

DRAFT AMENDMENTS FOR CONSERVATION SUBDIVISION, OTHER TYPES OF SUBDIVISIONS AND OTHER SUPPORTING AMENDMENTS

(Not all changes in this document are shown in red font; however, the entirety of the document does show proposed additions, amendments and deletion of sections.)

I. To add or amend the following definitions in PART II - CODE OF ORDINANCES Chapter 105 - DEVELOPMENT STANDARDS AND REGULATIONS ARTICLE II. - DEFINITION OF TERMS Sec. 105-28. - General definitions.

Acceleration lane means a speed change area or lane consisting of added pavement at the edge of through traffic lanes to permit vehicles to accelerate before merging with the through-traffic flow.

Alley or Service Drive means a minor, permanent, public service-way which is used primarily for vehicular service access to the back or the side for properties otherwise abutting on a street.

Applicant means a person, either the owner or the bona fide representative of the owner of land or structures governed by these regulations, who seeks authority to use, develop, construct upon or otherwise enjoy the use of property through any of the procedures established under these regulations.

As-Built Survey, also commonly referred to as record drawings, means a survey to provide formal documentation of exactly how a project was installed. It documents the actual results of the construction project rather than the planned layout shown in the project design and are critical for project closeout.

Block means a unit or area of land bounded by public highways or streets, other than alleys, or a combination of streets, public lands, railroad rights-of-way, waterways or any other barrier to the continuity of development.

Buffer means natural vegetated and/or landscaped areas used to physically and visually separate land uses to mitigate adverse impacts from adjacent permitted uses including, but not limited to, noise, odor, dust, fumes, glare, unsightly construction or unsightly activity or unsightly storage of merchandise and/or materials. This pertains to all buffers.

Buffer, disturbed means a buffer that is allowed to be altered through grading and/or clearing of vegetation during the development of a site.

Buffer, exterior means an existing and/or augmented buffer, where prescribed, that may be minimally disturbed for grading and/or development of a site. Where required, exterior buffers shall abut all lot lines and rights-of-way.

Buffer, large-scale non-residential means an existing and/or augmented buffer that meets country buffer standards and shall remain undisturbed as applied to large scale non-residential when the subject property abuts a residential or agricultural zoning district.

Buffer, side and rear means an undisturbed and/or augmented buffer as applied to commercial, industrial, and mining zoning districts when subject property abuts a residential, agricultural, or zoning district.

Buffer, stream means an undisturbed buffer located on both sides of all state waters, measured horizontally from the top of the bank.

Buffer, undisturbed means a buffer that is unaltered from clearing and grading processes.

Centerline, right-of-way, means the line running midway between the edges of a surveyed or mapped dedicated right-of-way. Where the edges of right-of-way have not been established by subdivision plat or public purchase, the centerline shall be the line running midway between any adjoining drainage ditches or other publicly maintained road improvements.

Cluster Mailbox Units (CBU) means a structure or shelter housing multiple mailbox units to serve each residential dwelling of the development for the expressed purpose of regular mail delivery provided by the United States Post office (USPS)

Commercial & Industrial (aka Non-Residential) Subdivision means a subdivision of land into 2 or more non-residential lots.

Conservation area, primary, means the area with existing, regulatory restrictions on development potential, including but not limited wetlands, riverfront areas, and floodplains regulated by state or federal law, and steep slopes greater than 25 percent grade that are set aside as permanent open space on a development parcel.

Conservation area, secondary, means the unprotected landscapes or elements of the landscape with environmental or cultural significance, including but not limited to upland buffers to wetlands, woodlands, farmland, meadows and/or pastures of at least three contiguous acres, orchards, existing forests of three contiguous acres or more, wildlife habitat including corridors for wildlife movement, historic and archaeological sites, mature trees, scenic views, aquifer recharge areas, slopes between 25 percent and 35 percent, historic and archeological sites, trails, and trailheads constructed with pervious materials connecting to identified county trails, and existing dwelling units of historical significance. Master and open space and recreation plan conservation goals are to be considered when identifying Secondary Conservation Areas.

Conservation easement means a legally enforceable agreement between a property owner and the holder of the easement, in a form acceptable to the county attorney and recorded in the office of the Clerk of The Superior Court of Jasper County. A conservation easement restricts the existing and future use of the defined tract or lot to conservation use, agriculture, passive recreation, or other use approved by the Jasper County Board of Commissioners and prohibits further subdivision or development. Such agreement also provides for the maintenance of open spaces and any improvements on the tract or lot. Such agreement cannot be altered except with the express written permission of the easement holder and any other co-signers. A conservation easement may also establish other provisions and contain standards that safeguard the tract or lot's special resources from negative changes.

Conservation Residential Subdivision (aka Conservation subdivision) means a subdivision, as defined by this Code, where open space is the central organizing element of the subdivision design and that identifies and permanently protects all primary and all or some of the secondary conservation areas within the boundaries of the subdivision.

Contiguous common parcels means parcels adjoining or touching other land at a common point and having a common owner, regardless of whether or not portions of the parcels have separate tax lot numbers, or were purchased in different land lots, or were purchased at different times.

Cul-de-sac means a dead-end street of limited length having a primary function of serving adjoining land, and constructed with a turnaround at its end.

Cul-de-sac, temporary means a nonpermanent vehicular turn around located at the termination of a street or alley.

Culvert means a structure designed to convey water from one side of a public right-of-way to the other.

Cut means a portion of land surface or area from which earth is removed by excavating; the depth below original ground surface to excavated surface.

Cutoff fixture means an outdoor light fixture shielded or constructed in such a manner that it emits up to, but no more than, two and one-half percent light spillage above the horizontal plane of the fixture.

Deceleration lane means an added roadway lane, of a specified distance and which may include a taper, as approved by the director of engineering, that permits vehicles to slow down and leave the main vehicle stream.

Dedication means the deliberate appropriation of land by an owner for any general and public use or purpose, reserving to himself no other rights than such as are

compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

Dedication plat means a plat that indicates property to be dedicated for public right-of-way or land for public use.

Development means all activities associated with the conversion of land or the expansion or replacement of an existing use to any new use intended for human operation, occupancy or habitation, other than for agricultural purposes devoted strictly to the cultivation of the land, dairying or animal husbandry. Such activities include land disturbance (clearing and grubbing the land of vegetation and stumps, and grading) and the construction of improvements such as but not limited to streets, driveways or parking areas, water or sewer mains, storm water drainage facilities, sidewalks or other structures permanently placed on or in the property. Where appropriate to the context, the term "development" also may be used to denote a specific subdivision or project which is a single entity or intended to be constructed as in interrelated whole, whether simultaneously or in phases.

Development Agreement means a written contract between the County and a property owner or developer that specifies the System Improvements to be provided by the developer for a specific project.

Development Permit means an official authorization issued by the Department permitting clearing, grubbing, grading, or construction of storm drainage facilities, access drives, streets, parking or other improvements exclusive of buildings.

Development Plans means the detailed and professional plans showing the layout and design, site work and construction activities proposed for a project (other than architectural building plans) and including the Preliminary Plat or Site Plan (as applicable), Grading Plan, Tree Preservation/Replacement Plan, Erosion and Sediment Control Plan, Buffer and Landscape Plan, and construction drawings for streets, storm water drainage facilities, sanitary sewers, water supply facilities, and other site improvements.

Existing grade means the vertical location of the existing ground surface prior to cutting, excavation, or filling.

Finished grade means the final grade or elevation of the ground surface forming the proposed design.

Footcandle means a unit of measure for illuminance on a surface that is everywhere one foot from a point source of light of one candle, and equal to one lumen per square foot of area.

Full cutoff fixture means an outdoor light fixture shielded or constructed in such a manner that it emits no light above the horizontal plane of the fixture.

Georgia DOT means the Department of Transportation of the State of Georgia.

Government agency means any department, commission, independent agency, or instrumentality of the United States or of the State of Georgia, or any county, city, authority, district, or other governmental unit.

Grading means the stripping, cutting, filling, stockpiling, or any combination thereof, and activities where the land itself is cut or filled.

Grading permit means a permit issued to authorize earth work to be performed under the terms of this Code.

Grading Plan means a plan showing existing and proposed contour lines at an interval of no more than two-feet and shall outline the areas, including dimensions, that are required to remain undisturbed (i.e. tree protection areas, buffer, etc.) and shall indicate protective fencing or staking to be placed surrounding such areas. Grading for roads and improved ditches shall be shown as well as all storm water detention facilities.

Green space means that portion of a tract that is set aside for the protection of natural features, farmland, scenic views, and other unique features. Green space may be accessible to the residents of the development and/or the public or it may contain areas of conservancy lots that are not accessible to the public. Green space consists of all primary and secondary conservation areas.

Health Department means the Environmental Health Services Division of the Georgia Department of Human Resources for Jasper County.

Homeowners Association means a community association in which membership of all the owners of property within the subdivision is mandatory, which holds title to certain common property, manages and maintains the common property, and enforces certain covenants and restrictions. The association shall have the duty and the authority to assess its members for such maintenance and improvements as set forth in the instrument creating the association.

House Location Drainage Plan (HLDP) means a drawing showing lot information and all proposed improvements with a proposed method for detaining rainwater on your property, so that it doesn't pool up at your foundation, or run off onto your neighbor's property in a damaging way, perhaps even causing flooding.

