

Item # 18

Text Amendment

Zoning and Subdivision
Ordinance

STATE OF GEORGIA
COUNTY OF BULLOCH

AMENDMENT TO THE CODE OF ORDINANCES OF
BULLOCH COUNTY, GEORGIA

BE IT ORDAINED by the Bulloch County Board of Commissioners that Section 4.2.3 of Appendix B-Subdivision Regulations of the Code of Ordinances of Bulloch County, Georgia is hereby amended to read as follows:

4.2.3. *Final plat procedure.* Application for final approval of the subdivision plat shall be submitted to the building and zoning official after approval of the preliminary plat (where applicable). ~~Five (5)~~ **Six (6)** copies of the final plat are required. The building and zoning official shall examine the final plat to determine if it meets all requirements of these regulations, conforms to the approved preliminary plat, and whether streets and easements qualify for dedication. If roads are to be built, subdivider will indicate such subdivider's proposal for a bond or bank letter of credit to the governing authority to assure their proper and timely construction. The building and zoning official shall grant approval or require the subdivider to make necessary modifications to conform to the standards required by the final plat. Actions of the building and zoning official and decisions of the planning and zoning commission may be appealed under the same procedure as outlined in Section 4.2.2 If approved, a plat can be recorded in the clerk's office of the Bulloch County Superior Court upon authentication by the building and zoning official. For purposes hereof, authentication shall be in the following form, to wit: Approved for recording on the _____ day of _____, **19 20**____ by the Bulloch County building and zoning official.

BE IT ORDAINED by the Bulloch County Board of Commissioners that Section 5.1. of Appendix B-Subdivision Regulations of the Code of Ordinances of Bulloch County, Georgia is hereby amended to read as follows:

Section 5.1. Sketch plan.

5.1.2. *Vicinity map.* The sketch plan shall include a vicinity map at a scale ~~not less than one inch equals one mile~~ showing the relationship of the proposed subdivision to surrounding development.

5.1.3. *Other requirements.* The sketch plan shall show:

- (o) Map and parcel number.**
- (p) Wetlands as shown by the soils maps of Bulloch County.**
- (q) Location and setback from tower(s) on the property or on adjacent properties.**

BE IT ORDAINED by the Bulloch County Board of Commissioners that Section 5.2. of Appendix B-Subdivision Regulations of the Code of Ordinances of Bulloch County, Georgia is hereby amended to read as follows:

Section 5.2 Preliminary plat.

5.2.1. *General conditions.*

- (f) Vicinity map at a scale of ~~not less than one inch equals one mile~~ showing the relationship of the subdivision to the surrounding area.

(j) Map and parcel number.

5.2.4. *Review and approval.* The preliminary plat shall be approved by the building and zoning official only after review and approval of the following:

- (b) The ~~county manager or his designee~~ **zoning official** shall review the preliminary plat for conformity of its proposed streets with adopted design standards, if any, and existing and proposed public street improvements.

(c) Written approval from 911 on the proposed street name(s).

BE IT ORDAINED by the Bulloch County Board of Commissioners that Section 5.3. of Appendix B-Subdivision Regulations of the Code of Ordinances of Bulloch County, Georgia is hereby amended to read as follows:

Section 5.3. Final plat.

- (q) The following signed certificates shall appear on the final plat which is submitted to the building and zoning official by the subdivider:

- (1) *Certificate of approval for recording, building and zoning official.* (To be placed on an original of the approved final plat by the building and zoning official and returned to the subdivider for recording). "The subdivision plat known as _____, has been found to comply with the Bulloch County Subdivision Regulations and was approved by the building and zoning official on the _____ day of _____, ~~19~~ **20**____, for recording in the office of Clerk of Court of Bulloch County, Georgia.

Bulloch County Building and Zoning

(Signature of Building & Zoning Official)

Printed name and title

Date

(Signature of County Engineer)
Printed name and title

Date

BE IT ORDAINED by the Bulloch County Board of Commissioners that Section 10.5. of Appendix B-Subdivision Regulations of the Code of Ordinances of Bulloch County, Georgia is hereby amended to read as follows:

Section 10.5. Schedule of filing fees.

~~The following schedule of fees shall be paid in connection with applications under these regulations:~~

- ~~(a) Sketch plan application – \$50.00~~
- ~~(b) Preliminary plat application – \$100.00, plus \$10.00 for each lot subdivided.~~
- ~~(c) Final plat application – \$50.00~~
- ~~(d) Planned development application – \$250.00~~

Fees as set forth in the schedule of fees and charges shall be paid in connection with applications.

BE IT ORDAINED by the Bulloch County Board of Commissioners that Section 203 of Appendix C-Zoning of the Code of Ordinances of Bulloch County, Georgia is hereby amended to read as follows:

Section 203: Housing Definitions.

Planned residential development: A lot conforming to an approved development plan and used as a residential area occupied by single-family dwelling units with a minimum heated floor area of 975 square feet, two-family dwellings with a minimum heated floor area of 600 square feet per dwelling unit, multi-family dwellings with a minimum heated floor area of 600 square feet per dwelling unit, or some combination thereof. For purposes of this definition, the term “approved development plan” means the submission and approval of a sketch plan, preliminary plan, and final plat in accordance with the requirements for subdivisions in Appendix B-Subdivision Regulations. Density shall not exceed twelve (12) dwelling units per acre and individual buildings must be separated by not less than ten (10) feet. Ownership of dwelling units may be transferred. Ground areas must remain under common ownership of the developer or an association for purposes of maintenance and upkeep; provided, however, that ground areas around a dwelling unit may be transferred to the owner of the dwelling unit if the developer or

association retains an easement for the purpose of maintaining and upkeeping the grounds. The developer or association must retain responsibility for maintenance and repair of septic systems serving more than one dwelling unit, either through ownership of the septic system or through an easement allowing the developer or association to maintain and repair the septic system.

BE IT ORDAINED by the Bulloch County Board of Commissioners that Section 1203 of Appendix C-Zoning of the Code of Ordinances of Bulloch County, Georgia is hereby amended to read as follows:

Section 1203: Permitted uses.

- (b) The following ~~permitted~~ **principal** uses are permitted as conditional uses in PDR district.
- ~~(1) —Reserved.~~
- (21)** Any retail business or service which is primarily for the benefit of the residents of the planned unit development.

BE IT ORDAINED by the Bulloch County Board of Commissioners that Section 1205 of Appendix C-Zoning of the Code of Ordinances of Bulloch County, Georgia is hereby amended to read as follows:

Section 1205. Development standards for PDR districts.

In addition to the development standards contained in article 4 of this ordinance, the following standards are required within PDR districts:

- (1) Minimum heated floor area for buildings: See section 1205 (~~18~~) special design standards
- (2) Minimum lot area: See section 1205 (~~18~~) special design standards
- (3) Minimum lot width: See section 1205 (~~18~~) special design standards
- (4) Minimum front-yard setback: See section 1205 (~~18~~) special design standards
- (5) Minimum side-yard setback: See section 1205 (~~18~~) special design standards
- (6) Minimum rear-yard setback: See section 1205 (~~18~~) special design standards

Adopted at a meeting of the Bulloch County Board of Commissioners held in compliance with Georgia's Open Meetings Act on the 3rd day of October, 2006, at which meeting a quorum was present.

BOARD OF COMMISSIONERS OF
BULLOCH COUNTY, GEORGIA

By: _____
J. Garrett Nevil, Chairman

Attest: _____
Evelyn H. Wilson, Clerk