

ORDINANCE AMENDMENT

AN ORDINANCE BY JASPER COUNTY, GEORGIA TO AMEND CHAPTER 105 DEVELOPMENT REGULATIONS BY ADOPTING LANGUAGE AS DELINEATED BELOW; TO PROVIDE FOR CODIFICATION; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN ADOPTION DATE; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the Jasper County, Georgia, hereinafter referred to as the ("County") pursuant to Paragraph I, Section II, Article IX of the Constitution of the State of Georgia, known as the "Home Rule for Counties", is authorized to adopt clearly reasonable ordinances, resolutions or regulations related to its property, affairs, and local government for which no provision has been made by general law and which are not inconsistent with the Constitution or any charter provision applicable thereto, and;

WHEREAS, Jasper County, Georgia has determined it beneficial and necessary to have well-functioning ordinances to promote and manage development in the County;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF JASPER COUNTY, GEORGIA THAT THE BOARD OF COMMISSIONERS OF JASPER COUNTY, GEORGIA HEREBY ORDAIN:

RESOLVED AND APPROVED by the Board of Commissioners of Jasper County, Georgia, this ____ day of January, 2023.

SECTION I

The Code of Ordinances of Jasper County, Georgia is hereby amended by revising the following definition to Part II – Code of Ordinances, Chapter 105, Article II., Sec. 105-28 shown below:

Minor Plat means a division of land into no more than 3 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 Plat 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. Further dividing of land approved through the Minor Plat process within a 24-month period where the total number of lots would exceed the 3-lot limit previously approved shall follow for the Residential Subdivision process and require the review and approval of the Planning Commission and Board of Commissioners.

SECTION II

The Code of Ordinances of Jasper County, Georgia is hereby repealed and replaced by adding the following language to Part II – Code of Ordinances, Chapter 105, Article VI. new subsection 105-160

Section 105-160 - Minor Plat 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 the 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.

SECTION III

The sections, paragraphs, sentences, clauses or phrases of this Ordinance are severable, and if any phrase, clause, sentence paragraph or section of this Ordinance shall be declared illegal by the valid judgement or decree of any court of competent jurisdiction, such illegality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance.

SECTION IV

All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

SECTION V

The adoption date of this ordinance amendment is upon creation.

[SIGNATURE LINE BELOW]

SO ORDAINED this ____ day of January, 2023

**BOARD OF COMMISSIONERS
OF JASPER COUNTY, GEORGIA**

**Bruce Henry, Chairman
District 2**

**Shelia Jones, Commissioner
District 1**

**Don Jernigan, Commissioner
District 3**

**Gerald Stunkel, Commissioner
District 4**

**Steven Ledford, Commissioner
District 5**

ATTEST:

Sharon Robinson, County Clerk

{Jasper County, Georgia Seal}

APPROVED AS TO FORM:

S. David Ozburn, County Attorney