:** A street which carries traffic from activity centers and minor collector streets to arterial streets and streets of high classification.
3. **Minor Collector:** Principal entrance streets to subdivisions and the main streets for circulation within a subdivision which serve a network of four or more local streets. Minor collector streets are designed so that traffic circulation in a subdivision would cause such a street to be used as a link between local streets

and major collector or arterial streets.

4. **Local:** A street used primarily in residential subdivision for access to abutting properties as opposed to the collection and dispersion of traffic.
5. **Cul-De-Sac:** A local street with only one outlet, closed and terminated by a vehicular turnaround.
6. **Marginal Access:** A street which is parallel to and adjacent to an arterial street or highway and which provides access to abutting properties and protection from through traffic.

Street Grade: The grade of the curb or centerline of a street measured at any point along the street.

Structure: Anything constructed or erected, the use of which requires a location on the ground, or attached to something having a location on the ground. Among other things, structure includes buildings, mobile homes, walls, fences, billboards, and advertising signs.

Subdivider: Any individual, firm, association, syndicate, partnership, corporation, trust, or any other legal entity commencing or required by law to commence proceedings under these regulations to effect a subdivision of land thereunder for himself or for another.

Subdivision: Any division of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or building development, and includes re-subdivision and, where appropriate to the context, relates to the process of subdividing or to the land or area subdivided; however, the following are not included in this definition:*

1. The combination or re-combination of portions of previously platted lots where the total number of lots is not increased and the resultant lots comply with the standards of these regulations and all other ordinances and resolutions of the City; provided, however, that no changes in roads or drainage are proposed or necessary.
2. Subdivision into parcels which have 100 acres or more, provided that the “cut off” tract or the resultant tract with which it is combined will then front on a public road.

*Exempt subdivisions must nonetheless comply with minimum platting specifications for final plats. (See Section 300.7 of these regulations.)

Sections 19.21 - 19.29

Reserved.

ARTICLE III. SUBDIVISION PLATTING PROCEDURES AND REQUIREMENTS.

Section 19.30 Procedures and Requirements.

Section 19.30.1 Predevelopment Review.

Prior to filing of an application for preliminary plat approval, the developer, his engineer, or agent is encouraged to consult with the Zoning Administrator and other appropriate City/County departments for the purpose of facilitating the review process.

a. **Sketch Plan:** It is also recommended that a sketch plan of the proposed development be submitted by the subdivider for review at this time. The sketch plan should contain the following data which may be obtained from base maps available at the County Tax Assessor's Office or the Southwest Georgia RC.

1. Approximate tract boundaries and total acreage;
2. Approximate location with respect to land lot lines;
3. Streets on and adjacent to the tract;
4. Proposed general street layout;
5. Significant topographic, physical, and historic features;
6. Generalized existing vegetation; and
7. Proposed general lot layout and total number of lots.

b. **Sketch Plan Review.** As far as may be practicable on the basis of a sketch, the Planning Commission or designated staff will, without prejudice to the City, advise the subdivider, within 15 working days, of the extent to which the proposed subdivision conforms to the standards of these regulations and other applicable ordinances or statutes, and will advise what additional documents, possible plan modifications, etc., must be submitted and what review procedures must be undergone in order to obtain final plat approval. If the proposed project requires consideration for growth management impact and environmental review, then the predevelopment review may be extended up to 90 days.

Section 19.30.2 Preliminary Plat Procedure.