House Location and Drainage Plans are required on all lots marked 'HLDP' on a final plat, on lots subject to periodic flooding, and on all lots which the development staff determines have a drainage problem. An HLDP shall be prepared by a qualified professional Civil Engineer, Architect, Landscape Architect, or Surveyor, and will be required before issuance of a Building Permit. A review period is required before permitting and therefore the HLDP should be submitted at least ten (10) working days prior to the building permit request.

- A. House Location and Drainage Plans shall be drawn to scale and may be shown on a certified boundary survey of the lot or any other drawing showing the information required below. The Planning Department may accept a House Location and Drainage Plan drawn to the same scale as shown on the Final Plat where sufficient detail can be shown to support an adequate review and approval.
- B. The House Location and Drainage Plan shall be a drawing with sufficient readability and accuracy to ensure that the proposed improvements will be constructed on the lot in conformance with the requirements of these Development Regulations, the Zoning Ordinance, or other regulations as applicable.
- C. House Location and Drainage Plans shall show the following, as applicable:
 - 1. Boundary lines of the lot, giving distances to the nearest one-tenth of a foot and bearings to the nearest minute.
 - 2. Location and names of all abutting streets or other rights-of-way.
 - 3. Minimum required front, side, and rear building setback lines with dimensions and notation of the existing zoning on the property.
 - 4. The approximate outline of all buildings, driveways, parking areas, swimming pools, recreational courts, patios, accessory structures and other improvements existing or proposed on the property, and dimensions of buildings and distances between all structures and the nearest property lines.
 - 5. All easements, public water, sewer or storm drainage facilities traversing or located on the property, septic tank, and septic tank drain field.
 - 6. Subdivision name, lot designation, land lot, and district.
 - 7. North arrow and scale.
 - 8. Limit of the 100-year floodplain, wetland areas, streams, historic structures and any applicable buffers or special building setback lines.
 - 9. All other applicable requirements of the Zoning Ordinance or conditions of zoning approval.
 - 10. Name, address, and telephone number of the owner and the person who prepared the House Location and Drainage Plan.
 - 11. A two-foot contour map of the proposed final grading.

- D. A Certificate of Occupancy shall not be issued for the structure or other improvements until conformance to the provisions or other requirements of the House Location and Drainage Plan with an as-built certification.
- E. The House Location and Drainage Plan shall contain the following signature block: "This House Location and Drainage Plan has been reviewed for general compliance with the Zoning Ordinance and Development Regulations of Jasper County, Georgia, and is approved for issuance of a building permit for the residential structure and other improvements shown hereon. This approval is granted with the provision that no Certificate of Occupancy shall be issued for the completion of construction until conformance to this House Location and Drainage Plan has been field verified with an as-built certification."
- F. An updated 'As Built Certification' must be submitted prior to final inspection and issuance of a certificate of occupancy, in the following form:

I, _____, a qualified registered Professional _____ in the State of Georgia, hereby certify with my signature and seal, that I have made sufficient visits to the construction site and to the best of my knowledge, the structures located on Lot _____ of the project known as _____, and located in land lot _____, of the _____ district, _____ section of Jasper County, Georgia, have been constructed in substantial compliance with the approved House Location and Residential Drainage Plan for the above listed project.
 This ____ day of _____, 20____.

 [Signature] [Seal]
 GA Registration No. _____

Impervious surface means a man-made structure or surface which prevents the infiltration of storm water into the ground below the structure or surface. Examples include but are not limited to buildings, roads, driveways, parking lots, decks, swimming pools, or patios.

Landscaped areas means areas devoted to the installation and permanent maintenance of trees, shrubs, ground covers, turf grasses, mulch, and other similar materials. At least 75 percent of a landscaped area must be covered by live plant material at the time of plant maturity and must consist of at least three of the following elements: vegetative ground cover, herbaceous ornamentals, shrubs, trees. Examples of landscaped areas include landscape strips and landscaped open space.

Land-disturbing activity means any grading, scraping, excavating, or filling of land, clearing of vegetation, and any construction, rebuilding, or alteration of a structure. Land-disturbing activity shall not include activities such as farming, ordinary maintenance and landscaping operations, individual home gardens, yard and grounds upkeep, repairs, additions or minor modifications to a single family

dwelling, and the cutting of firewood for personal use unless regulated by other local, state or federal regulations.

Landscape Plan means a plan that identifies areas of tree preservation and methods of tree protection within the protected zone, as well as all areas for replanting. Within replanting areas, the common and botanical names of the proposed species, the number of plants of each species, the size of all plants, the proposed location of all plants, and any unique features of the plants shall be indicated.

Land Disturbance Permit means any permit other than a Building Permit issued by the County that authorizes clearing or grading activities on a site or portion of a site. Said permit may be a Clearing, Clearing and Grubbing, a Grading, or Development Permit as defined and authorized herein.

Left turn lane means a lane placed between opposing lanes of traffic for the purpose of allowing traffic from either direction to make left turns off of a roadway.

Minor Subdivision means divisions of land into no more than 5 new lots, where no new streets are platted, constructed, or opened, no publicly-owned or central sewerage or water facilities are constructed, and no improvements of existing roads are planned. A Minor Subdivision does not include the further subdividing of a lot within a platted and recorded subdivision. This definition does not include land zoned O-I, C-1, C-2, or M as defined by Sec. 119-48 of Part II of the Code of Ordinances.

Mixed Use Subdivision means a complementary mix of residential, commercial, and/or industrial uses in a single district.

Mulching means the application of plant or other suitable materials on the soil surface to conserve moisture, hold soil in place, and aid in establishing plant cover.

Natural conditions means the flora, fauna, soil and water conditions that would develop on a specific tract of land if all human interference were to be removed. The tract of land must have been undisturbed for a sufficient period of time for natural processes to dominate the tract. This period of time will vary among environments.

Natural ground surface means the ground surface in its original state before any grading, excavation or filling.

Nonstructural stormwater management practice means any natural or planted vegetation or other nonstructural component of the stormwater management plan that provides for or enhances stormwater quantity and/or quality control or other stormwater management benefits, and includes, but is not limited to, riparian buffers, open and green space areas, overland flow filtration areas, natural depressions, and vegetated channels.

Open space means within the context of Article VI., Conservation Subdivision, of Chapter 105, any combination of primary conservation areas and secondary conservation areas, as defined, that together form a permanent, undivided or relatively undivided, undeveloped area. Easements for electric transmission lines or any other above-ground improvement shall not be considered open space. Within the context of other chapters of this Code, "open space" shall have more liberalized meaning to include buffers and areas not containing any man-made structures or pavements except for low impact stormwater designs that incorporate elements such as vegetated bioretention basins or community amenity features as expressly allowed elsewhere in this Code. For all zoning districts requiring open space, including conservation subdivisions, structural stormwater control practices shall not be counted toward the required open space except for low impact stormwater designs that satisfy requirements elsewhere in this Code. Nonstructural stormwater control practices may count toward required open space. An active recreational facility may not be located in the required open space. Passive amenities, such as walking trails, may be located in required open space, but passive amenities may not comprise more than 25 percent of the required open space and may not include impervious materials. Areas dedicated to land application shall not be counted toward required open space unless the application is above ground and the area affected can be utilized for such activities as ball fields, golf courses, park areas, etc.

Open space, public means within the context of Chapter 105, an area within a development or subdivision designed and intended for the use and enjoyment of all residents or for the use and enjoyment of the public in general.

Original tract means a unit of land which the owner holds under single or unified ownership, or which the owner holds controlling interest on the effective date of this Code, where all land abutting said tract is separately owned by others, not related to or associated by business partnership with the owner.

Pedestrian way means a public right-of-way or private easement across a block or within a block to provide access for pedestrians and which may, in addition to providing pedestrian access, be used for the installation of utility lines.

Performance bond means a type of developmental improvement guarantee in the form of a bond, secured by the developer from a bonding company, in an amount specified by the board to cover the costs of required improvements, and payable to the county. The county may call in the performance bond in the event the developer defaults on required improvements.

Permanent Stabilization (Soil) means all soil disturbing activities at the site have been completed, and that a uniform and evenly distributed cover of perennial vegetation with a density of at least ninety (90) percent has been established, without large bare areas, for unpaved areas of the site not covered by permanent structures.

Permit means any written authorization for building, construction, alteration, occupancy, or other matter required by this Code to be approved by a designated commission, board, official, or employee. The person to whom such permit is issued shall be known as the "permittee."

Pole-mounted light means any luminaire set on a pole which raises the source of light off of the ground. The height of any pole-mounted light shall be measured from the base at grade after installation and include the pole, luminaire, and all structural and decorative components.

Property Owners Association means a community association in which membership of all the owners of property within the subdivision which hold title to certain common property, manages and maintains the common property and enforces certain covenants and restrictions. The association shall have the duty and authority to assess its members for such maintenance and improvements as set forth in the instrument creating the association.

Protected Zone means all lands that fall outside of the buildable area of a parcel, all areas of the parcel required to remain in open space, and all areas required as landscaping strips according provisions of the Jasper County zoning regulations, or conditions of the zoning approval.

Reclamation plan means a written proposal for reclamation of mined or disturbed areas including land uses, maps, and documents as required to describe reclamation, and where relevant, grading specifications and manner and type of revegetation.

Redevelopment means a development on a previously developed site; but excludes ordinary maintenance activities, remodeling of existing building interiors, resurfacing of paved areas, and exterior building changes or improvements which do not materially increase or concentrate storm water runoff, or cause additional nonpoint source pollution.

