



MORGAN COUNTY COMMISSION A G E N D A

April 06, 2021

10:00 AM

150 East Washington Street, Madison, GA
2nd Floor Board Room

Pledge and Invocation

Agenda Approval

Scheduled Public Comments

1. Anthony Carpenter regarding Sugar Bend Subdivision

Minutes

2. March 02, 2021 BOC Meeting
3. March 16, 2021 BOC Meeting
4. March 23, 2021 BOC Special Called Meeting

Consent Agenda

5. Motion to accept as information the March 2021 payables to include General Fund in the amount of \$657,417.88, TSPLOST in the amount of \$643,134.98, SPLOST in the amount of \$59,308.80, General Fund electronic payments in the amount of \$130,856.60 and the March 2021 financials.

Time Certain

11:00 AM Planning Commission

Planning Commission Unfinished Business

6. Morgan County Planning & Development is requesting text amendments to the Morgan County Zoning Ordinance Chapter 5.5 Minimum Required Yards and Building Setbacks, and Table 4.2 regarding dimensional requirements.

Unfinished Business

7. Amendments to the Morgan County Development Regulations (Chapters 1-4)

New Business

8. First Reading/Public Comments Chapter 10 Animal Ordinance Revision
9. Fire Fighting Automatic Aid Agreement Revision
10. Abandonment of County Road 235
11. Abandonment of a portion of County Road 67, Cumming Drive
12. Radio Telex Position
13. Property to be Declared Surplus
14. County Manager Report
15. Public Comments on Agenda Items

EXECUTIVE SESSION

16. Litigation

Agenda

Morgan County Board of Commissioners

March 16, 2021 --- 5:00 p.m.

To prove and correct an error in the deed of right of way of all public roads currently paved in Sugar Bend Subdivision.

This deed of right of way of public roads presently paved in Sugar Bend Subdivision and granted to Morgan County, dated January 1991, and duly recorded in Morgan County Clerk's Office, Morgan County, GA, has an error possibly a typo.

We will read the deed and show the deed language by description and as revised in a plat of survey drawn by Sheryl G. Sharp, RLS, in 1985, that Access Road in question typed into the deed is in error for entry, as is Fisher Way road not typed in (deleted, also an error). To correct this error, Fisher Way road presently paved since 1991 should be entered in the deed.

We must correct this error today. We all know what is on the ground per inspection today and has been since January 1991. (CONT'D)

(CONT'D) Meeting # 2 -- Agenda

April 6, 2021 --- 10:00 a.m.

As a former Morgan County Commissioner, S. J. Saffold will appear before the Board to discuss presently paved roads of Sugar Bend Subdivision since 1991. Mr. Saffold will state that he made final inspection of these paved roads before the deed of right of way of roads was written (in error)