Any person desiring to subdivide land shall file with the office of the Zoning Administrator appropriate copies of the preliminary plat. The plat shall be prepared in accordance with these regulations and to City of Coolidge specifications by a registered surveyor, who is licensed under the laws of the State of Georgia. All improvements (street design, storm water devices, etc.) shown on the plat shall be designed in accordance with accepted engineering practices. If a failure of said improvements occurs, due to inadequate design, replacement of said

improvements and all associated costs for replacement of said improvements shall be the responsibility of the developer of said improvements.

a. **Filing:** The preliminary plat shall be deemed filed with the City of Coolidge when it is filed with the Zoning Administration.

b. **Distribution and Review:** Copies of the preliminary plat shall be distributed by the Zoning Administrator to the Health Department, appropriate City department heads, for review and recommendation to the City Council.

c. **Approval:** Approval or disapproval of the preliminary plat by the Coolidge City Council shall be accomplished within 60 days after the date of the scheduled regular meeting following submission of the application, except for providential cause. If, after the 45 days, the Coolidge City Council have failed to act, the preliminary plat shall be deemed approved, provided that the subdivider may waive in writing this requirement and consent to an extension of such period. If the Coolidge City Council disapprove the preliminary plat, the reasons shall be stated in the resolution and subdivider shall be so advised.

Section 19.30.3 Preliminary Plat Requirements.

The preliminary plat may be a sketch of approximate accuracy and at a scale that is appropriate for the size of the tract and the number of lots platted, and where all dimensions are logical, made directly on a print of a boundary survey.

The preliminary plat will include the following information:*

a. Proposed subdivision name and total acres. **Subdivision names shall not duplicate the name of any other subdivision in the City.**

b. Name of owner of subdivision.

c. The names of owners of all adjacent land contiguous to the proposed subdivision.

d. A vicinity map showing the relative location of the proposed subdivision.

e. Proposed street names, right-of-way and roadway width. Street names are subject to Coolidge City Council approval.

f. Location of utility and drainage easements. All drainage easement will be clearly marked on the proposed plat and dedicated to the City.

g. Lot lines, lot and block numbers (consecutively numbered or lettered), lot sizes, area in parks, etc.

h. Topographic maps of all land subdivided, with scale and contour interval as deemed appropriate by the Coolidge City Council.

- i. Minimum building set-back lines.
- j. Numerical scale, graphic scale, north arrow, date.
- k. All elevations shall be based on sea level datum.
- l. Soil characteristics, including soil types and capabilities, Health Department mapping of high intensity soils, frequency and evaluations of seasonal high groundwater tables, occurrence of rock, and other impervious strata where the subdivision is not to be served by a public or community sewerage system. This should be superimposed on the plat.
- m. Plans for control of erosion and sedimentation.
- n. Location of all water supplies on or off the subdivision which will bear upon the location of the on-site sewage management systems.
- o. Delineation on plat of all wetlands and 100-year regulatory flood plains.
- p. If Georgia Department of Transportation (DOT) approval and permits are required, submit a copy of the Georgia DOT approval letter and permit.
- q. Site Reservation for garbage dumpsters, with 10 or more lots as needed.
- r. Health Department statement of approval of all lots.
- s. If federal or state agencies such as, but not limited to, the Georgia Department of Natural Resources, Environmental Protection Division, and U.S. Army Corps of Engineers approval and permits are required, then letters, permits, and site documentation will be submitted prior to plat approval.
- t. It shall be required on all proposed subdivisions that are mobile, manufactured, modular, industrialized, or site built dwellings be on a concrete block or brick foundation walls and piers on a poured concrete footing. This does not apply to dwellings built on a poured concrete slab without a crawl space. All other codes apply.

*Where, in the judgment of the City Council, any requirements under this section are determined as not necessary, the Coolidge City Council may waive said requirement(s).

Section 19.30.4 Certificate of Preliminary Plat Approval.

At such time as the preliminary plat may be approved by the Coolidge City Council, certificates of approval shall be inscribed on the plat to indicate such approval by these bodies.

Certificate by the Coolidge City Council: Upon approval by the City Council, or after the required 45 days in which the City has failed to act on a request for approval, the City Council shall cause to be inscribed on the plat the following:

Pursuant to the Subdivision Regulations of the City of Coolidge, Georgia, all the requirements for approval having been fulfilled, this preliminary plat was given approval by the City Council of the City of Coolidge, Georgia, on the ____ day of _____, 200__.

This approval does not constitute approval of a final plat.