Residential Subdivision Design means a subdivision of land into more than 5 new lots, where no new streets are platted, constructed, or opened, no publicly-owned or central sewerage or water facilities are constructed, and no improvements of existing roads are planned. A Residential Subdivision does not include the further subdividing of a lot within a platted and recorded subdivision.

Responsible Party means in the context of enforcement procedures, a person (as defined above) who is alleged to have committed, caused, continued or created a violation of the terms, requirements, regulations, or provisions of these Regulations whether as a direct act, through lack of action or neglect, or at the direction of or on behalf of others. A responsible party may be the owner of a premises where a violation has occurred; an occupant whether through ownership, lease or other tenancy; a contractor, builder or developer; an agent of or person otherwise acting

on behalf of the aforementioned parties; or other person acting in violation of these regulations.

Retaining wall means a wall, terraced combination of walls, or similar structure located at a grade change to hold the soil on the up-hillside from slumping, sliding, or falling. Retaining walls are not integral to the structure and do not provide direct physical contact for the support of a building or structure.

Road: See "street."

Scenic corridor means any corridor paralleling both sides of a public road that has been formally identified by resolution of the Jasper County Board of Commissioners as a scenic corridor worthy of special protection through an overlay district or other special provisions governing land uses and development and their aesthetic effects on road travelers.

Scenic views and sites mean those geographic areas containing visually significant or unique natural features, as identified in the Jasper County Comprehensive Plan, or by an applicant of a conservation subdivision if such information is accepted by the planning commission in the sketch plat review process.

Semi-cutoff fixture means an outdoor light fixture shielded or constructed in such a manner that it emits up to, but no more than, five percent light spillage above the horizontal plane of the fixture.

Setback means a minimum distance from the centerline of the right-of-way, side property line, or rear property line, for any construction except septic systems, storm drainage structures, private drives, sidewalks, on grade-patios without foundations, fences, retaining walls, and cantilevered roof overhangs. No parking for non-residential uses shall be allowed within front setbacks. Measurement shall be perpendicular to the property line or centerline of the prescriptive easement.

Site means any plot or parcel of land, or a combination of contiguous lots or parcels of land, where grading, building, construction, or alteration is performed or permitted.

Site plan means a drawing showing the following information: Proposed layout of streets and lots; lot or tract dimensions with required setbacks shown; buffers and natural areas proposed; buffer fences where appropriate; areas reserved for future construction; proposed structures with dimensions and square footages (except for single family subdivisions); proposed uses for each structure (i.e. retail sales, offices, single family residence, etc.); current zoning district of the subject property and abutting property, and the proposed zoning district, as applicable; location and use of all structures on abutting property; right-of-way locations and dimensions and names of all roads and streets bounding the property in question; driveways and parking areas with number of parking spaces, where appropriate; loading and unloading facilities, where appropriate; storm drainage and structures, where appropriate; water, gas and electric utility lines preliminary locations plus points of

utility access; and wastewater facilities including preliminary areas reserved for drain fields and septic tanks or point of access.

Slope means a degree of deviation of a surface from the horizontal, usually expressed in percent or degree; the ratio of the difference in elevation between two points on the ground, and the horizontal distance between these two points. For purposes of determining steep slopes eligible for current use assessment under Georgia State Law, slope shall be measured between two points on the ground separated by 500 feet or more.

State waters means any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, and other bodies of surface or subsurface water, natural and artificial, lying within or forming a part of the boundaries of the state which are not entirely confined and retained completely upon the property of a single individual, partnership or corporation.

Visual quality means the appropriate design, arrangement, and location of any structure in relation to the built or natural environment to avoid abrupt or severe differences.

Yard means an area of a lot between the principal structure and adjoining lot lines, unoccupied and unobstructed by any portion of a non-exempted structure from the ground upward.

Yard, required means the minimum landscaped area with a slope no greater than 5 to 1 for the purpose of a front, side and rear yard

II. ARTICLE ____

Add the following into the Development Regulations:

SUBDIVISION DESIGN STANDARDS: PURPOSE OF

Where these regulations conflict with other areas of the code, these regulations shall supersede except when in conflict with any state or federal regulation.

Types of Subdivisions:

- 1. Minor Subdivision**
- 2. Residential Subdivision**
- 3. Conservation Residential Subdivision**
- 4. Mixed Use Subdivision**
- 5. Commercial & Industrial (aka Non-residential) Subdivision**

III. Sec. ____ - ____

To Add the following:

Minor Subdivision Design

1. Application Requirements:
 - A. Submit 2 copies or a digital copy of the Minor Plat and supporting data to be reviewed by the Jasper County Planning and Zoning Office and applicable review

agencies. The plat shall meet the minimum standards for plat preparation including, but not limited, to:

1. General
 - a. Name, address, and phone number of designer of subdivision plat.
 - b. Name, address, and phone number of the owner and developer (if applicable) of subdivision.
 - c. Name of subdivision or address of project location.

B. Minor Subdivisions on State Routes require GDOT comments to be submitted to the Planning Department of Planning & Zoning along with the Minor (aka Final) Plat.

C. Approval of a Minor Plat shall be deemed an expression of approval of the layout submitted, pending fulfillment of the requirements of these Regulations and the conditions of the Minor Plat, if any.

D. If the Minor Plat is not recorded within **6** months of approval, the approval shall expire, unless a request for an extension of time has been submitted to and is subsequently approved by the Planning Commission in a public hearing.

IV. Sec. _____ - _____ To Add the following:

Residential Subdivision Design

Prior to submitting construction plans for any street, utility, or other site improvements (as applicable), the Developer shall submit to the Director of Planning & Zoning to forward for review and recommendation by the Planning Commission and review and final decision by the Jasper County Board of Commissioners, a Plat showing any combination or subdivision of the proposed lot/s prepared in accordance with these Regulations.

1. Pre-application review stage.

Before the submission of any plats to the director of planning, the developer must submit a sketch plat showing the proposed development layout of the subdivision. The developer and director of planning should informally discuss what this chapter requires and what the developer proposes to do. This will assist the developer in preparing a residential subdivision plat that meet from the very beginning the intent and standards specified by this chapter so as to reduce undue time and expense in preparing plans that cannot be approved by the planning commission.
2. Application Requirements:
 - A. Submit seven (7) paper copies and one (1) digital copy of the Plat and supporting data.

The Plat shall meet the minimum standards for plat preparation including, but not limited, to:

1. General

- a. Name, address, and phone number of designer of subdivision plat.
- b. Name, address, and phone number of developer of parcel.
- c. Date of plat preparation with space for revision dates.
- d. North point, identified as magnetic, true or grid.
- e. Minimum Graphic scale of one (1) inch equals 200 feet.
- f. Appropriate legend of symbols used on plat.
- g. List any conditions of zoning, rezoning, variance and date of approval, if applicable.
- h. Certificates of approval. The following certificates shall be inscribed on the residential subdivision plat:
 - (1) Certificate of approval of the preliminary plat by the planning commission.
 - (2) Signed seal of a state-registered land surveyor, certified landscape architect or state professional engineer.
 - (3) Certificate of approval of the preliminary plat by the county health department.
 - (4) Owner's certificate stating property ownership, consenting to development, and that all appropriate taxes have been paid.

2. Existing Conditions

- a. Zoning district of land to be subdivided and zoning classification of adjoining properties.
- b. Exact boundary lines of the tract indicated by a heavy line giving lengths and bearings. The boundary lines should include the entire tract to be developed. Provide date and source of survey.
- c. Location map showing the parent parcel in relation to the surrounding area at a minimum scale of one inch to 2,000 feet. Include well-known landmarks such as railroads, highways, bridges, creeks, etc. and city and/or county jurisdictional boundaries and land lot lines, if applicable.
- d. Location of natural features including streams and watercourses with direction of flow on the proposed project.
- e. Location and/or size of existing cultural features on or adjacent to the proposed subdivision.
- f. Limits of 100-year floodplain. If none, note indicating such with data source and date.
- g. Location and square footage of wetland areas.
- h. Note as to provision of water supply and sewer disposal.
- i. Existing sewers, water mains, drains, culverts, and other underground facilities or utilities within easements or rights-of-way on or within 300 feet of the tract to be subdivided, as relevant.
- j. Adjoining property information, lot arrangement and/or

adjoining property owners' names, rights-of-way and easements within 300 feet of subdivision.

k. Total acreage, minimum dwelling size and minimum lot size of project.

- B. Residential Subdivisions on State Routes require GDOT comments to be submitted to the Planning Department of Planning & Zoning along with the Residential Subdivision (aka Final) Plat.
- C. A letter requesting review and approval of a Residential Subdivision plat and giving the name and address of a person to whom the notice of hearing and action on the Residential Subdivision plat is to be sent.
- D. Official date of submission. The official date of submission of the Residential Subdivision plat will be the date of the next regularly scheduled monthly meeting of the planning commission that is more than 60 days following proper Residential Subdivision plat submittal to the director of planning.
- E. The planning commission will review the Residential Subdivision plat for conformance to this chapter, the county zoning ordinance set forth in chapter 119, and other relevant regulations and will consider the comments or suggestions of other appropriate review agencies, persons, or entities in regard to the plat. The planning commission or director of planning will indicate on the Residential Subdivision plat, or by a written memorandum attached to the Residential Subdivision plat, any comments or suggested changes that are necessary to meet the intent of this chapter or to serve the best interests of the county.
- F. Public hearing. Before acting on the Residential Subdivision plat, the planning commission will hear public input on the plat. Notice of the hearing must be published in a newspaper of general circulation in the county at least 15 days before the hearing.
- G. Action of the Board of Commissioners. No more than 60 days after the official date of submission of the Residential Subdivision plat, the Board of Commissioners will either approve the plat, conditionally approve the plat (noting the conditions of approval on the plat), disapprove the plat, or table the plat for further consideration. Action may be taken on the entire Residential Subdivision plat or any portion of it.
- H. Failure of Board of Commissioners to act. If the Board of Commissioners fails to act within 90 days of the official date of submission of the

Residential Subdivision plat, the plat will be deemed automatically approved by the Board of Commissioners.