March 2021 Financial Report

MORGAN COUNTY GOVERNMENT
 VENDOR PAYMENTS CHECK REGISTER
 Executed By: lsayer

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CHECK NO.	CHK DATE	VENDOR IDENTIFICATION	VENDOR NAME	TYPE	AMOUNT	VOID	OUTSTD
100-SUNTRUST GENERAL POOLED-SUNTRUST							
36384	03/04/2021	ABE CONSULTING, INC.	ABE CONSULTING, INC.	DIRECT	\$ 1,024.00		Yes
36385	03/04/2021	AG-PRO COMPANIES	AG-PRO LLC	DIRECT	\$ 37.96		Yes
36386	03/04/2021	AMAZON WEB SERVICES, INC.	AMAZON WEB SERVICES, INC.	DIRECT	\$ 33.60		Yes
36387	03/04/2021	APPLING COUNTY RECREATION DEPT	APPLING COUNTY RECREATION DEPT	DIRECT	\$ 205.00		Yes
36388	03/04/2021	ASSOCIATED PAPER	ASSOCIATED PAPER	DIRECT	\$ 603.53		Yes
36389	03/04/2021	ATHLETIC FIELD SUPPLY	ATHLETIC FIELD SUPPLY	DIRECT	\$ 2,407.00		Yes
36390	03/04/2021	AZALEA REGIONAL LIBRARY SYSTEM	AZALEA REGIONAL LIBRARY SYSTEM	DIRECT	\$ 18,135.08		Yes
36391	03/04/2021	BAKER, DEBRA	DEBRA BAKER	DIRECT	\$ 1,287.50		Yes
36392	03/04/2021	BEAR CREEK REPORTING, INC.	BEAR CREEK REPORTING, INC.	DIRECT	\$ 894.00		Yes
36393	03/04/2021	BRADLEY WELDINGSERVICE, INC.	BRADLEY WELDINGSERVICE, INC.	DIRECT	\$ 14,300.00		Yes
36394	03/04/2021	BRYAN, ANGELA M	ANGELA M BRYAN	DIRECT	\$ 31.50		Yes
36395	03/04/2021	BURDEN, CHRIS	CHRIS BURDEN	DIRECT	\$ 40.00		Yes
36396	03/04/2021	CAGLE, ALAN	ALAN CAGLE	DIRECT	\$ 50.00		Yes
36397	03/04/2021	CES-CITY ELECTRIC ACCOUNTS	CES-CITY ELECTRIC ACCOUNTS	DIRECT	\$ 259.25		Yes
36398	03/04/2021	CHARTER COMMUNICATIONS	CHARTER COMMUNICATIONS	DIRECT	\$ 3,571.54		Yes
36399	03/04/2021	CINTAS #201 DECATUR	CINTAS #201 DECATUR	DIRECT	\$ 287.08		Yes
36400	03/04/2021	CITY OF MADISON	CITY OF MADISON	DIRECT	\$ 15,466.30		Yes
36401	03/04/2021	CITY OF RUTLEDGE	CITY OF RUTLEDGE	DIRECT	\$ 62.00		Yes
36402	03/04/2021	CORRCARE, INC., C/O HUDSPETH A	CORRCARE, INC., C/O HUDSPETH ACCOU	DIRECT	\$ 13,219.00		Yes
36403	03/04/2021	COVETRUS NORTH AMERICA	COVETRUS NORTH AMERICA	DIRECT	\$ 417.28		Yes
36405	03/04/2021	DAVIS, BRENDA C. - CCR	BRENDA C. DAVIS, CCR	DIRECT	\$ 400.00		Yes
36406	03/04/2021	DAYS INN	DAYS INN	DIRECT	\$ 219.97		Yes
36407	03/04/2021	DAYS INN	DAYS INN	DIRECT	\$ 244.35		Yes
36408	03/04/2021	DOBBERSTEIN, VIVIAN LORENE	VIVIAN LORENE DOBBERSTEIN	DIRECT	\$ 962.50		Yes
36409	03/04/2021	FONTIS WATER	FONTIS WATER	DIRECT	\$ 238.25		Yes
36411	03/04/2021	GEORGIA FERTILIZER, LLC	GEORGIA FERTILIZER, LLC	DIRECT	\$ 470.00		Yes
36412	03/04/2021	GEORGIA TECHNOLOGY AUTHORITY	GEORGIA TECHNOLOGY AUTHORITY	DIRECT	\$ 417.31		Yes
36413	03/04/2021	GOLD MEDAL	GOLD MEDAL	DIRECT	\$ 610.51		Yes
36414	03/04/2021	HANSON, CHARLES	CHARLES T. HANSON	DIRECT	\$ 200.00		Yes
36415	03/04/2021	HANSON, HARRY	HARRY HANSON	DIRECT	\$ 200.00		Yes
36416	03/04/2021	HARRIS COMPUTER SYSTEMS	HARRIS COMPUTER SYSTEMS	DIRECT	\$ 1,247.83		Yes
36417	03/04/2021	HOLIDAY INN EXPRESS HOTEL & SU	HOLIDAY INN EXPRESS HOTEL & SUITES	DIRECT	\$ 170.00		Yes
36418	03/04/2021	HOLLIDAY, ASHLEY	ASHLEY HOLLIDAY	DIRECT	\$ 32.50		Yes