Date

Mayor

Section 19.30.5 **Construction of the Subdivision.**

Construction of the proposed subdivision may commence only after approval of the preliminary plat by the Coolidge City Council. The developer shall arrange periodic inspections of the project by the appropriate City and County departments during the course of construction.

Section 19.30.6 **Final Plat Procedure.**

The final plat shall substantially conform with the approved preliminary plat. If desired by the subdivider, the final plat may constitute only that portion (phasing) of the preliminary plat subdivider proposes to record and develop at that time.

a **Filing:** Following approval of the preliminary plat and the completion of all required improvements to City standards, the developer shall file with the Zoning Administrator an application for final plat approval.

b. **Application Requirements:** The application shall contain:

1. A letter of application containing the name and address of a person to whom notice may be sent.
2. A complete list of deviations if any, from that which appeared on the approved preliminary plat.
3. A certified copy of all private covenants or deed restrictions, if any, pertaining to land within the subdivision.
4. A copy of the agreement between the subdivider and any other political jurisdiction, if any, regarding the arrangements for providing the necessary water and sewer facilities.

5. Evidence of the posting of a surety bond, or other form of warranty acceptable to the City, to insure the maintenance of required public facilities and improvements for a period of one year after completion of said improvements.
6. The original reproducible on plastic or linen and a minimum of 10 prints of the final plat.
7. Design and calculations for the storm water drainage system, including elevations and capacities of pipes and holding basins sufficient to protect lots and surrounding properties and to control any substantial erosion.
8. A plan showing the location of all water, sewer, gas, and electrical system improvements, including locations of service connections.
9. If the proposed water/sewerage system for a subdivision requires the approval of the Georgia Department of Human Resources and/or the Georgia Department of Natural Resources, the approval shall be obtained **prior** to making application for approval of the final plat. The approval shall be in writing to the Planning Commission/Coolidge City Council.
10. All as-built plans indicating the permanent soil erosion and sedimentation control measures, storm drainage facilities, and public utilities. A copy of this plan shall be provided to the City of Coolidge.

c. **Approval by the Coolidge City Council:** Approval or disapproval of the final plat by the Coolidge City Council shall be accomplished within 60 days after the date of the scheduled regular meeting following submission of the application. If, after the 60 days, the Coolidge City Council has failed to act, the final plat shall be deemed approved provided that the subdivider may waive in writing the requirement and consent to an extension of such period. If the Coolidge City Council disapproves the final plat, the reasons shall be stated in the resolution and the subdivider shall be so advised.

Section 19.30.7 **Final Plat Requirements.**

The final plat shall conform with the preliminary plat and requirements therefor as set forth in these regulations and shall be drawn in permanent ink on one or more sheets of linen tracing cloth or reproducible plastic measuring not greater than 11 inches by 17 inches.

The final plat shall show the following:

- a. Primary control points and bench marks with necessary descriptions and locations of such control points, including all dimensions, angles, bearings, and similar data necessary for proper location.
- b. Tract boundary lines, right-of-way lines of streets, easements, and other

right-of-way and property lines of residential lots and other sites; with accurate dimensions, bearings of deflection angles, radii, and central angle of all curves.

c. Names and right-of-way of each street or other right-of-way as well as width of all streets. Street names and numbering shall be in accordance with the requirements of the County Enhanced 911 System and subject to Coolidge City Council approval.

d. Location, dimensions, and purpose of any easements.

e. Number or letter to identify each lot.

f. Purpose for which sites, other than residential lots, are dedicated or reserved.

g. Minimum building set-back lines on all lots and other sites.

h. Location and description of monuments.

i. Name of owners of adjoining land.

j. Reference to recorded subdivision plats of adjoining platted land by recorded names, date, and book and page number.

k. Certification by registered surveyor or registered engineer to accuracy of survey and plat.

l. Declaration of land ownership.

m. Title, numerical scale, graphic scale, north arrow, total project acreage and date.

n. A vicinity map, either as an insert or on a separate sheet, showing the relative location of the proposed subdivision.

o. A statement, either directly on the plat or in an identified attached document of private covenants, if any.

p. A copy of the deeds for dedications of public areas to the City of Coolidge.