3. Approval of a Residential Subdivision Plat shall be deemed an expression of approval of the layout submitted, pending fulfillment of the requirements of these Regulations and the conditions of the Residential Plat, if any.
4. If the Residential Subdivision Plat is not recorded within 6 months of approval, the approval shall expire, unless a request for an extension of time has been submitted to and is subsequently approved by the Planning Commission in a public hearing.

**V. Sec. _____ - _____
To Amend and Add the following to current Article IV found in PART II -
CODE OF ORDINANCES Chapter 105 - DEVELOPMENT STANDARDS AND
REGULATIONS:**

Conservation Subdivision Design

1. (Current Sec. 105-159. – with changes) Purposes.
The purposes of conservation subdivisions are as follows:
 - A. To provide flexibility of design in order to promote environmentally sensitive and efficient uses of the land when developing as a residential subdivision.
 - B. To preserve in perpetuity unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat.
 - C. To preserve important historic and archaeological sites.
 - D. To permit clustering of houses and structures on less environmentally sensitive soils which will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development.
 - E. To reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development.
 - F. To promote interconnected greenways and corridors throughout the community.
 - G. To promote contiguous green space with adjacent jurisdictions.
 - H. To encourage interaction in the community by clustering houses and orienting them closer to the street, providing public gathering places and encouraging use of parks and community facilities as focal points in the neighborhood.
 - I. To encourage street designs that reduces traffic speed and reliance on main arteries.
 - J. To promote construction of convenient landscaped walking trails and bike paths both within the subdivision and connected to neighboring communities, businesses, and facilities to reduce reliance on automobiles.
 - K. To conserve scenic views and reduce perceived density by maximizing the number of houses with direct access to and views of open space.
 - L. To protect prime agricultural land and preserve farming as an economic activity.

2. Applicability: This district is to be used to preserve conservation space and to protect natural resources. For properties which are submitted for a Conservation Subdivision, the applicant shall declare the intent to preserve conservation space at the time of application. The application shall be accompanied by an Existing Features Site Analysis Plan, and a map that clearly indicates what is found on site according to the Existing Features Site Analysis Plan. The Conservation district shall not be used on property that has been timber harvested within **7 years** prior to adoption filing an application for a Conservation Subdivision.

3. (current Sec. 105-160. – with changes) General regulations.
 - A. Applicability of regulations. The conservation subdivision option is available as a use by right in all residential zoning districts. An applicant shall comply with all other provisions of this chapter, chapter 119 and all other applicable laws, except those that are incompatible with the provisions contained herein. Where there is any conflict in language, these regulations shall supersede.

 - B. Ownership of development site. The tract(s) of land to be subdivided may be held in single and separate ownership or in multiple ownership. If held in multiple ownership, however, the site shall be developed according to a single plan with common authority and common responsibility.

 - C. Housing density determination. The housing density determination is done by dividing the total amount of acreage of the project lands with the base zoning district’s minimum acreage to get the maximum lot yield.

The final lot yield, which may differ from the maximum lot yield, will be determined by subtracting all the roads and right-of-way, required exterior buffers, and all conservation areas, and meeting the minimum lot size for each new lot as shown in the chart below:

(NOTE: There are 2 options below – one with no changes to the Lot Size by Zoning District lot size and 1 with changes to the Agricultural and Residential minimum lot size. Only one chart will be adopted.)

(No changes in lot size)				
Zoning District	Agricultural	RR	RES	RL
Lot size by Zoning District	5 acres	3 acres	2 acres	2 acres
Minimum Lot Size Allowed	3 acres	1.8 acres	1.2 acre	1.2 acres

(New sizes for AG & RES)				
Zoning District	Agricultural	RR	RES	RL

Lot size by Zoning District	8.5	3 acres	2.5 acres	2 acres
Minimum Lot Size Allowed	5.1 acres	1.8 acres	1.5 acre	1.2 acres

- D. Required buffers:
1. A 50-foot non-buildable buffer shall be maintained around the perimeter of the subdivision adjoining outside parcels. This shall be counted toward the total required Greenspace.
 2. A 100-foot natural buffer shall be maintained adjacent to existing public county streets and a 150-foot natural buffer along all state routes that abut the subdivision.
 3. A buffer of not less than 50' between all rear lots that is outside the buildable lot.
4. (Sec. 105-161. – with changes) Application requirements.
- A. Site analysis map required. Concurrent with the submission of a site concept plan, the applicant shall prepare and submit a site analysis map. The purpose of the site analysis map is to ensure that the important site features have been adequately identified prior to the creation of the site design, and that the proposed open space will meet the requirements of this article. The preliminary site plan shall include the following features:
 1. Property boundaries;
 2. All streams, rivers, lakes, wetlands and other hydrologic features;
 3. Topographic contours of no less than ten-foot intervals;
 4. All primary and secondary conservation areas labeled by type, as described in section 105-162;
 5. General vegetation characteristics;
 6. General soil types;
 7. The planned location of protected open space;
 8. Existing roads and structures;
 9. Potential connections with existing green space and trails.
 - B. Open space management plan required. An open space management plan, as described in section 105-162, shall be prepared and submitted prior to the approval of the preliminary plat.
 - C. Instrument of permanent protection required. An instrument of permanent protection, such as a conservation easement or permanent restrictive covenant and as described in section 105-162, shall be placed on the open space concurrent with the issuance of a land disturbance permit.
 - D. Other requirements. The applicant shall adhere to all other applicable requirements of the underlying zoning and this chapter.
 - E. Reserved.
5. (Sec. 105-162. – with changes) Open space.

- A. *Definition.* Open space is the portion of the conservation subdivision that has been set aside for permanent protection. Activities within the open space are restricted in perpetuity through the use of an approved legal instrument.
- B. *Standards to determine open space.*
1. The minimum restricted open space shall comprise at least 40 percent of the gross tract area.
 2. The following are considered primary conservation areas and are required to be included within the open space, unless the applicant demonstrates that this provision would constitute an unusual hardship and be counter to the purposes of this article:
 - a. The 100-year floodplain.
 - b. Riparian zones of at least 100 feet in width along all perennial and intermittent streams.
 - c. Slopes above 25 percent of at least 5,000 square feet contiguous area.
 - d. Wetlands that meet the definition used by the Army Corps of Engineers pursuant to the Clean Water Act.
 - e. Populations of endangered or threatened species, or habitat for such species.
 - f. Archaeological sites, cemeteries and burial grounds.
- C. The following are considered secondary conservation areas and should be included within the open space to the maximum extent feasible.
1. Important historic sites.
 2. Existing healthy, native forests of at least one acre contiguous area.
 3. Individual existing healthy trees greater than eight inches caliper, as measured from their diameter breast height (DBH).
 4. Other significant natural features and scenic view such as ridge lines, peaks and rock outcroppings, particularly those that can be seen from public roads.
 5. Prime agricultural lands of at least five acres contiguous area.
 6. Existing trails that connect the tract to neighboring areas.
- D. Aboveground utility rights-of-way and small areas of impervious surface may be included within the protected open space but cannot be counted towards the 40 percent minimum area requirement (exception: historic structures and existing trails may be counted). Large areas of impervious surface shall be excluded from the open space.
- E. At least 25 percent of the open space should consist of land that is suitable for building.

- F. Open space should be in a contiguous tract to every extent possible. The open space shall adjoin any neighboring areas of open space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected open space.
- G. The open space shall be directly accessible to the largest practicable number of lots within the subdivision. Non-adjoining lots shall be provided with safe, convenient access to the open space.
- H. *Permitted uses of open space.* Uses of open space may include the following:
1. Conservation of natural, archeological or historical resources.
 2. Meadows, woodlands, wetlands, wildlife corridors, game preserves, or similar conservation-oriented areas.
 3. Walking or bicycle trails, provided they are constructed of porous paving materials.
 4. Passive recreation areas, such as open fields.
 5. Active recreation areas, provided that they are limited to no more than ten percent of the total open space and are not located within primary conservation areas. Active recreation areas may include impervious surfaces. Active recreation areas in excess of this limit must be located outside of the protected open space.
 6. Agriculture, horticulture, silviculture or pasture uses, provided that all applicable best management practices are used to minimize environmental impacts, and such activities are not conducted within primary conservation areas.
 7. Landscaped stormwater management facilities, community wastewater disposal systems and individual wastewater disposal systems located on soils particularly suited to such uses. Such facilities shall be located outside of primary conservation areas.
 8. Easements for drainage, access, and underground utility lines.
 9. Other conservation-oriented uses compatible with the purposes of this chapter.
 10. Cluster Box Units
- I. *Prohibited uses of open space.*
1. Golf courses;
 2. Roads, parking lots and impervious surfaces, except as specifically authorized in subsections (b) and (c) of this section;
 3. Agricultural and forestry activities not conducted according to accepted best management practices;
 4. Impoundments;
 5. Other activities as determined by the applicant and recorded on the legal instrument providing for permanent protection.