36419	03/04/2021	HORSLEY, NADEL - CCR	NADEL HORSLEY	DIRECT	\$ 200.00		Yes
36420	03/04/2021	HORTON, TONY	TONY HORTON	DIRECT	\$ 80.00		Yes
36421	03/04/2021	ICJE	ICJE	DIRECT	\$ 260.00		Yes
36422	03/04/2021	J C NASH TRUCK PARTS	J C NASH TRUCK PARTS	DIRECT	\$ 376.00		Yes
36423	03/04/2021	JACKSON, MITZI	MITZI JACKSON	DIRECT	\$ 196.00		Yes
36424	03/04/2021	LIFE PRESCRIPTIONS LLC	LIFE PRESCRIPTIONS LLC	DIRECT	\$ 50.00		Yes
36425	03/04/2021	MADISON MACHINE SHOP	MADISON MACHINE SHOP	DIRECT	\$ 811.78		Yes
36426	03/04/2021	MADISON MORGAN CHAMBER OF COMM	MADISON MORGAN CHAMBER OF COMMERCE	DIRECT	\$ 3,551.67		Yes
36427	03/04/2021	MAULDIN, MISSY	MISSY MAULDIN	DIRECT	\$ 50.00		Yes
36428	03/04/2021	MCGEE, MARY	MARY MCGEE	DIRECT	\$ 1,263.36		Yes
36429	03/04/2021	MERRITT, JR., CHARLES W.	CHARLES W. MERRITT, JR.	DIRECT	\$ 50.00		Yes
36430	03/04/2021	MINGLEDORFF'S INC	MINGLEDORFF'S INC	DIRECT	\$ 446.44		Yes
36431	03/04/2021	MORGAN COUNTY C ADAM E. CARTER	MORGAN COUNTY CORONER	DIRECT	\$ 50.00		Yes
36432	03/04/2021	MORGAN COUNTY HEALTH DEPARTMEN	MORGAN COUNTY HEALTH DEPARTMENT	DIRECT	\$ 14,166.67		Yes
36433	03/04/2021	MORGAN MEMORIAL HOSPITAL	MORGAN MEDICAL CENTER	DIRECT	\$ 83,623.41		Yes
36434	03/04/2021	MORRIS LAW, LLC	MORRIS LAW, LLC	DIRECT	\$ 550.00		Yes
36435	03/04/2021	MORRIS TRUCK REPAIR, INC.	MORRIS TRUCK REPAIR, INC.	DIRECT	\$ 627.47		Yes
36436	03/04/2021	MUNICIPAL EMERGENCY SERVICES	MUNICIPAL EMERGENCY SERVICES	DIRECT	\$ 1,471.12		Yes
36437	03/04/2021	NATIONAL EMERGENCY MEDICAL SER	NATIONAL EMERGENCY MEDICAL SERVICE	DIRECT	\$ 23,917.08		Yes
36438	03/04/2021	OAK GROVE LANDFILL	OAK GROVE LANDFILL	DIRECT	\$ 25,515.16		Yes
36439	03/04/2021	OFFICE DEPOT	OFFICE DEPOT	DIRECT	\$ 501.84		Yes
36440	03/04/2021	PENDLEY, JUANITA MULLINS	JUANITA MULLINS PENDLEY	DIRECT	\$ 25.00		Yes
36441	03/04/2021	PITNEY BOWES GLOBAL FINANCIAL	PITNEY BOWES GLOBAL FINANCIAL SERV	DIRECT	\$ 582.00		Yes
36442	03/04/2021	QUILL CORPORATION	QUILL CORPORATION	DIRECT	\$ 65.42		Yes
36443	03/04/2021	RABUN COUNTY RECREATION DEPART	RABUN COUNTY RECREATION DEPARTMENT	DIRECT	\$ 205.00		Yes
36444	03/04/2021	RDA SYSTEMS, INC.	RDA SYSTEMS, INC.	DIRECT	\$ 182.00		Yes
36445	03/04/2021	ROBISON, WHITNEY	WHITNEY ROBISON	DIRECT	\$ 119.95		Yes
36446	03/04/2021	SELLERS, BRANDON	BRANDON SELLERS	DIRECT	\$ 300.00		Yes
36447	03/04/2021	SLAUGHTER SALES & SERVICE CO I	SLAUGHTER SALES & SERVICE CO IN	DIRECT	\$ 76.50		Yes
36448	03/04/2021	STAPLES	STAPLES ADVANTAGE	DIRECT	\$ 117.51		Yes
36449	03/04/2021	STRUCTURED TECHNOLOGIES, INC.	STRUCTURED TECHNOLOGIES, INC.	DIRECT	\$ 1,755.00		Yes
36450	03/04/2021	SUNTRUST MERCHANT SERVICES	SUNTRUST MERCHANT SERVICES	DIRECT	\$ 302.49		Yes
36451	03/04/2021	TFS LEASING A PROGRAM OF DE LA	TFS LEASING A PROGRAM OF DE LAGE L	DIRECT	\$ 209.00		Yes
36452	03/04/2021	THE ICEE COMPANY	THE ICEE COMPANY	DIRECT	\$ 1,209.08		Yes
36453	03/04/2021	TIRE DISCOUNTERS	TIRE DISCOUNTERS	DIRECT	\$ 1,120.00		Yes

