

COMMISSIONER OF CHATTOOGA COUNTY

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This meeting is simply for the first reading of three separate resolutions and to provide for copies of the revised subdivision and commercial property ordinance for everyone to read at their convenience. Copies can also be made available for email. We will have a second meeting on January 26 at 9 am.

This revised version is the result of public input that came out of the public meetings held by our county development committee last year, recommendations from our committee chair, and vice chair, input from developers and citizens, input from the association of Georgia counties, and careful reexamining by myself and the county attorney. It was after careful examination of all the information that I felt changes should be made that would simplify and clarify the statute and still allow for the protections the current version provides. The reevaluation resulted in a reduction in size from 88 pages to 52 pages, that includes table of contents.

The intent of this ordinance is to set standards for subdivision developments and commercial property developments that will allow for a level playing field for development and developers, ensure that developments are done correctly with minimal impact to the surrounding homeowners and communities, promote community driven development, and ensure developments do not place an undue burden on the taxpayer funded county infrastructure.

This ordinance does not impact homes, farms, or inherited property, and is not intended to place an undue burden on developers.

Over the past few years, we have seen the direct result that the "great migration" has had on our state and our county. It is imperative that we have safeguards in place that allows for development but smart development, and that ensures our county is not taken advantage of by potential bad actors that could possibly see our county as having "open borders" and as an opportunity to solely make money and leave taxpayers holding the bag for years to come.

Blake Elsberry
Chattooga County Commissioner

COUNTY OF CHATTOOGA

STATE OF GEORGIA

RESOLUTION TO PROVIDE NOTICE OF INTENT TO TERMINATE LAND DEVELOPMENT ORDINANCE OF 2022 AND OF FIRST READING TO ADOPT REPLACEMENT ORDINANCE TO BE KNOWN AS THE SUBDIVISION DEVELOPMENT ORDINANCE

WHEREAS, a Land Development Ordinance was adopted on March 18, 2022;
and

WHEREAS, Chattooga County, Georgia desires to terminate and revoke the 2022 Land Development Ordinance, in its entirety; and

WHEREAS, Chattooga County, Georgia desires to replace the 2022 Land Development Ordinance by adopting the proposed ordinance attached hereto and titled *CHATTOOGA COUNTY ORDINANCE FOR SUBDIVISION DEVELOPMENTS, MULTI-FAMILY DEVELOPMENTS AND COMMERCIAL DEVELOPMENTS* (hereinafter "Subdivision Development Ordinance") to protect and preserve the public health, safety and welfare; and

WHEREAS, the intended purpose of the Subdivision Development Ordinance is to require and regulate the preparation of plans for subdivision development; establish minimum design and construction standards for subdivision development, streets and improvements; set forth the procedure to be followed in applying these regulations; and set forth other matters pertinent to the development of subdivisions, multi-family dwellings and commercial property.

WHEREAS, the proposed Subdivision Development Ordinance attached hereto will be made available to the public by posting in the office of the Commissioner and on the bulletin board

of the Chattooga County Courthouse, and otherwise distributed electronically, by request, by providing copies to the local media, and otherwise by providing copies to members of the public upon request and after payment of a copying fee; and

WHEREAS, Chattooga County desires to waive a formal reading of the ordinance in its entirety due to the length of said proposed ordinance.

NOW, THEREFORE, BE IT RESOLVED by the governing authority of Chattooga County, Georgia that notice is hereby provided of the intent to terminate the 2022 Land Development Ordinance adopted on March 18, 2022 in its entirety.

IT IS FURTHER RESOLVED THAT the proposed Subdivision Development Ordinance attached hereto and presented as the CHATTOOGA COUNTY ORDINANCE FOR SUBDIVISION DEVELOPMENTS, MULTI-FAMILY DEVELOPMENTS AND COMMERCIAL DEVELOPMENTS and numbered as Ordinance Number 2024-1 is hereby presented as a proposed ordinance of the County and notice is hereby provided of the intent of the governing authority to adopt said ordinance.

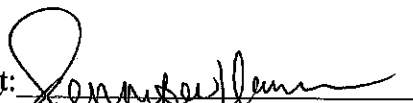
IT IS FURTHER RESOLVED THAT a reading of the ordinance in its entirety is hereby waived due to the length of said proposed ordinance. The presentation of the Subdivision Development Ordinance made hereby shall be considered the first reading of said ordinance.

SO RESOLVED, this 19 day of January, 2024.



BLAKE ELSBERRY, Commissioner

Attest:



Clerk/Deputy Clerk