

**LAURENS COUNTY
SUBDIVISION ORDINANCE**

**ARTICLE 1
GENERAL**

1.1 AUTHORITY AND JURISDICTION. The 1983 Georgia Constitution grants authority to the governing authority of the county to regulate land development and land use. These regulations shall apply to all unincorporated land located within the boundaries of Laurens County, Georgia.

1.2 PURPOSE. The public health, safety, economy, good order, appearance, convenience, morals and general welfare require the harmonious, orderly and progressive development of land within Laurens County. In keeping with the general intent of this ordinance, it is the specific intent of this ordinance to encourage the development of safe, sound, and stable sub-divisions within the county.

1.3 ADMINISTRATION. The County Administrator is appointed by the Board of Commissioners to administer this policy and approve or disapprove of preliminary plats and construction plans.

**ARTICLE II
DEFINITIONS**

2.1 SUBDIVISION. A sub-division is defined as a tract or parcel of land divided into 3 or more lots, building sites, or other divisions for the purpose of sale, transferring, conveying or building development for residential purposes; whether immediate or future.

Excluded from this definition are the following:

- a) The division of land into parcels where no new road is constructed and all parcels abut a county road.
- b) The division of land into parcels of 25 acres or more.
- c) The division of land into parcels for the purpose of conveying the land directly to an immediate family member.

**ARTICLE III
DEVELOPMENT PLAN**

3.1 PLAN APPROVAL. Prior to construction, a development plan shall be submitted to the Commissioners for approval with the following information

- 1) Name of development and address of owners.
- 2) Site plan of the community showing road and utility information and lot sizes.

3.2 PLAT FILING. No subdivision plat shall be filed without prior stamped approval of the Laurens County Board of Commissioners.

**ARTICLE IV
ROAD DESIGN AND SPECIFICATIONS**

4.1 ENTRANCES & EXITS. The sub-division entrance and exit streets shall be designed to provide safe access to the public street and intersect at a 90 degree angle.

4.2 ROADS. All roads, including private roads, within a sub-division, excluding a driveway leading to a residence, shall be constructed and paved in accordance with the following Laurens County road specifications.

- a) Sixty (60) foot of un-obstructed right of way with a twenty (20) foot, or greater, paved roadbed.
- b) The sub-grade shall consist of top soil compacted according to the Department of Transportation or County specifications.
- c) The base shall be six (6) inches of sand clay or chert base compacted according to the Department of Transportation or County specifications. If the County is not present to inspect compaction rates, documentation from a registered engineer shall be submitted to the County to confirm compaction requirements. It is the responsibility of the developer to coordinate with public works for the compaction inspection with a reasonable notice.
- d) Surface area shall be triple surface treatment using stone size #5, #7, #89, and Group 1 or 2. Or, asphalt paving of a minimum 1½ inches of E or F mix asphalt may be utilized. A typical section showing base and surface dimensions is attached.
- e) All roads shall be paved and completed prior to the selling of lots within the development unless the developer submits a letter of credit or bond to the County in the amount of 110% of the completion cost. The developer will then have no more than 180 days to complete the final construction and paving of the road.
- f) The County shall not accept the road until one year after its completion.

4.3 CUL-DE-SAC. A cul-de-sac with a right of way radius from the center of not less than 50 feet shall be constructed at the closed end of all dead end streets within a sub-division.

4.4 DRAINAGE. All roads must be brought up to an elevation which prevents flooding, be equipped with proper drainage pipes, including driveway and ramp pipes, and have drainage easements and out-fall ditches. All cross drains shall contain at least 32 feet of approved pipe of a size sufficient to provide for proper drainage and shall be installed with proper sub-grade compaction. All drainage pipes must be concrete or approved coated metal.

**ARTICLE V
LOT REGULATIONS**

5.1 LOT SIZE. All sub-division lots shall abut a road by a minimum of 75 feet with the exception of a cul-de-sac which shall have a minimum abutment of 50 feet and have an area not less than the minimum square footage required by the Laurens County Health Department.

5.12 LOT SIZE WITH PUBLIC WATER AND INDIVIDUAL SEPTIC TANK.

Sub-division lots served by community or public water and individual septic tanks shall contain not less than ½ acre unless the health officer determines that a larger lot size will be needed.

5.13 LOT SIZE WITH PUBLIC WATER AND PUBLIC SEWER. Sub-division lots served by community or public water and sewer shall contain the minimum lot area of 5400 square feet unless the health officer determines that a larger lot size will be needed.

5.14 LOT SIZE WITH PRIVATE WATER AND INDIVIDUAL SEPTIC TANK.

Subdivision lots served both by an individual well and an individual septic tank shall contain a minimum lot area of at least one acre unless the health officer determines that a larger lot size will be needed.