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36454	03/04/2021	TK'S TIRE & AUTO PARTS	TK'S TIRE & AUTO PARTS	DIRECT	\$ 36.84		Yes
36455	03/04/2021	TOROK, ROBERT A.	ROBERT A. TOROK	DIRECT	\$ 80.00		Yes
36456	03/04/2021	ULINE SHIPPING SUPPLIES	ULINE SHIPPING SUPPLIES	DIRECT	\$ 616.01		Yes
36457	03/04/2021	VERIZON WIRELESS	VERIZON WIRELESS	DIRECT	\$ 4,558.40		Yes
36458	03/04/2021	WALLER, DONTAVIOUS	DONTAVIOUS WALLER	DIRECT	\$ 80.00		Yes
36459	03/04/2021	WALLER, MARQUIS DONNELL	MARQUIS DONNELL WALLER	DIRECT	\$ 80.00		Yes
36460	03/04/2021	WALLER, TEVIN	TEVIN WALLER	DIRECT	\$ 216.05		Yes
36461	03/04/2021	WHITLEY, STEPHANIE	STEPHANIE WHITLEY	DIRECT	\$ 192.00		Yes
36462	03/04/2021	XEROX BUSINESS SOLUTIONS SOUTH	XEROX BUSINESS SOLUTIONS SOUTHEAST	DIRECT	\$ 193.06		Yes
36463	03/04/2021	XEROX FINANCIAL SERVICES	XEROX FINANCIAL SERVICES	DIRECT	\$ 119.00		Yes
36464	03/04/2021	GEORGIA DEPT OF REVENUE-VEHIC	GEORGIA DEPT OF REVENUE-VEHIC	DIRECT	\$ 20.00		Yes
36465	03/05/2021	CITY OF MADISON	CITY OF MADISON	DIRECT	\$ 1,763.79		Yes
36466	03/11/2021	AG-PRO COMPANIES	AG-PRO LLC	DIRECT	\$ 295.97		Yes
36467	03/11/2021	ALEXANDER, CALEB	CALEB ALEXANDER	DIRECT	\$ 112.50		Yes
36468	03/11/2021	ANIMAL CARE EQUIPMENT	ANIMAL CARE EQUIPMENT & SERVICE LL	DIRECT	\$ 110.81		Yes
36469	03/11/2021	ASSOCIATED PAPER	ASSOCIATED PAPER	DIRECT	\$ 1,424.52		Yes
36470	03/11/2021	AT&T	AT&T	DIRECT	\$ 2,032.42		Yes
36471	03/11/2021	AT&T CAPITAL SERVICES, INC.	AT&T CAPITAL SERVICES, INC.	DIRECT	\$ 2,413.83		Yes
36472	03/11/2021	ATHENS FORD	ATHENS FORD	DIRECT	\$ 280.28		Yes
36473	03/11/2021	AUGUSTA COMMUNICATIONS, INC.	AUGUSTA COMMUNICATIONS, INC.	DIRECT	\$ 798.00		Yes
36474	03/11/2021	BO'S WRECKER SERVICE	BO'S WRECKER SERVICE	DIRECT	\$ 1,422.66		Yes
36475	03/11/2021	BOB BARKER COMPANY INC	BOB BARKER COMPANY INC	DIRECT	\$ 275.24		Yes
36476	03/11/2021	CINTAS #201 DECATUR	CINTAS #201 DECATUR	DIRECT	\$ 247.70		Yes
36477	03/11/2021	COCA-COLA BOTTLING COMPANY UNI	COCA-COLA BOTTLING COMPANY UNITED,	DIRECT	\$ 1,081.76		Yes
36478	03/11/2021	CONVERUS, INC.	CONVERUS, INC.	DIRECT	\$ 700.00		Yes
36479	03/11/2021	COUNCIL OF MAGISTRATE COURT CL	COUNCIL OF MAGISTRATE COURT CLERKS	DIRECT	\$ 75.00		Yes
36480	03/11/2021	DATAMATX, INC	DATAMATX, INC	DIRECT	\$ 481.60		Yes
36481	03/11/2021	DIGITAL INSURANCE LLC	DIGITAL INSURANCE LLC	DIRECT	\$ 3,000.00		Yes
36482	03/11/2021	DJ'S AUTO PAINTING INC.	DJ'S AUTO PAINTING INC.	DIRECT	\$ 2,868.74		Yes
36483	03/11/2021	EASYVOTE SOLUTIONS	EASYVOTE SOLUTIONS	DIRECT	\$ 1,500.00		Yes
36484	03/11/2021	EDWARDS, AIJALON	AIJALON EDWARDS	DIRECT	\$ 87.50		Yes
36485	03/11/2021	ELLIS, ALISHA D	ALISHA D ELLIS	DIRECT	\$ 250.00		Yes
36486	03/11/2021	GALLS	GALLS	DIRECT	\$ 966.84		Yes
36487	03/11/2021	HBD INC.	HBD INC.	DIRECT	\$ 425.81		Yes
36488	03/11/2021	HORSLEY, NADEL - CCR	NADEL HORSLEY	DIRECT	\$ 576.00		Yes
36489	03/11/2021	INTERSTATE BATTERIES OF CENTRA	INTERSTATE BATTERIES OF CENTRAL SA	DIRECT	\$ 505.75		Yes
36490	03/11/2021	J C NASH TRUCK PARTS	J C NASH TRUCK PARTS	DIRECT	\$ 140.70		Yes