Section 19.30.8 Combined Preliminary and Final Plat Approval Procedure.

Where a single parcel or minor subdivision (defined as not more than three lots) is proposed which will require no new roadways or drainage improvements, the City Council may, at its discretion, allow for combined, one step, review and approval of the proposed development. Such review will entail the filing of a single application and final plat to satisfy the requirements of these regulations.

a. **Filing:** The developer shall file with the Zoning Administrator an application for

one step final plat approval with all specifications and date required for final plat under Section 300.6.

In the case of a single parcel, plat requirements may be waived if the parcel can be adequately described without the use of a plat.

- b. **Application Requirements:** The application shall contain:
1. A letter of application containing the name and address of a person to whom notice may be sent.
 2. A certified copy of all private covenants or deed restrictions, if any, pertaining to land within the subdivision.
 3. The original reproducible on plastic or linen and a minimum of 10 prints of the final plat.

Section 19.30.9 **Minor Subdivisions.**

The review and/or approval of minor subdivisions shall be conducted as follows:

a. Any applicant requesting approval of a minor subdivision, as defined, shall submit to the Zoning Administrator the appropriate number of copies of the subdivision plat **meeting all final plat specifications**, together with an executed application form and prescribed fees.

b. If the Zoning Administrator approves the minor subdivision, the Zoning Administrator shall affix onto the plat an approval stamp and same shall be forwarded to the Coolidge City Council as provided.

c. The Coolidge City Council shall promptly review the certificate of the zoning Administrator and the minor subdivision plat and act upon the same as provided for a “preliminary” or “final” plat and issue its certificate of approval or state in writing its reasons for disapproval.

No further subdivision of the parent tract or resulting tracts from the minor subdivision will be permitted for three years after the date of final plat approval.

Section 19.30.10 **Certificate of Final Plat Approval.**

At such time as the final plat may be approved by the Coolidge City Council, a certificate of approval shall be inscribed on the plat to indicate such approval.

Certificate by the Coolidge City Council: Upon approval by the City Council or after the required 45 days in which the City Council has failed to act on a request for approval, the Council shall cause to be inscribed on the plat the following:

Pursuant to the Subdivision Regulations of the City of Coolidge, Georgia, all the requirements for approval having been fulfilled, this final plat was given approval by the Coolidge City Council on the _____ day of _____, 200__.

Date

Mayor

Section 19.30.11 **Building and Lot Sales.**

No building on lots or sale of lots shall take place before the approved and certified final plat is recorded.

Section 19.30.12 **Recording of Plat.**

The approved and certified final plat shall be filed for record by the developer in the office of the Clerk of the Superior Court of Thomas County within 90 days from the date of signing of the plat. The Clerk of Superior Court shall not file or record a plat of a subdivision until such plat has been approved by the Coolidge City Council and duly signed by the Mayor thereof. Under Georgia statute, the filing or recording of an unapproved subdivision, as defined by Georgia statute, is a misdemeanor and punishable as approved by law.

Section 19.30.13 **Street, Easement Acceptance.**

The approval of a plat by the Coolidge City Council and its subsequent recording shall not be deemed to constitute an acceptance by the City of any road, easement, or other grounds shown on the plat.

Section 19.30.14 **Reserved.**

Section 19.30.15 **Revisions.**

No change, erasure, or revision shall be made on any preliminary or final plat, nor on accompanying data sheets after approval of the Coolidge City Council has been endorsed in writing on the plat or sheets, unless authorization for such changes has been granted in writing by the Coolidge City Council. In no case shall the City approve a revision thereof unless the revised plat is clearly stated thereon. In the event that a subdivision plat is revised after having been initially recorded, the revised plat will be clearly marked as such and recorded with the Clerk of Court. At that time, a notation shall be made on the original plat stating that it was revised on a certain date and that the revised plat can be found in Plat Book _____, Page _____.