J. *Ownership and management of open space.*

1. *Ownership of open space.* A homeowners' or property owners' association representing residents of the conservation subdivision shall own the open space. Membership in the association shall be mandatory and automatic for all homeowners of the subdivision and their successors. The homeowners' association shall have lien authority to ensure the collection of dues from all members. The responsibility for maintaining the open space and any facilities located thereon shall be borne by the homeowners' or property owners' association.

2. *Management plan.* The applicant shall submit a plan for management of open space and common facilities ("plan") that:

- a. Allocates responsibility and guidelines for the maintenance and operation of the open space and any facilities located thereon, including provisions for ongoing maintenance and for long-term capital improvements;
- b. Estimates the costs and staffing requirements needed for maintenance and operation of, and insurance for, the open space and outlines the means by which such funding will be obtained or provided;
- c. Provides that any changes to the plan be approved by the board of commissioners; and
- d. Provides for enforcement of the plan.

3. *Maintenance responsibility.* In the event the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the county may assume responsibility for its maintenance and may enter the premises and take corrective action, including the provision of extended maintenance. The costs of such maintenance may be charged to the homeowners' association, or to the individual property owners that make up the homeowners' association, and may include administrative costs and penalties. Such costs shall become a lien on all subdivision properties or through a special tax district encompassing the subdivision and levy an ad valorem property tax annually in an amount adequate to fund maintenance and operations of the open space.

K. *Legal instrument for permanent protection.*

1. The open space shall be protected in perpetuity by a binding legal instrument that is recorded with the deed. The instrument shall be one of the following:

- A. A permanent conservation easement in favor of either:
 - (1) A land trust or similar conservation-oriented nonprofit organization with legal authority to accept such easements. The organization shall be bona fide and in perpetual existence and the conveyance instruments

shall contain an appropriate provision for retransfer in the event the organization becomes unable to carry out its functions; or

(2) A governmental entity with an interest in pursuing goals compatible with the purposes of this chapter.

If the entity accepting the easement is not the county, then a third right of enforcement favoring the county shall be included in the easement.

B. A permanent restrictive covenant for conservation purposes in favor of a governmental entity.

C. An equivalent legal tool that provides permanent protection, if approved by the county.

2. The instrument for permanent protection shall include clear restrictions on the use of the open space. These restrictions shall include all restrictions contained in this article, as well as any further restrictions the applicant chooses to place on the use of the open space.

J. *Tax assessment of open space.* Once a legal instrument for permanent protection has been placed upon the open space, the board of tax assessors may be requested to reassess the open space at a lower value to reflect its more limited use.

6. Reserved

7. Entrance: Historic and rural Jasper County seeks to protect its most precious resource, its land, and further protect the viewshed to maintain a small town feel by establishing a required 100-foot natural buffer adjacent to existing public county streets and a 150-foot natural buffer along all state routes that abut exterior road frontage at the entrance of the interior subdivision roads.

8. Other Design standards

a. Lot layout design

(1) Circulation is desired. In order to create a more walkable environment, streets shall be interconnective and block style whenever possible

b. Road design

(1) Required number of entrances, decel, left-turn lane, road improvements required (explain when)

A. Entrances

(a.) All new subdivision road entrances shall provide a deceleration lane of at least 150 feet. Depending on the number of lots, there may be other requirements such as a left turn lane and/or acceleration lane. Additional traffic calming devices shall be decided by the Director of the Road Department or their designee.

(b.) For subdivisions with up to 30 lots there shall be 1 entrance required.

(c.) For subdivision with up to 99 lots there shall be 2 entrances required.

- (d.) For subdivisions over 100 but less than 200 lots there shall be 3 entrances and shall have road frontage on at least 2 existing roads.
- (e.) For subdivisions over 200 lots there shall be at least 4 entrances and shall have road frontage on a least 2 existing roads.
- B. Road Improvements Required:
 - 1. When a new subdivision accesses from an existing county road that is substandard and not consistent with good transportation engineering practices (for example, dirt or gravel road, inadequate width of pavement or right of way, improper angel of approach), provides the primary means of access to a development, the developer shall enter into a contract with the County regarding the upgrading of the substandard street. Said contract shall specify the improvements to be completed by the developer and the improvements, if any, to be completed by the County. Any such contract shall be approved by the Board of Commissioners.
 - (2) All new roads shall be paved to county standards
 - (a.) Paving requirements: The minimum base course shall consist of at least 6 inches of suitable soil (high mica content is not suitable) stabilized with 10 percent of Portland Cement by volume (approximately 42.3 pounds per square yard). Where the grade of the street is 5 percent or greater, a single surface treatment course must be applied before the binder.
 - (3) Minimum width of right-of-way for all new roads shall be 60 feet.
 - (4) All new roads shall have street signage including but not limited to stop signs, road name signs, and other public safety signage.
 - (5) Driveways shall not exceed a slope of 15%.
- c. Health, safety, welfare
 - (1) Reserved
- d. Stormwater and development runoff shall be required. Some lots with the potential for drainage to an adjoining lot or right-of-way may be deemed as an HLDP lot.
- e. Required amenities:
 - (1) Cluster Box Units
 - A. All Cluster Box Units shall be designed out of the public right of way and capable of being accessed in compliance with ADA standards.
 - B. Required Parking Spaces:
 - 1. There shall be a minimum of 2 Parking Spaces for up to the first 50 lots and an additional parking space for every 50 lots within the subdivision. There shall be at least 1 ADA Parking Space provided.
 - C. Cluster Box Units shall accommodate the following:
 - 1. A minimum of 1 box per residence and 4 large parcel units, 2 at each end of at least 3' x 4' (?)
 - 2. A shelter or covering shall be provided for all mailbox units that includes at least 3 feet of space to walk around the mailbox unit.
 - D. Security lights shall be provided.
 - E. Reserved

f. Reserved

9. Reserved

VI. Sec. _____ - _____

Add the following reserved type of Subdivision

Mixed Use Subdivision (Reserved)

VII. Sec. _____ - _____

Add the following reserved type of Subdivision

Commercial & Industrial (aka Non-Residential) Subdivision Design

Prior to making any street improvements or clearing or grading a site planned for development, installing any utilities or selling any parcels, the developer shall submit to the Director of Planning & Zoning for review and recommendation by the Planning Commission and review and final decision by the Board of Commissioners, a plat, showing any combination or subdivision of the proposed lot/s prepared in accordance with these Regulations.

1. Pre-application review stage.

Before the submission of any plats to the director of planning, the developer must submit a sketch plat showing the proposed development layout of the subdivision. The developer and director of planning should informally discuss what this chapter requires and what the developer proposes to do. This will assist the developer in preparing a residential subdivision plat that meet from the very beginning the intent and standards specified by this chapter so as to reduce undue time and expense in preparing plans that cannot be approved by the planning commission.

2. Application Requirements:

- A. Submit seven (7) paper copies and one (1) digital copy of the Plat and supporting data.

The Plat shall meet the minimum standards for plat preparation including, but not limited, to:

1. General

- a. Name, address, and phone number of designer of subdivision plat.
- b. Name, address, and phone number of developer of parcel.
- c. Date of plat preparation with space for revision dates.
- d. North point, identified as magnetic, true or grid.
- e. Minimum Graphic scale of one (1) inch equals 200 feet.
- f. Appropriate legend of symbols used on plat.
- g. List any conditions of zoning, rezoning, variance and date of approval, if applicable.
- h. Certificates of Review of the Environmental Health Dept.

and/or Water Authority (as applicable).

2. Existing Conditions
 - a. Zoning district of land to be subdivided and zoning classification of adjoining properties.
 - b. Exact boundary lines of the tract indicated by a heavy line giving lengths and bearings. The boundary lines should include the entire tract to be developed. Provide date and source of survey.
 - c. Location map showing the parent parcel in relation to the surrounding area at a minimum scale of one inch to 2,000 feet. Include well-known landmarks such as railroads, highways, bridges, creeks, etc. and city and/or county jurisdictional boundaries and land lot lines, if applicable.
 - d. Location of natural features including streams and watercourses with direction of flow on the proposed project.
 - e. Location and/or size of existing cultural features on or adjacent to the proposed subdivision.
 - f. Limits of 100-year floodplain. If none, note indicating such with data source and date.
 - g. Location and square footage of wetland areas.
 - h. Note as to provision of water supply and sewer disposal.
 - i. Existing sewers, water mains, drains, culverts, and other underground facilities or utilities within easements or rights-of-way on or within 300 feet of the tract to be subdivided, as relevant.
 - j. Adjoining property information, lot arrangement and/or adjoining property owners' names, rights-of-way and easements within 300 feet of subdivision.
 - k. Total acreage, minimum dwelling size and minimum lot size of project.
- B. Commercial & Industrial Subdivisions on State Routes require GDOT comments to be submitted to the Planning Department of Planning & Zoning along with the Commercial & Industrial Subdivision (aka Final) Plat.
- C. A letter requesting review and approval of a Commercial & Industrial Subdivision plat and giving the name and address of a person to whom the notice of hearing and action on the Commercial & Industrial Subdivision plat is to be sent.
- D. Official date of submission. The official date of submission of the Commercial & Industrial Subdivision plat will be the date of the next regularly scheduled monthly meeting of the planning commission that is more than 60 days following proper Commercial & Industrial Subdivision plat submittal to the director of planning.