36491	03/11/2021	LABORN, OLIVIA	OLIVIA LABORN	DIRECT	\$ 69.99		Yes
36492	03/11/2021	LOPEZ, JOSUE	JOSUE LOPEZ	DIRECT	\$ 110.00		Yes
36493	03/11/2021	LUNDY, CALEB	CALEB LUNDY	DIRECT	\$ 115.00		Yes
36494	03/11/2021	MADDOX, TAMARA	TAMARA MADDOX	DIRECT	\$ 190.08		Yes
36495	03/11/2021	MADISON MORGAN CHAMBER OF COMM	MADISON MORGAN CHAMBER OF COMMERCE	DIRECT	\$ 105.00		Yes
36496	03/11/2021	MAINSTREET VETERINARY HOSPITAL	MAINSTREET VETERINARY HOSPITAL	DIRECT	\$ 575.40		Yes
36497	03/11/2021	MORGAN COUNTY CITIZEN	MORGAN COUNTY CITIZEN	DIRECT	\$ 116.25		Yes
36498	03/11/2021	MORGAN COUNTY CLERK OF SUPERIO	MORGAN COUNTY CLERK OF SUPERIOR CO	DIRECT	\$ 89.99		Yes
36499	03/11/2021	MORGAN MEMORIAL HOSPITAL	MORGAN MEDICAL CENTER	DIRECT	\$ 17.00		Yes
36500	03/11/2021	MORRIS TRUCK REPAIR, INC.	MORRIS TRUCK REPAIR, INC.	DIRECT	\$ 259.17		Yes
36501	03/11/2021	O'REILLY AUTO PARTS	O'REILLY AUTO PARTS	DIRECT	\$ 293.96		Yes
36502	03/11/2021	OAK GROVE LANDFILL	OAK GROVE LANDFILL	DIRECT	\$ 18,478.26		Yes
36503	03/11/2021	PRECISION DELTA CORPORATION	PRECISION DELTA CORPORATION	DIRECT	\$ 314.86		Yes
36504	03/11/2021	PRINTABILITY	PRINTABILITY	DIRECT	\$ 150.00		Yes
36505	03/11/2021	PRO-TEC FIRE & SAFETY	PRO-TEC FIRE & SAFETY	DIRECT	\$ 1,391.70		Yes
36506	03/11/2021	PUBLIC SAFETY UNIFORM & SUPPLY	PUBLIC SAFETY UNIFORM & SUPPLY	DIRECT	\$ 528.88		Yes
36507	03/11/2021	RICK RAYMOND INVESTIGATIONS	RICK RAYMOND INVESTIGATIONS	DIRECT	\$ 714.65		Yes
36508	03/11/2021	SAM'S CLUB/GECRB	SAM'S CLUB/GECRB	DIRECT	\$ 187.76		Yes
36509	03/11/2021	SATELLITE TRACKING OF PEOPLE,	SATELLITE TRACKING OF PEOPLE, LLC	DIRECT	\$ 86.52		Yes
36510	03/11/2021	SHRED-IT	SHRED-IT US JV LLC	DIRECT	\$ 50.50		Yes
36511	03/11/2021	SIDNEY LEE WELDING SUPPLY, INC	SIDNEY LEE WELDING SUPPLY, INC.	DIRECT	\$ 215.60		Yes
36512	03/11/2021	STAPLES	STAPLES ADVANTAGE	DIRECT	\$ 219.50		Yes
36513	03/11/2021	TEN 8 FIRE & SAFETY EQUIPMENT	TEN 8 FIRE & SAFETY EQUIPMENT OF G	DIRECT	\$ 3,222.99		Yes
36514	03/11/2021	TFS LEASING A PROGRAM OF DE LA	TFS LEASING A PROGRAM OF DE LAGE L	DIRECT	\$ 3,425.54		Yes
36515	03/11/2021	TIRE DISCOUNTERS	TIRE DISCOUNTERS	DIRECT	\$ 547.84		Yes
36516	03/11/2021	TK'S TIRE & AUTO PARTS	TK'S TIRE & AUTO PARTS	DIRECT	\$ 503.36		Yes
36517	03/11/2021	TRANSUNION RISK AND ATLERNATIV	TRANSUNION RISK AND ATLERNATIVE	DIRECT	\$ 82.60		Yes
36518	03/11/2021	TRUTH BOMB T SHIRTS	TRUTH BOMB T SHIRTS	DIRECT	\$ 722.42		Yes
36519	03/11/2021	UNITED REFRIGERATION, INC	UNITED REFRIGERATION, INC	DIRECT	\$ 72.01		Yes
36520	03/11/2021	WALLS, JACOB L	JACOB L WALLS	DIRECT	\$ 180.00		Yes
36521	03/11/2021	WALTON EMC	WALTON EMC	DIRECT	\$ 1,398.47		Yes
36522	03/11/2021	WEST CHATHAM WARNING DEVICES	WEST CHATHAM WARNING DEVICES	DIRECT	\$ 309.10		Yes
36523	03/11/2021	WEX BANK	WEX BANK	DIRECT	\$ 667.67		Yes
36524	03/11/2021	WILSON, JODI LYNN	JODI LYNN WILSON	DIRECT	\$ 181.00		Yes
36525	03/11/2021	XEROX BUSINESS SOLUTIONS SOUTH	XEROX BUSINESS SOLUTIONS SOUTHEAST	DIRECT	\$ 35.27		Yes