Sections 19.31 - 19.39 **Reserved.**

ARTICLE IV. IMPROVEMENTS REQUIRED; DESIGN AND CONSTRUCTION STANDARDS FOR ALL SUBDIVISIONS.

Section 19.40 Improvements Required.

Section 19.40.1 Streets.

Subject to the provisions of Section 104 of Article I of these regulations, the following street improvements shall be installed and provided by the subdivider and shall be indicated and conveyed or transferred and title shall vest in the City of Coolidge upon acceptance unless otherwise indicated on the plat.

1. Cross drains and catch basins as needed to provide property drainage.
2. Street paving shall be in accordance with current City, County, and state standards including, but not limited to, the Georgia Department of Transportation and the City of Coolidge Public Works, EMS, and Fire Departments. Phased road improvements shall include street paving in each phase.
3. Street name signs of the quality and design used and approved by the City.
4. All traffic control signs specified by the City.

Section 19.41 Construction Standards.

All improvements shall conform to DOT standard specifications as set forth in these regulations and in all other applicable regulations of the City.

Section 19.41.1 Monuments.

Permanent reference monuments shall be placed at block corners and other points such as street intersections and points of curve, lot corners, and tangent 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 two feet long, driven flush with the ground. Monuments shall be indicated on all plats. Removal of monuments and resetting by anyone other than a certified land surveyor is prohibited.

Section 19.41.2 Slopes.

1. No existing or proposed cut or fill slopes shall be steeper than two horizontal units to one vertical unit.
2. All fill slopes created for the purpose of street or home construction shall have a compaction of not less than 95 percent standard proctor as determined by established engineering practices.

3. All slopes created or existing within the subdivision or as a result of the subdivision development shall be planted or otherwise protected from erosion and failure.
4. No cut or fill slopes or existing unadjusted slope shall encroach closer than eight feet from the edge of pavement on any street right-of-way within the subdivision.

Section 19.41.3 Streets.

The improvement of all streets, including existing streets, as well as driveways, incorporated into the subdivision shall conform to the following minimum standards:

1. Major collector streets have a minimum right-of-way width of not less than 60 feet.
2. Minor collector streets and local streets shall have a paved way width of not less than 20 feet and a minimum right-of-way width of 60 feet and shall be constructed to meet all DOT standards.
3. Paving - Subgrade, Sub Base, Base, Prime, and Pavement.
 - (a) Subgrade construction will be in accordance with Georgia Department of Transportation specifications, Section 209.
 - (b) Sub Base and base construction will be in accordance with Georgia Department of Transportation specifications, Sections 300 and 301.
 - (c) Base will be six inches in depth, Sand/Clay base, Class "C" or better.
 - (d) In place material, if certified acceptable by a soils laboratory, may be used for base.
 - (e) Bituminous prime is required and may be applied only after the Public Works Director has approved the subgrade and base.
 - (f) Pavement shall be asphaltic concrete, one and one-half inches of "E" mix placed at 50 pounds per square foot, that meets Georgia Department of Transportation design and specifications or triple surface treatment using liquid asphalt and #5, #7, and #89 stone. The County Public Works Director may require such inspection and analysis of materials as he deems necessary.

- (g) All testing shall be the responsibility of the developer, will be done by a certified testing laboratory, and will be performed in accordance with Georgia Department of Transportation standard specifications.
- (h) The following tests will be made and reports submitted to the City:
 - (1) Base Material analysis
 - (2) Base Compaction
 - (3) Base course depth

Section 19.41.4 **Shoulder Requirements.**

The street right-of-way shall be graded at least eight feet, measured from the edge of the pavement on both sides of the street, to provide space for installation of utilities.

Section 19.41.5 **Buffer Requirements.**

All proposed subdivisions will provide an undisturbed buffer zone of 100 feet from arterial, local, and collector highways. A 200-foot undisturbed buffer zone will be required on any proposed subdivisions adjacent to agricultural and farm uses. All buffer zones will be required to be undisturbed or planted in accordance with department standards.