**ARTICLE VI
VARIANCE**

6.1 VARIANCE. When due to a particular reason experienced by the developer it is impractical to comply with the interpretations of this ordinance, the Commissioners shall have the authority to vary such requirements provided the intent and purposes of this ordinance are not violated. Such variances and reasons for granting them must be entered into the minutes of the Commissioner's meeting in which the variance was granted.

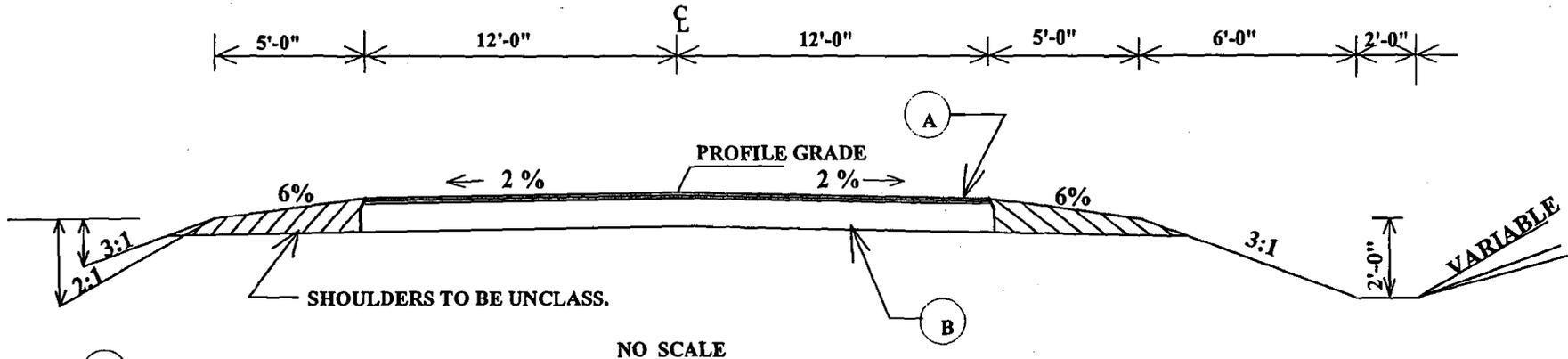
**ARTICLE VII
VIOLATIONS AND PENALTIES**

7.1 VIOLATIONS OF ORDINANCE. Any person violating, neglecting or refusing to comply with any provision of this ordinance shall upon conviction be guilty of a misdemeanor and shall be punished by a fine of not more than one thousand dollars (\$1000.00) and or imprisonment for not more than sixty (60) days.

7.2 COURT OF JURISDICTION. The Laurens County Board of Commissioners may bring violations of this ordinance before the Magistrate Court of Laurens County.

TYPICAL BASE & SURFACE SECTION

PROJECT NO: PR 788-1 (175) COUNTY: LAURENS



NO SCALE

SLOPE CONTROL

3:1 0 - 5 FT
2:1 OVER 5 FT.

(A)

220 #/SY OF RECYCLED ASPH CONC 12.5 mm SUPERPAVE, GP 2 ONLY, INCL BITUM MATL AND H LIME (MIX DESIGN LEVEL B)

(B)

6 IN GRADED AGGREGATE BASE CRS, INCL MATL

THIS TYPICAL SECTION APPLIES TO:
HENDERSON RD-CR 788

NOTE: THE LOCAL GOVERNMENT WILL CERTIFY ALL NECESSARY R/W, AND REMOVE OR ADJUST ALL UTILITIES AT NO COST TO THE DEPARTMENT OF TRANSPORTATION.

THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR PLACEMENT, MAINTENANCE, AND INSPECTION OF TRAFFIC CONTROL DEVICES AND EROSION CONTROL DEVICES.

THE DEPARTMENT OF TRANSPORTATION'S PARTICIPATION IN CONSTRUCTING THIS PROJECT IS LIMITED TO THE ITEMS SET UP FOR PAYMENT UNDER THIS CONTRACT. ANY ITEMS OR WORK REQUIRED AND NOT COVERED BY THIS CONTRACT WILL BE THE RESPONSIBILITY OF THE COUNTY AND AT NO COST TO THE DEPARTMENT OF TRANSPORTATION.

IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO PREPARE THE SUBGRADE IN ACCORDANCE WITH SECTION 209 SUBGRADE CONSTRUCTION AS WRITTEN IN THE STANDARD SPECIFICATIONS. THIS WORK WILL NOT BE PAID FOR SEPARATELY. THE PREPARATION AND COMPACTION OF THE SUBGRADE SHALL BE INCLUDED IN THE UNIT PRICE FOR THE BASE.

THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR ALL THE GRADING AND DRAINAGE.

BASIS OF PAYMENT FOR THE BASE COURSE WIDTH WILL BE 25 FT.