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36526	03/11/2021	YOUNGBLOOD MOTOR COMPANY	YOUNGBLOOD MOTOR COMPANY	DIRECT	\$ 804.20		Yes
36527	03/11/2021	SPAFLOW CHAIR MASSAGE & WELLNE	SPAFLOW CHAIR MASSAGE & WELLNESS	DIRECT	\$ 1,392.00		Yes
36545	03/18/2021	ADVANTAGE FIRE SPRINKLER CO IN	ADVANTAGE FIRE SPRINKLER CO INC	DIRECT	\$ 1,668.10		Yes
36546	03/18/2021	ALEXANDER, CALEB	CALEB ALEXANDER	DIRECT	\$ 52.50		Yes
36547	03/18/2021	ASSOCIATED PAPER	ASSOCIATED PAPER	DIRECT	\$ 2,938.11		Yes
36548	03/18/2021	AT&T	AT&T	DIRECT	\$ 1,126.00		Yes
36549	03/18/2021	ATHENS FORD	ATHENS FORD	DIRECT	\$ 22.76		Yes
36550	03/18/2021	ATHENS MICROCOMPUTER CENTER, I	ATHENS MICROCOMPUTER CENTER, INC.	DIRECT	\$ 2,135.74		Yes
36551	03/18/2021	ATLANTA FUEL COMPANY	ATLANTA FUEL COMPANY	DIRECT	\$ 474.01		Yes
36552	03/18/2021	BAILEY, BOBBY L.	BOBBY L. BAILEY	DIRECT	\$ 336.00		Yes
36553	03/18/2021	BO'S WRECKER SERVICE	BO'S WRECKER SERVICE	DIRECT	\$ 216.96		Yes
36554	03/18/2021	CHARM-TEX, INC	CHARM-TEX, INC	DIRECT	\$ 319.60		Yes
36555	03/18/2021	CHATTAHOOCHEE G ATTN: MIKE WAR	CHATTAHOOCHEE GOLD SWIMMING	DIRECT	\$ 241.00		Yes
36556	03/18/2021	CINTAS #201 DECATUR	CINTAS #201 DECATUR	DIRECT	\$ 209.80		Yes
36557	03/18/2021	CONNER'S AUTO PARTS	CONNER'S AUTO PARTS	DIRECT	\$ 3,144.11		Yes
36558	03/18/2021	COVINGTON FORD	COVINGTON FORD	DIRECT	\$ 25,623.00		Yes
36559	03/18/2021	DAVIS, BRENDA C. - CCR	BRENDA C. DAVIS, CCR	DIRECT	\$ 1,526.00		Yes
36560	03/18/2021	DOORS BY MIKE INC	DOORS BY MIKE INC	DIRECT	\$ 245.00		Yes
36561	03/18/2021	EDWARDS, AIJALON	AIJALON EDWARDS	DIRECT	\$ 102.50		Yes
36562	03/18/2021	ELLIS, ALISHA D	ALISHA D ELLIS	DIRECT	\$ 250.00		Yes
36563	03/18/2021	FARMER'S HARDWARE	FARMER'S HARDWARE	DIRECT	\$ 16.64		Yes
36564	03/18/2021	FLINT EQUIPMENT COMPANY	FLINT EQUIPMENT COMPANY	DIRECT	\$ 135.77		Yes
36565	03/18/2021	GAINESVILLE PARKS & RECREATION	GAINESVILLE PARKS & RECREATION	DIRECT	\$ 27.50		Yes
36566	03/18/2021	GALLS	GALLS	DIRECT	\$ 252.12		Yes
36567	03/18/2021	GEORGIA BUREAU OF INVESTIGATIO	GEORGIA BUREAU OF INVESTIGATION	DIRECT	\$ 86.50		Yes
36568	03/18/2021	GEORGIA FIREFIGHTERS PENSION F	GEORGIA FIREFIGHTERS PENSION FUND	DIRECT	\$ 1,400.00		Yes
36569	03/18/2021	GEORGIA POWER C 105090	GEORGIA POWER COMPANY	DIRECT	\$ 28,722.08		Yes
36570	03/18/2021	GOLD MEDAL	GOLD MEDAL	DIRECT	\$ 475.53		Yes
36571	03/18/2021	GRAINGER	GRAINGER	DIRECT	\$ 178.08		Yes
36572	03/18/2021	HALL BOOTH SMITH, P.C.	HALL BOOTH SMITH, P.C.	DIRECT	\$ 927.50		Yes
36573	03/18/2021	HALL BOOTH SMITH, P.C.	HALL BOOTH SMITH, P.C.	DIRECT	\$ 105.00		Yes
36574	03/18/2021	HALL BOOTH SMITH, P.C.	HALL BOOTH SMITH, P.C.	DIRECT	\$ 297.50		Yes
36575	03/18/2021	HALL BOOTH SMITH, P.C.	HALL BOOTH SMITH, P.C.	DIRECT	\$ 35.00		Yes
36576	03/18/2021	HALL BOOTH SMITH, P.C.	HALL BOOTH SMITH, P.C.	DIRECT	\$ 35.00		Yes
36577	03/18/2021	HALL BOOTH SMITH, P.C.	HALL BOOTH SMITH, P.C.	DIRECT	\$ 262.50		Yes
36578	03/18/2021	HALL BOOTH SMITH, P.C.	HALL BOOTH SMITH, P.C.	DIRECT	\$ 1,680.00		Yes