- E. The planning commission will review the Commercial & Industrial Subdivision plat for conformance to this chapter, the county zoning ordinance set forth in chapter 119, and other relevant regulations and will consider the comments or suggestions of other appropriate review agencies, persons, or entities in regard to the plat. The planning commission or director of planning will indicate on the Commercial & Industrial Subdivision plat, or by a written memorandum attached to the Commercial & Industrial Subdivision plat, any comments or suggested changes that are necessary to meet the intent of this chapter or to serve the best interests of the county.
 - F. Public hearing. Before acting on the Commercial & Industrial Subdivision plat, the planning commission will hear public input on the plat. Notice of the hearing must be published in a newspaper of general circulation in the county at least 15 days before the hearing.
 - G. Action of the Board of Commissioners. No more than 60 days after the official date of submission of the Commercial & Industrial Subdivision plat, the Board of Commissioners will either approve the plat, conditionally approve the plat (noting the conditions of approval on the plat), disapprove the plat, or table the plat for further consideration. Action may be taken on the entire Commercial & Industrial Subdivision plat or any portion of it.
 - H. Failure of Board of Commissioners to act. If the Board of Commissioners fails to act within 90 days of the official date of submission of the Commercial & Industrial Subdivision plat, the plat will be deemed automatically approved by the Board of Commissioners.
3. Approval of a Commercial & Industrial Subdivision Plat shall be deemed an expression of approval of the layout submitted, pending fulfillment of the requirements of these Regulations and the conditions of the Residential Plat, if any.
4. If the Commercial & Industrial Subdivision Plat is not recorded within 6 months of approval, the approval shall expire, unless a request for an extension of time has been submitted to and is subsequently approved by the Planning Commission in a public hearing.

**PAGE BREAK ADDED HERE WITH THE FOLLOWING CHANGES WILL SHOW
RED FONT WHERE CHANGES HAVE BEEN MADE.**

VIII. Sec. ____ - ____

(Note: the following is the entirety of certain sections of the Development Standards and Regulations. The only changes are in red font; however, the entirety is sent so that you understand the context of the changes.)

Chapter 105 - DEVELOPMENT STANDARDS AND REGULATIONS

ARTICLE I. - IN GENERAL

(*Add the following in red to this section)

Sec. 105-1. – Authority and Delegation.

The power of a local government to enact an ordinance such as the one from which this chapter is derived, which is intended to protect the public health, safety, and welfare, is provided by Georgia Constitution article 9, § 2, ¶ 4 and article 9, § 2, ¶ 3, the county's general police powers and other local and state law applicable hereto.

These regulations are adopted pursuant to powers vested in counties by the State of Georgia Constitution and pursuant to state administrative rules for the adoption and implementation of comprehensive plans and the protection of vital areas of the state. The Jasper County Board of Commissioners or their designee is vested with the authority to review, approve, conditionally approve, and disapprove sketch plats, and to grant variances from the requirements of chapter 105, chapter 107 and chapter 119 of this Code when applications for variance(s) are submitted simultaneously with a sketch plat application and pertain to the same property as the sketch plat application.

The director of planning and zoning is vested with the authority to review, approve, conditionally approve or disapprove minor subdivision plats and minor re-subdivisions, lot combination plats, lot line adjustments, construction plans of major subdivisions when such sketch plat approval of construction plans has been obtained.

The director of planning and zoning shall also be authorized to review major subdivisions and major re-subdivisions for conformity to the requirements of this Code, and to make reports and recommendations to the Planning Commission and Board of Commissioners on major subdivisions and major re-subdivisions, and to administer, interpret, and enforce the provisions of this chapter. The director of planning and zoning shall further be authorized to administratively approve variances where expressly authorized in this Code.

Sec. 105-2. - Jurisdiction.

This chapter applies to all land within the unincorporated areas of the county.

(*Add new section)

Sec. 105-3 Applicability and prohibitions.

- (a) The subdivision regulations of Jasper County shall apply to all real property within unincorporated Jasper County, but specifically excluding the subdivision of property as outlined in section XXX, "Exemptions."
- (b) Effect of prior subdivision regulations. At the subdivider's request, a plat that received preliminary approval under prior subdivision requirements may be processed through the final plat process under such requirements.
- (c) No person shall sell, advertise, or offer to sell, by deed, map, plat or other instrument, any parcel of land not subdivided under the requirements of this chapter.
- (d) No plat of land subdivision shall be entitled to be recorded in the Office of the Clerk of the Superior Court of Jasper County, and it shall be unlawful to record such a plat of land subdivision, unless and until it shall have been approved in accordance with the requirements of this chapter.
- (e) It shall be unlawful for any person to transfer or sell land by reference to, or by exhibition of, or by other use of, a plat of a land subdivision that has not been approved and recorded in accordance with the requirements of this chapter. The description of such land by metes and bounds in the instrument of transfer shall not exempt the transaction.
- (f) No person shall commence construction of any improvements on any land, prior to the approval of construction plans and engineering plans for said improvements.
- (g) No building permit or certificate of occupancy shall be issued for a building, structure, or use, nor shall any excavation, grading, or land disturbance applications be approved, on any parcel of land created by subdivision after the effective date of this Code that has not been approved in accordance with the provisions of this chapter.
- (h) No land dedicated as a public street or for other public purpose shall be opened, extended, or accepted as a public street or for other purpose unless such improvements are constructed in accordance with the specifications of this chapter and formally approved and accepted as public improvements by the board of commissioners.
- (i) No street or road will be accepted for maintenance by the county unless the property owner(s) first constructs the road to county standards.

(*REPEAL RENAME, & REPLACE the following section)

Sec. 105-4. - Purposes.

This chapter seeks to encourage the development of desirable land use patterns within the county in accordance with the county zoning ordinance set forth in chapter 119 and the Jasper County Future Land Use Plan. The promotion of sound land use patterns and practices is intended to reduce or eliminate the occurrence of certain conditions that can threaten the general health, safety, and welfare of the residents of the county. This chapter serves the following purposes:

- (1) To establish procedures for the subdivision and re-subdivision of land in order to further the orderly development of land and encourage the development of economically sound and stable communities.

- (2) To promote the orderly, planned, efficient, and economic development of the unincorporated portions of Jasper County and to guide future growth in accordance with the Jasper County Comprehensive Plan.
- (3) To ensure that lands subdivided are of such character that they can be used for building purposes without danger to the health or safety of its residents, and to secure safety from fire, flood, or other menace.
- (4) To provide for the proper documenting of subdivided land and proper legal descriptions.
- (5) To ensure the proper provision of improvements such as drainage, water, sewerage, and capital improvements such as schools, parks, playgrounds, recreational facilities, and transportation facilities.
- (6) To ensure the adequate protection of safe and convenient traffic access and circulation in new land development.
- (7) To help eliminate the costly maintenance problems which develop when streets and lots are established without proper consideration given to various public purposes.
- (8) To establish the provision of appropriate open spaces and building sites in new land developments through the dedication or reservation of land for recreational space, buffer areas, or other conservation purposes through the most efficient design and layout of the land.
- (9) To prevent the pollution of air, streams, and ponds; to encourage the wise use and management of natural resources throughout the unincorporated portions of Jasper County, and to preserve the topography and beauty of the community and the value of land.
- (10) To accommodate low-impact stormwater best management practices, where appropriate, to improve water quality and infiltration.
- (11) To offer protection of natural resources through required buffers and undisturbed areas that minimize land disturbance and protect existing vegetation while allowing for the removal of non-native, invasive species at the discretion of the approval of the county.
- (12) To facilitate and inform lot purchasers who generally lack the specialized knowledge needed to evaluate subdivision improvements and design.

(*RENAME & REPLACE former Sec. 105-4. - Content. with the following renumbering)

Sec. 105-5. - Content.

This chapter:

- (1) Defines certain terms used in this chapter.
- (2) Establishes minimum standards for lots, streets, and other facilities associated with land development.
- (3) Provides procedures for administering and amending this chapter.
- (4) Provides penalties for violation of this chapter.
- (5) Repeals conflicting ordinances.

IX. Sec. _____ - _____

(Note: the following is the entirety of certain sections of the General Procedures. The only changes are in red font; however, the entirety is sent so that you understand the context of the changes.)

ARTICLE IV. - GENERAL PROCEDURES

Sec. 105-85. - General overview of subdivision plat review and approval procedures.

- (a) *Five stages of subdivision review and approval.* The procedure for the review and approval of a subdivision consists of five required stages. These are as follows:
- (1) Pre-application review.
 - (2) Preliminary plat.
 - (3) Construction plans.
 - (4) Final plat.
 - (5) Recording of final plat.
- (b) *Summarization of stages.* These five steps are summarized in subsections (b)(2) through (6) of this section. Details of each step are provided in sections 105-86 through 105-93.

~~(1) *Exception for Residential Subdivisions.* Subdivisions that do not involve the platting, construction, or opening of new streets or the construction or extension of new publicly owned or central sewerage or water facilities, and subdivisions which do not involve improvement to existing streets are defined as minor subdivisions. They are subject only to the requirements of the pre-application review, final plat and recording stages of this chapter. They must comply in all respects with the other requirements of this chapter. Minor subdivisions will be reviewed by the planning commission and, if found acceptable, signed by the director of planning in the form of a final plat.~~

~~(2)~~ (1) *Pre-application review stage.* Whenever the subdivision of a tract of land is proposed, the developer is to consult early and informally with the director of planning. The developer will submit sketch drawings and basic data reflecting existing conditions at the site and in its vicinity and the proposed development layout of the subdivision. The purpose of the pre-application review stage is to facilitate the subsequent preparation of plans and plats by discussing matters relating to the proposed subdivision, the county zoning ordinance set forth in chapter 119, and this chapter.