Section 19.42 **Design Standards.**

Section 19.42.1 **Blocks.**

Blocks longer than 1,500 feet or shorter than 400 feet between street intersections may be cause for disapproval of the preliminary plat.

Section 19.42.2 **Lots.**

The size of lots shall conform to the minimum area and street frontage requirements as specified within the City of Coolidge Zoning Ordinance.

1. All lots approved under these regulations shall front on an interior public street.
2. Any subdivision proposed to be developed on an existing substandard street right-of-way shall dedicate (fee simple) one-half of the total frontage required to make a standard right-of-way. Land reserved shall not count toward the minimum lot size requirement.

3. Lots not suitable for building, such as lots or portions of lots subject to flooding, shall not be platted for residential occupancy, unless such lot contains the minimum required lot area above the flood level, and provided access is above the flood level. All lots subject to flooding must have an Elevation Certificate issued for any structure constructed on the lot certifying as to the finished floor elevation of the lowest floor in the building.
4. Lot depths shall not exceed three and one-half times the lot frontage.
5. Lot lines shall be substantially at right angles to straight street lines or radial to curved street lines.
6. Corner lots shall have sufficient extra area to permit required building setbacks from both abutting streets.
7. Double frontage lots shall be avoided.
8. Lot remnants shall be added to adjacent lots rather than remain as unusable parcels.
9. Building setbacks shall comply with zoning district requirements.
10. The splitting of lots in platted subdivisions is prohibited; however, this does not include any combination or recombination as defined in Article II.
11. All proposed subdivisions will include a greenspace/common area that occupies a minimum of 10 percent of the site area (not including streets). The greenspace/common area may include wetlands, lakes, recreation areas, and buffer zones.

Section 19.42.3 **Road Names.**

No existing subdivision names in the City of Coolidge, Georgia, shall be duplicated or similar in sound or spelling. All road names shall be in accordance with the City of Coolidge Road Name Policy.

Section 19.42.4 **Reserved.**

Section 19.42.5 **Streets.**

The design and layout of all streets shall conform to the general street map of the City of Coolidge or portions or elements thereof for streets, highways, and pedestrian ways. In addition:

1. The street system in the proposed subdivision shall relate to the existing street system in the area adjoining the subdivision.
2. Design of streets where railroads, parkways, grade separations, or freeways are involved shall be subject to conditions imposed by the Coolidge City Council as may be required by the circumstances in each case.
3. Street name signs of approved design shall be installed at all street intersections.
4. Reserved.
5. Where practicable, when a building or structure is erected on any land covered by these regulations, the property number assigned shall conform to the City's existing house numbering system.
6. Whenever a proposed subdivision abuts a road which is included in the state system of primary highways, an access road extending the full length of the subdivision along such highway and providing limited access thereto may be required.
7. Cul-de-sac or permanent dead-end streets shall be terminated by a turnaround, separated by the depth of one lot from the exterior boundary or topographical boundary of the subdivision. Cul-de-sac streets shall not exceed 1,000 feet in length unless otherwise approved by the Coolidge City Council, and they shall terminate in a circular right-of-way with a minimum diameter of 120 feet and a paved diameter of 100 feet.

The developer shall place a dead-end street sign at all cul-de-sac streets.

Non-permanent dead-end streets may exceed 1,000 feet in length but shall terminate in a turnaround with a minimum right-of-way of 90 feet in diameter.