36579	03/18/2021	HALL BOOTH SMITH, P.C.	HALL BOOTH SMITH, P.C.	DIRECT	\$ 70.00		Yes
36580	03/18/2021	HARRIS COMPUTER SYSTEMS	HARRIS COMPUTER SYSTEMS	DIRECT	\$ 1,397.83		Yes
36581	03/18/2021	HORSLEY, NADEL - CCR	NADEL HORSLEY	DIRECT	\$ 200.00		Yes
36582	03/18/2021	HOUSEMAN PEST CONTROL INC	HOUSEMAN PEST CONTROL INC	DIRECT	\$ 1,085.00		Yes
36583	03/18/2021	J C NASH TRUCK PARTS	J C NASH TRUCK PARTS	DIRECT	\$ 1,050.31		Yes
36584	03/18/2021	KOFIE	KOFIE	DIRECT	\$ 70,554.01		Yes
36585	03/18/2021	LINGO	LINGO	DIRECT	\$ 1,401.56		Yes
36586	03/18/2021	LOPEZ, JOSUE	JOSUE LOPEZ	DIRECT	\$ 137.50		Yes
36587	03/18/2021	LOWE'S PUBLIC BLDGS	LOWE'S	DIRECT	\$ 1,058.76		Yes
36588	03/18/2021	LOWE'S PUBLIC SAFETY FIRE	LOWE'S	DIRECT	\$ 2,254.30		Yes
36589	03/18/2021	LOWE'S ROADS	LOWE'S	DIRECT	\$ 337.93		Yes
36590	03/18/2021	LUNDY, CALEB	CALEB LUNDY	DIRECT	\$ 52.50		Yes
36591	03/18/2021	MASTER LANDSCAPE SUPPLY	MASTER LANDSCAPE SUPPLY	DIRECT	\$ 101.20		Yes
36592	03/18/2021	METROPOLITAN COMMUNICATIONS	METROPOLITAN COMMUNICATIONS	DIRECT	\$ 1,050.00		Yes
36593	03/18/2021	MORGAN COUNTY CITIZEN	MORGAN COUNTY CITIZEN	DIRECT	\$ 497.14		Yes
36594	03/18/2021	MORGAN COUNTY SHERIFF'S OFFICE	MORGAN COUNTY SHERIFF'S OFFICE	DIRECT	\$ 330.09		Yes
36595	03/18/2021	MORGAN MEMORIAL HOSPITAL	MORGAN MEDICAL CENTER	DIRECT	\$ 112.48		Yes
36596	03/18/2021	MORRIS TRUCK REPAIR, INC.	MORRIS TRUCK REPAIR, INC.	DIRECT	\$ 28.78		Yes
36597	03/18/2021	MPH INDUSTRIES, INC.	MPH INDUSTRIES, INC.	DIRECT	\$ 158.40		Yes
36598	03/18/2021	NU-ART PRINTERS	NU-ART PRINTERS	DIRECT	\$ 55.00		Yes
36599	03/18/2021	O'REILLY AUTO PARTS	O'REILLY AUTO PARTS	DIRECT	\$ 41.06		Yes
36600	03/18/2021	OAK GROVE LANDFILL	OAK GROVE LANDFILL	DIRECT	\$ 23,720.90		Yes
36601	03/18/2021	PHELPS WELDING & RADIATOR INC	PHELPS WELDING & RADIATOR INC	DIRECT	\$ 36.71		Yes
36602	03/18/2021	PITNEY BOWES INC	PITNEY BOWES INC	DIRECT	\$ 169.56		Yes
36603	03/18/2021	POWERLINK TECHNOLOGIES INC.	POWERLINK TECHNOLOGIES INC.	DIRECT	\$ 165.00		Yes
36604	03/18/2021	PRITCHETT, JOSEPH	JOSEPH PRITCHETT	DIRECT	\$ 120.00		Yes
36605	03/18/2021	SHRED-IT	SHRED-IT US JV LLC	DIRECT	\$ 60.60		Yes
36606	03/18/2021	SLAUGHTER SALES & SERVICE CO I	SLAUGHTER SALES & SERVICE CO IN	DIRECT	\$ 287.70		Yes
36607	03/18/2021	SOUTHERN PRODUCTS & SERVICES,	SOUTHERN PRODUCTS & SERVICES, INC	DIRECT	\$ 467.00		Yes
36608	03/18/2021	STAPLES	STAPLES ADVANTAGE	DIRECT	\$ 214.56		Yes
36609	03/18/2021	THYSSENKRUPP ELEVATOR CORP.	THYSSENKRUPP ELEVATOR CORP.	DIRECT	\$ 647.55		Yes
36610	03/18/2021	TIRE DISCOUNTERS	TIRE DISCOUNTERS	DIRECT	\$ 1,457.08		Yes
36611	03/18/2021	TK'S TIRE & AUTO PARTS	TK'S TIRE & AUTO PARTS	DIRECT	\$ 31.98		Yes
36612	03/18/2021	TRINITY SERVICES GROUP, INC.	TRINITY SERVICES GROUP, INC.	DIRECT	\$ 13,176.91		Yes
36613	03/18/2021	TRIPLE POINT ENGINEERING	TRIPLE POINT ENGINEERING	DIRECT	\$ 1,800.55		Yes
36614	03/18/2021	ULINE SHIPPING SUPPLIES	ULINE SHIPPING SUPPLIES	DIRECT	\$ 616.01		Yes