~~(3)~~ (2) *Preliminary plat stage.*

a. The developer must submit to the planning commission for recommendation and to the Jasper County Board of Commissioners for approval a preliminary plat of the proposed subdivision prepared in accordance with the provisions of this chapter. If the proposed subdivision abuts a state highway, a letter of tentative

approval by the state department of transportation must accompany the preliminary plat submission.

b. If any lots are smaller than three acres and on-site sewage disposal systems are proposed for those lots, the county health department must have reviewed the project prior to planning commission review and signed the preliminary plat indicating which lots are acceptable for conventional or alternative sewage disposal systems. The developer must also furnish a copy of the preliminary plat to the utility company that serves water to the immediate area if applicable.

c. Approval of the preliminary plat by the Jasper County Board of Commissioners will be indicated on the face of the preliminary plat following a vote of approval at the meeting by the signature of the Chairperson of the Board of Commissioners.

~~(4)~~ (3) *Construction plan stage.* Prior to the issuance of a land disturbance permit, the developer must submit to the director of planning a set of construction plans of the proposed subdivision prepared in accordance with the provisions of this chapter. The design presented in the construction plans must conform to the preliminary plat. The construction plans shall include street profiles, topography, utility plans, drainage plans, sediment and erosion control plans, construction details, and other information as may be required by the director of planning. The construction plan stage requires the approval of the director of planning and any other review entities specified by the county commission. It is the responsibility of the director of planning to ensure that the plans are reviewed and approved by the appropriate entities for compliance with technical requirements of this chapter prior to issuance of the land disturbance permit.

~~(5)~~ (4) *Final plat stage.* After completion of the physical development of all or a phase of the area shown on the preliminary plat as approved by the Jasper County Board of Commissioners, and before selling any lots, a final plat together with the required certificates must be submitted to the director of planning for approval.

~~(6)~~ (5) *Recording and dedication.* After the final plat is signed ~~by the director of planning~~, it is to be recorded in the office of the clerk of the superior court of the county. After recording, the appropriate deeds and documents must be presented to the county commission for dedication and acceptance if applicable.

Sec. 105-87. - Submission and approval of preliminary plat.

(a) *Preliminary plat submission.* After completing the pre-application review stage, and at least ~~60~~ days before the regularly scheduled monthly meeting of the planning commission at which the developer desires planning commission recommendation, the developer must submit the following:

(1) A letter requesting review and approval of a preliminary plat and giving the name and address of a person to whom the notice of hearing and action on the preliminary plat is to be sent.

(2) Seven (7) copies of the preliminary plat- ~~and one digital copy.~~

(3) If the proposed subdivision abuts a state highway, a letter of tentative approval of the proposed subdivision by the state department of transportation.

- (b) *Additional information.* The director of planning may ask for any additional information he feels is necessary for the planning commission and the Jasper County Board of Commissioners to properly evaluate the preliminary plat.
- (c) *Official date of submission.* The official date of submission of the preliminary plat will be the date of the next regularly scheduled monthly meeting of the planning commission that is more than 60 days following proper preliminary plat submittal to the director of planning.
- (d) *Preliminary plat review.* The planning commission will review the preliminary plat for conformance to this chapter including compliance to Sec. 105-03 Purposes, the county zoning ordinance set forth in chapter 119, and other relevant regulations and will consider the comments or suggestions of other appropriate review agencies, persons, or entities in regard to the plat. The planning commission or director of planning will indicate on the preliminary plat, or by a written memorandum attached to the preliminary plat, any comments or suggested changes that are necessary to meet the intent of this chapter or to serve the best interests of the county.
- (e) *Public hearing.* Before acting on the preliminary plat, the planning commission will hear public input on the preliminary plat. Notice of the hearing must be published in a newspaper of general circulation in the county at least 15 days before the hearing stating the date both the planning commission meeting and the Jasper County Board of Commissioners hearing dates.
- (f) *Action of the planning commission.* No more than 60 days after the official date of submission of the preliminary plat, the planning commission will either recommend approval of the plat, conditionally recommend conditional approval of the plat (noting the conditions of approval on the plat), recommend disapproval of the plat, or table the plat for further consideration. Action may be taken on the entire preliminary plat or any portion of it.
- (g) *Failure of Jasper County Board of Commissioners to act.* If the Jasper County Board of Commissioners fails to act within 90 days of the official date of submission of the preliminary plat, the preliminary plat will be deemed automatically approved by the Jasper County Board of Commissioners.
- (h) *Approval of preliminary plat.* Approval of a preliminary plat is effective and binding upon the Jasper County Board of Commissioners for a period of no more than two years. Before the two-year period expires, the developer may submit to the Jasper County Board of Commissioners a request in writing for an extension of time. If the Jasper County Board of Commissioners grants such an extension, final subdivision construction drawings must be submitted, approved, and work must begin within the limits of the extension. If no extension is sought prior to two-year time period, the preliminary plat is deemed void and the developer must start the process over.

Sec. 105-90. - Specifications for construction plans.

The construction plans must include the following:

- (2) Grading and drainage information to include at a minimum:

a. Existing and proposed contour lines at a contour interval no greater than two feet in all areas of proposed land disturbance. A minimum 200-foot-wide field-run strip topo is required for all proposed roads. In areas where lots will exceed three acres and no disturbance is proposed, ~~a contour interval of ten feet LIDAR topo~~ is acceptable.

Sec. 105-91. - Submission and approval of final plat.

(a) *Final plat submission.* After the preliminary plat of the proposed subdivision has been given approval by the Jasper County Board of Commissioners, the construction plans have been approved by the director of planning and the appropriate reviewers, and required improvements have been completed and approved by the road building inspector, the developer may, within two years from the date of the preliminary plat approval, apply for final plat approval. The developer must submit to the director of planning the following:

- (1) A letter requesting review and approval of a final plat and giving the name and address of the person to be notified of the action on the final plat.
- (2) **Seven (7)** copies of the final plat and other documents as may be specified. The scale of the plat must be at least **200** feet to the inch. If more than one sheet (maximum size 17 inches by 22 inches) is required, a cover sheet index shall be included.

(b) *Official date of submission.* The official date of submission of the final plat will be the date that all required documents have been received by the director of planning.

(c) *Final plat review.* The director of planning will review the final plat for conformance with the approved preliminary plat and construction plans and with this chapter and other relevant regulations.

(d) *Action of the director of planning.* No more than **60** days after the official date of submission of the final plat, the Jasper County Board of Commissioners will either certify the final plat for recording, conditionally approve the plat (noting the conditions of approval on the plat), or disapprove the plat. If the final plat is conditionally approved, once the developer has complied with the conditions indicated, the Jasper County Board of Commissioners will certify the plat, or disapprove the plat. If the final plat is disapproved, the planning commission will cause the developer to be notified in writing, stating the reasons for the disapproval. One copy and the original of the plat will be returned to the developer, and one copy will be made part of the records of the planning office. Action may be taken on the entire final plat or any portion of it.

(e) *Failure of director of planning to act.* If the Jasper County Board of Commissioners fails to act within **60** days of the official date of submission of the final plat, the final plat will be deemed automatically approved by the Jasper County Board of Commissioners.

(f) *Approval of final plat.* Following recommendation for approval of the final plat by the planning commission, the final plat shall be submitted to the **Jasper**

County Board of Commissioners for review at its next available meeting. Using the same review standards as the planning commission, Jasper County Board of Commissioners shall review the plat for sufficiency and may also inquire from various county departments as to whether all improvements shown on the final plat have been satisfactorily completed and installed as required. Failure of the owner to satisfactorily complete such improvements as are shown on the plat shall result in disapproval of the plat. The board of commissioners may approve, disapprove or defer action on the plat if required improvements have not been satisfactorily completed. Once the final plat has been approved by the Jasper County Board of Commissioners, the owner may record the plat which shall constitute acceptance by the county of all roads and other public improvements shown on the final plat. Only after such approval and recordation of the final plat may building permits be issued on the properties described by the plat.

X. Sec. _____ - _____

(Note: the following is the entirety of certain sections of the General Requirements. The only changes are in red font; however, the entirety is sent so that you understand the context of the changes.)

ARTICLE V. - GENERAL REQUIREMENTS

Sec. 105-127. - Development standards for lots.