8. A street grade exceeding 10 percent for collector streets and 12 percent for local streets will be approved only when conclusive evidence shows that a lesser grade is impractical.
9. All street grades shall be no less than one-half percent.
10. Grades approaching intersections shall not exceed five percent for a distance of not less than 40 feet, measured from the nearest right-of-way line at the point of intersection.
11. Curved Streets

- (a) Curved local streets in comparatively level locations (i.e., a cross slope range of zero percent to eight percent) shall have a centerline radius of not less than 250 feet and in rolling hilly terrain (i.e., a cross slope of over eight percent) a centerline radius of not less than 150 feet. The maximum sight distance for vertical curves on local streets shall be 150 feet.
 - (b) Curved collector streets in comparatively level locations (i.e., a cross slope of zero percent to eight percent) shall have a centerline radius of not less than 350 feet and in rolling hilly terrain (i.e., a cross slope of over eight percent) not less than 250 feet. The minimum sight distance for vertical curves on collector streets shall be 250 feet measured between two points four above pavement level.
12. Between reverse curves there shall be a tangent having a length of not less than the following:
- (a) Collection Streets - 200 feet.
 - (b) Local Streets - 100 feet.
13. As far as is practical, all proposed streets shall be continuous and made to connect with existing streets without off-set. In all cases of off-sets, centerline jogs of less than 125 feet shall not be permitted.
14. All street intersections and junctions shall be at right angles, unless otherwise approved for good cause by the Planning Commission, but in no case shall they be less than 70 degrees. In addition, at all street intersections and junctions, there shall be a sight distance of at least 125 feet in all street directions, and the profile flattened at intersections to provide an area of not over five percent grade extending at least 40 feet each way from the intersection.
15. Said streets shall be paved prior to final plat approval. The paving shall be done within the times and temperatures recommended by the Georgia Department of Transportation for county maintained roads.

Section 19.42.6 Utilities.

1. Any underground utilities shall be installed with the surface having the same compaction as that of the paved way and marked on the plat to indicate the location.

2. The facilities for underground utilities such as sewer, water, and gas, including sewer and water laterals to each lot lie when laid in streets, shall be in place prior to final surfacing of streets. All facilities for utilities shall, where possible, be placed in easements provided for that purpose in the subdivision, if public utilities are available.
3. Street lights are required along subdivision streets every 300 feet and shall be installed according to City standards.
4. All public utility services are required to be underground in all proposed subdivisions, excluding minor subdivisions.
5. Garbage dump sites are required for 10 or more lots and will be paved and fenced according to County department standards.
6. All underground utilities will be installed according to County department standards.

Sections 19.43 - 19.49

Reserved.

ARTICLE V. DEDICATION AND RESERVATION.

Section 19.50 Streets.

1. All land designated for street purpose or street widening shall be laid out and shown on the map of the subdivision and shall have provided therefor right-of-ways not less than the widths specified in Section 401.5.
2. All streets which are designated as part of the general street system of the City of Coolidge or a part, division, or section thereof, as amended, shall be coordinated with adjoining links in said system and dedicated at the same or greater widths.

Section 19.51 Drainage Easements.

All drainage easements offered for dedication to public use shall have a minimum width of 15 feet, except under unusual circumstances, where a greater or lesser width may be required and/or approved. The County may or may not accept an easement for drainage maintenance purposes along a creek or natural drainage channel.

Section 19.52 Utility Easements.

Utility easements for electric and telephone service lines, sewage lines, water lines, or other such utilities located along rear lot lines or side lot lines or passing through a lot shall be at least 15 feet wide and seven and one-half feet on each lot. No structure shall be built on such easement.

Sections 19.53 - 19.59 Reserved.

ARTICLE VI. CONSTRUCTION SCHEDULE.

Section 19.60 Prior Approval.

No construction activity of any kind, including grading, installation of improvements, and building shall begin on any land subject to these regulations without prior approval of the preliminary plat by the Coolidge City Council.

Section 19.61 Grading.

Grading operations may begin following approval of the preliminary plat by the Coolidge City Council.

Section 19.62 Inspections.

Periodic inspection during the installation of the physical improvements in a subdivision shall be made by a duly authorized official of the City of Coolidge to insure conformity with the approved plans and specifications. The subdivider shall notify the Zoning Administrator when each phase of the installation is completed and ready for inspection.