All lots established in the county after the effective date of the ordinance from which this chapter is derived must comply with the development standards contained in this section. However, where provisions of chapter 119 apply and are stricter, those provisions take precedence. Development standards for lots are as follows:

- (1) *Lot lines.* As far as practical, side lot lines must be roughly perpendicular or radial to street lines.
- (2) *Lot frontage arrangements.* Land must be subdivided in a manner that provides each lot in the subdivision with direct abutting access to an existing public street or to an approved street contained within the proposed subdivision. Each non-cul-de-sac lot must meet the minimum buildable width by zoning district as outlined in chapter 119. (See flag lots in subsection (6) of this section.) Lots fronting on cul-de-sac must maintain at least 60 feet of frontage.
- (3) *Adequate building sites.* Each lot must contain an adequate building site not subject to flooding or steep slope greater than a ___% and outside the limits of existing easements or building setback lines required by this chapter or any existing ordinance as is appropriate.
- (4) *Double frontage lots.* Double frontage lots are prohibited unless required by the planning commission.
- (5) *Reverse frontage lots.* Reverse frontage lots may be included in major subdivisions and private street subdivisions abutting a minor collector, major collector or arterial road provided the following standards are satisfied:

- a. An easement of at least 25 feet in width, across which there shall be no right of access, shall be provided along the line of lots abutting any minor collector, major collector or arterial road or local street.
 - b. The backs of the adjacent houses must be screened from view as follows:
 - 1. The easement may retain its natural, undisturbed vegetation if existing trees and understory shrubs will adequately screen the view of the backs of the adjacent houses.
 - 2. Supplemental vegetation may be added within the easement to provide adequate screening.
 - 3. The easement may be improved with a landscaped earthen berm of no less than four feet in height.
- (6) *Flag lot.* A flag lot is a lot, the main portion of which is located away from the public street with a connecting strip of land at least 60 feet wide providing a minimum of 60 feet of frontage on the public street and which does not have a buildable site (exhibiting minimum lot width) within 500 feet of a public road. Flag lots are prohibited in subdivisions unless topographic conditions or the shape and orientation of the property to be subdivided make the inclusion of some flag lots necessary in the judgment of the planning commission. A flag lot is not intended to provide access to other properties so as to circumvent the street and right-of-way requirements of this chapter. A flag lot is intended only to provide a means of using a portion of a property for residential purpose that might not be accomplished through conventional street development.
- (7) *Lot remnants.* Lot remnants are prohibited. Such remnant areas must be added to adjacent lots, rather than remain as unusable parcels. Cemeteries are excepted.
- (8) *Monuments.* All lot corners must be marked with solid steel rods no less than one-half inch in diameter, and at least 2½ feet long, driven into the ground such that no more than two inches protrudes from the ground surface.
- (9) *Cemeteries.* The area within cemeteries shall not contribute to the minimum required lot area.
- (10) *Off-street parking.* Each lot is required to provide a minimum of two spaces, and a maximum of four spaces for off-street parking of passenger cars and light trucks. A minimum of two of these spaces must be either a carport or a garage that is complementary to the principal structure erected on the lot.
- (11) *Driveways.* Each lot shall have a driveway connecting the required off-street parking to the street. The driveway must be constructed of concrete, asphalt, or brick pavers.
- (12) *Storage shed/utility buildings.* Storage sheds and utility buildings are used to store lawn and garden equipment/tools, small household items. Only one such building is permitted on a subdivision lot. It must be complementary to the principal structure.

XI. Sec. _____ - _____

(Note: the following is the entirety of certain sections of Article X. Standards for Utility Infrastructure. The only changes are in red font; however, the entirety is sent so that you understand the context of the changes.)

ARTICLE X. - STANDARDS FOR UTILITY INFRASTRUCTURE

Sec. 105-275. - Potable water system requirements.

- (a) *Compliance with state standards.* All potable water systems shall comply with the design and construction standards of the state EPD.
- (b) *Extension within subdivisions.* The applicant shall be responsible for the material and labor cost of extending water systems within a subdivision as directed and inspected by the entity approved by the state EPD which provides water to the subdivision in question.
 - (1) The extensions of water mains within a subdivision shall be designed to provide adequate hydraulic capacity for future extensions to the surrounding area and shall be connected to existing surrounding water mains to accomplish desirable hydraulic looping.
 - (2) Dead-end mains within a subdivision shall be avoided, based on a determination by the entity approved by the state EPD to provide water to the subdivision in question. Water mains in dead-end streets shall have a fire hydrant installed at the end of the line on a common lot corner according to the standard details provided by said entity approved by state EPD.
- (c) *Hydrants.*
 - (1) Hydrants shall be placed to ensure free and clear access from the nearest public right-of-way. No equipment, landscaping, mail boxes, or other structures shall be placed in such a manner as to obstruct clear access from the right-of-way to the fire hydrant.
 - (2) Hydrants will be as approved by county fire services. Hydrants shall be of the standard three-outlet type, shall be not more than ~~1,000~~ 500 feet apart, and not more than 500 feet from any structure. Hydrants must pass a minimum flow rate of 500 GPM.

Sec. 105-128. - Development standards for utility installations.

- (c) *Water supply systems.*
 - (1) *Public water system.* If a state environmental protection division (EPD) approved public water supply is available to a proposed subdivision and connection to it is permitted, water mains, fire hydrants, and stub connections to each lot within the subdivision must be provided as shown on approved construction plans. If an EPD-approved public water supply is not available, the developer must size all lots to accommodate a well and an on-site septic system in accordance with county health department specifications. In order to meet minimum fire protection needs, all

water mains must be six inches or greater (as required by the applicable water authority), with approved hydrants at not more than ~~1,000-foot~~ 500-foot intervals. Systems shall be tested by county fire services.

XII. Sec. _____ - _____

Below is suggested changes and clarity to the existing zoning districts. Part of the changes include eliminating the "R-1" zoning district and making "R-2" simply RES (Residential). The other portion will be to determine if the minimum lot sizes will stay the same in the AG and RES or will it increase – this will be determined in the "Conservation Subdivision Design" discussion.

ARTICLE IV. - DISTRICT REGULATIONS

DIVISION 4. - DEVELOPMENT STANDARDS—ALL DISTRICTS

Sec. 119-244. - Development standards—Agriculture and residential districts.

Item	AG	R-R	R-2 RES	R-1	RL	V-P
Minimum heated floor area per dwelling unit	1,200 sf	1,200 sf	1,800 sf	1,800 sf	1,800 sf	750 sf
Minimum lot area without water or sewer Minimum lot area with well and septic	5 acres Or 8.5	3 acres	2 acres Or 2.5	1.2 acres	1 acre	NA
Minimum lot area with public/private water and septic	5 acres Or 8.5	3 acres	2 acres Or 2.5	1 acre	1 acre	NA
Minimum lot area with public/private water and sewer	5 acres Or 8.5	3 acres	2 acres Or 2.5	1 acre	1 acre	4,000 sf
Minimum lot width	200 ft	200 ft.	125 ft.	125 ft.	125 ft.	See section 119-295
Minimum road frontage	200 ft	200 ft.	125 ft.	125 ft.	125 ft.	See section 119-295

Minimum front yard arterial road	80 ft.	80 ft.	80 ft.	80 ft.	80 ft.	80 ft.
Minimum front yard major collector	80 ft.	80 ft.	80 ft.	80 ft.	80 ft.	10 ft. store; 30 ft. others
Minimum front yard minor collector	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	0 ft. store; 20 ft. other
Minimum front yard local roads	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	0 ft. store; 20 ft. other
Minimum side yard	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	0 or 10 ft.
Minimum rear yard	50 ft.	50 ft.	30 ft.	30 ft.	30 ft.*	30 ft.
Compliance with architectural standards required?	No	No	No	No	No	No

Below are suggested changes to delete the "R-1" and amend the "R-2" to RES and to show the correct acreage in AG & RES if changed in other places of the ordinances.

**ARTICLE IV. - DISTRICT REGULATIONS
DIVISION 4. - DEVELOPMENT STANDARDS—ALL DISTRICTS
Sec. 119-48. - Conventional zoning districts.**

In order to carry out the intent and purpose of this chapter, the county is divided into the following zoning districts:

Abbreviation	Name	Density (Minimum Lot Size)
AG	Agricultural	5 acres 8.5 acres
R-R	Rural Residential - Low Density	3 acres

R-2 RES	Single-Family Residential - Intensity	2 acres 2.5 acres
R-1	Single-Family Residential - Medium Density	1.2 acres/1 acre*
RL	Residential Lake - Low Density	1.0 acre
V-P	Village Plan - Mixed-Use Residential	4,000 sq. ft.**
O-I	Office-Institutional	1.2 acres/10,000 sq. ft.**
C-1	Neighborhood Commercial	1.2 acres/5,000 sq. ft.**
C-2	General Commercial	1.2 acres
M	Manufacturing	1.2 acres

*=With public water or sewer as approved by the county health department

**=Must have public water and sewers

Below are suggested changes to delete the "R-1" and amend the "R-2" to RES and to show the correct acreage in AG & RES if changed in other places of the ordinances.

ARTICLE IV. - DISTRICT REGULATIONS

DIVISION 4. - DEVELOPMENT STANDARDS—ALL DISTRICTS

Sec. 119-196. - ~~R-2~~ RES Single-Family Residential District, ~~Low Intensity.~~

The ~~R-2~~ RES Single-Family Residential District is intended to provide for single-family residential development at low-intensity (not over one principal dwelling unit per two acres) along with such public buildings, schools, churches, recreational facilities and accessory uses as may be necessary to support such communities and are normally compatible with such surroundings. For all major subdivisions of land for residential purposes in this district, conservation design is required leaving large amounts of land as green space protected by conservation easement. The ~~R-2~~ RES district is designed to accommodate development in areas ~~may not be~~ served by public water and sewer utilities.

~~Sec. 119-197. - R-1 Single-Family Residential District, Medium Density.~~

~~The R-1 Single-Family Residential District is intended for single-family residential development at low density (not over one principal dwelling unit per 1.2 acres) along with such public buildings, schools, churches, recreational facilities and accessory uses as may be necessary to support such communities and that are normally compatible with such surroundings. For all major subdivisions of land for residential purposes in this district, conservation subdivision design is required leaving large amounts of land as green space protected by conservation easement. The R-1 district may be applied in areas not served by public water and sewer utilities at a density of one principal dwelling unit per 1.2 acres. This district is also applicable at a maximum density of one dwelling unit per 0.7 acre in areas only if public or private community water and sewer utilities are available to support such density.~~