Section 19.63 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 regulations.

Section 19.64 Building Permits.

A building permit for the erection 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 regulations, will not be issued until such plat shall have been admitted to record as provided for in these regulations.

Section 19.65 Occupancy.

No dwelling within the City of Coolidge may be occupied for dwelling purposes until all required utility installations, including the water supply and sanitary sewer systems, have been completed to the satisfaction of the Thomas County Health Department.

Sections 19.66 - 19.69 Reserved.

ARTICLE VII. VIOLATIONS, PENALTIES, AND AMENDMENTS.

Section 19.70 Violations.

In case of any violation or attempted violation of the provisions of these regulations, the City may institute any appropriate action or proceeding to prevent such violation or attempted violation.

Section 19.71 Penalties.

1. Any subdivision of lands covered by this ordinance in violation of the provisions of these regulations is prohibited. Any owner of any tract of land, the agent or owner, and any person or persons acting in concert with such owner or agent found guilty of violation of this ordinance shall be subject to a fine in the amount of \$500 or imprisonment for a period not to exceed 30 days, or both such fine and imprisonment. For any subsequent offense following a conviction, a plea of guilty or nolo contendere, any violator shall be punished by a fine not to exceed \$1,000 or imprisonment for a term not to exceed 60 days, or both such fine and imprisonment. (See O.C.G.A. § 36-1-20.)
2. Any subdivision hereafter established shall be designed, developed, and recorded in accordance with the provisions of these regulations. Failure to comply with the regulations herein shall result in the following:
 - (a) The City shall not accept the subdivision nor shall it improve, maintain, grade, or pave any street within such subdivision.
 - (b) No public agency shall authorize the extension of water service, sewer service, or other publicly operated services into such subdivision.
 - (c) No building permits will be issued for unapproved subdivisions.

Section 19.72 Amendments.

These regulations may be amended from time to time by the City, but no amendment shall become effective unless it shall have been proposed by or shall have been submitted to the Planning Commission for review and recommendations.

Before enacting an amendment to this ordinance, the City shall hold a public hearing thereon at least 15 days' notice of the time and place of which shall be published in a newspaper of general circulation in the City of Coolidge.

Sections 19.73 -19.79 Reserved.

ARTICLE VIII. APPEALS.

This article is established to identify the procedure whereby any aggrieved party may appeal the decision of the Zoning Administrator, Planning Commission, or any other party.

Section 19.80 Appeal to the Coolidge City Council.

Any party aggrieved because of alleged error in any order, requirement, decision, or determination made by the Zoning Administrator or any other party in enforcement of this ordinance may appeal in writing to the City Clerk of the City of Coolidge for a hearing and shall receive a hearing before the Coolidge City Council for an interpretation of the pertinent ordinance provision. In exercising this power of interpretation, the Coolidge City Council may, in conformity with the provisions of this ordinance, reverse or affirm any order, requirement, decision, or determination made by the Zoning Administrator or any other party.

Section 19.81 Appeal from the Coolidge City Council.

Any party aggrieved by any decision of the City Council may seek review of such decision by a court of record, as provided by law.

Section 19.82 - 19.89 Reserved.

ARTICLE IX. LEGAL STATUS PROVISIONS.

Section 19.90 Repealer.

All resolutions or ordinances and parts or sections of resolutions or ordinances in conflict with this ordinance are hereby repealed.

Section 19.91 Severability.

Should any sentence, section, subsection, or provision of these regulations or application of any provision of these regulations be unconstitutional or invalid, such declaration shall not affect or impair the validity of the remainder of said regulations or the regulations as a whole or any part thereof, other than the part or application so declared to be unconstitutional or invalid, and the City declares that it would have adopted the remainder of said regulations despite such invalid provision.

Section 19.92 Conflict with Other Regulations.

Whenever the provisions of these regulations and those of other ordinances or statutes apply to the same subject matter, that ordinance requiring the highest or strictest standard shall govern.

Section 19.93 - 19.99 Reserved.