MORGAN COUNTY GOVERNMENT
 VENDOR PAYMENTS CHECK REGISTER
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CHECK NO.	CHK DATE	VENDOR IDENTIFICATION	VENDOR NAME	TYPE	AMOUNT	VOID	OUTSTD
36615	03/18/2021	VALLEY PROPANE	VALLEY PROPANE	DIRECT	\$ 4,660.25		Yes
36616	03/18/2021	VERIZON CONNECT NWF, INC.	VERIZON CONNECT NWF, INC.	DIRECT	\$ 161.90		Yes
36617	03/18/2021	WALLS, JACOB L	JACOB L WALLS	DIRECT	\$ 180.00		Yes
36618	03/18/2021	WALTON EMC	WALTON EMC	DIRECT	\$ 2,712.29		Yes
36619	03/18/2021	WITMER PUBLIC S WITMER PUBLIC	WITMER PUBLIC SAFETY GROUP, INC	DIRECT	\$ 300.93		Yes
36620	03/18/2021	XEROX BUSINESS SOLUTIONS SOUTH	XEROX BUSINESS SOLUTIONS SOUTHEAST	MANUAL	\$ 0.00	VOIDED	Yes
36621	03/18/2021	XEROX FINANCIAL SERVICES	XEROX FINANCIAL SERVICES	DIRECT	\$ 334.00		Yes
36622	03/18/2021	YANCEY BROTHERS COMPANY	YANCEY BROTHERS COMPANY	DIRECT	\$ 1,254.35		Yes
36623	03/18/2021	ZAPATA CONSTRUCTION	ZAPATA CONSTRUCTION	DIRECT	\$ 2,092.00		Yes
36624	03/18/2021	TWISTED PINE WOODWORKS & ENGRA	TWISTED PINE WOODWORKS & ENGRAVING	DIRECT	\$ 80.00		Yes
36625	03/25/2021	ALEXANDER, CALEB	CALEB ALEXANDER	DIRECT	\$ 67.50		Yes
36626	03/25/2021	ALL TURF	ALL TURF	DIRECT	\$ 2,400.00		Yes
36627	03/25/2021	ASSOCIATED PAPER	ASSOCIATED PAPER	DIRECT	\$ 1,020.55		Yes
36628	03/25/2021	BO'S WRECKER SERVICE	BO'S WRECKER SERVICE	DIRECT	\$ 110.98		Yes
36629	03/25/2021	CENTRAL GEORGIA EMC	CENTRAL GEORGIA EMC	DIRECT	\$ 473.00		Yes
36630	03/25/2021	CHARTER COMMUNICATIONS	CHARTER COMMUNICATIONS	DIRECT	\$ 95.00		Yes
36631	03/25/2021	CINTAS #201 DECATUR	CINTAS #201 DECATUR	DIRECT	\$ 418.76		Yes
36632	03/25/2021	COCA-COLA BOTTLING COMPANY UNI	COCA-COLA BOTTLING COMPANY UNITED,	DIRECT	\$ 253.92		Yes
36633	03/25/2021	COVINGTON FORD	COVINGTON FORD	DIRECT	\$ 35,015.00		Yes
36634	03/25/2021	DIRECTV	DIRECTV	DIRECT	\$ 83.99		Yes
36635	03/25/2021	DISH NETWORK	DISH NETWORK	DIRECT	\$ 198.05		Yes
36636	03/25/2021	EDWARDS, AIJALON	AIJALON EDWARDS	DIRECT	\$ 35.00		Yes
36637	03/25/2021	ELLIS, ALISHA D	ALISHA D ELLIS	DIRECT	\$ 227.50		Yes
36638	03/25/2021	FLINT EQUIPMENT COMPANY	FLINT EQUIPMENT COMPANY	DIRECT	\$ 135.77		Yes
36639	03/25/2021	GAINESVILLE PARKS & RECREATION	GAINESVILLE PARKS & RECREATION	DIRECT	\$ 408.50		Yes
36640	03/25/2021	GEORGIA PUBLIC SAFETY TRAINING	GEORGIA PUBLIC SAFETY TRAINING CEN	DIRECT	\$ 47.25		Yes
36641	03/25/2021	GEORGIA TECHNOLOGY AUTHORITY	GEORGIA TECHNOLOGY AUTHORITY	DIRECT	\$ 417.31		Yes
36642	03/25/2021	GRAINGER	GRAINGER	DIRECT	\$ 174.40		Yes
36643	03/25/2021	GUNBY COMMUNICATIONS INC.	GUNBY COMMUNICATIONS INC.	DIRECT	\$ 3,735.00		Yes
36644	03/25/2021	HI-LINE INC	HI-LINE INC	DIRECT	\$ 75.50		Yes
36645	03/25/2021	HOUSEMAN PEST CONTROL INC	HOUSEMAN PEST CONTROL INC	DIRECT	\$ 399.00		Yes
36646	03/25/2021	KOFILE	KOFILE	DIRECT	\$ 1,723.68		Yes
36647	03/25/2021	LOPEZ, JOSUE	JOSUE LOPEZ	DIRECT	\$ 137.50		Yes
36648	03/25/2021	LOWE'S REC DEPT	LOWE'S	DIRECT	\$ 330.63		Yes
36649	03/25/2021	LUNDY, CALEB	CALEB LUNDY	DIRECT	\$ 130.00		Yes
36650	03/25/2021	MORGAN COUNTY CITIZEN	MORGAN COUNTY CITIZEN	DIRECT	\$ 59.80		Yes
36651	03/25/2021	MORGAN COUNTY CLERK OF SUPERIO	MORGAN COUNTY CLERK OF SUPERIOR CO	DIRECT	\$ 21.00		Yes
36652	03/25/2021	MORGAN COUNTY CLERK OF SUPERIO	MORGAN COUNTY CLERK OF SUPERIOR CO	DIRECT	\$ 1,425.00		Yes
36653	03/25/2021	MORGAN COUNTY CLERK OF SUPERIO	MORGAN COUNTY CLERK OF SUPERIOR CO	DIRECT	\$ 41.00		Yes
36654	03/25/2021	MORGAN COUNTY SHERIFF'S OFFICE	MORGAN COUNTY SHERIFF'S OFFICE	DIRECT	\$ 2,651.00		Yes
36655	03/25/2021	MORGAN MEMORIAL HOSPITAL	MORGAN MEDICAL CENTER	DIRECT	\$ 34.00		Yes
36656	03/25/2021	MUNICIPAL EMERGENCY SERVICES	MUNICIPAL EMERGENCY SERVICES	DIRECT	\$ 64,809.76		Yes
36657	03/25/2021	NESBIT REPAIR LLC	NESBIT REPAIR LLC	DIRECT	\$ 2,175.00		Yes
36658	03/25/2021	NU-ART PRINTERS	NU-ART PRINTERS	DIRECT	\$ 95.00		Yes
36659	03/25/2021	OFFICE DEPOT	OFFICE DEPOT	DIRECT	\$ 36.89		Yes
36660	03/25/2021	PIEDMONT ATHENS REGIONAL MED	PIEDMONT ATHENS REGIONAL MEDICAL C	DIRECT	\$ 11,027.22		Yes
36661	03/25/2021	SAMPSON, PHD, STEPHEN J	STEPHEN J SAMPSON, PHD	DIRECT	\$ 250.00		Yes
36662	03/25/2021	SIDNEY LEE WELDING SUPPLY, INC	SIDNEY LEE WELDING SUPPLY, INC.	DIRECT	\$ 16.20		Yes
36663	03/25/2021	SURELOCK TECHNOLOGY	SURELOCK TECHNOLOGY	MANUAL	\$ 0.00	VOIDED	Yes
36664	03/25/2021	TEAM SPORTS, INC.	TEAM SPORTS, INC.	DIRECT	\$ 209.04		Yes
36665	03/25/2021	TIRE DISCOUNTERS	TIRE DISCOUNTERS	DIRECT	\$ 1,034.66		Yes
36666	03/25/2021	TK'S TIRE & AUTO PARTS	TK'S TIRE & AUTO PARTS	DIRECT	\$ 96.04		Yes
36667	03/25/2021	TOSHIBA BUSINESS SOLUTIONS, US	TOSHIBA BUSINESS SOLUTIONS, USA	DIRECT	\$ 1,469.29		Yes
36668	03/25/2021	WALLS, JACOB L	JACOB L WALLS	DIRECT	\$ 180.00		Yes
36669	03/25/2021	WATERLOGIC AMER DBA PURE WATER	WATERLOGIC AMERICAS LLC	DIRECT	\$ 179.85		Yes
36670	03/25/2021	XEROX BUSINESS SOLUTIONS SOUTH	XEROX BUSINESS SOLUTIONS SOUTHEAST	DIRECT	\$ 365.04		Yes
36671	03/25/2021	YOUNGBLOOD MOTOR COMPANY	YOUNGBLOOD MOTOR COMPANY	DIRECT	\$ 2,413.60		Yes

TOTAL BANK 100-SUNTRUST \$ 657,417.88

335-SUNTRUST TSPLOST-SUNTRUST

554	03/04/2021	CITY OF BOSTWICK	CITY OF BOSTWICK	DIRECT	\$ 6,811.77		Yes
555	03/04/2021	CITY OF BUCKHEAD	CITY OF BUCKHEAD	DIRECT	\$ 3,185.61		Yes
556	03/04/2021	CITY OF MADISON	CITY OF MADISON	DIRECT	\$ 74,217.82		Yes
557	03/04/2021	CITY OF RUTLEDGE	CITY OF RUTLEDGE	DIRECT	\$ 14,572.45		Yes
558	03/04/2021	MARTIN MARIETTA MATERIALS	MARTIN MARIETTA MATERIALS	DIRECT	\$ 1,407.02		Yes
559	03/11/2021	BO'S WRECKER SERVICE	BO'S WRECKER SERVICE	DIRECT	\$ 142.99		Yes
560	03/11/2021	YANCEY BROTHERS COMPANY	YANCEY BROTHERS COMPANY	DIRECT	\$ 63.00		Yes
561	03/18/2021	CONNER'S AUTO PARTS	CONNER'S AUTO PARTS	DIRECT	\$ 365.50		Yes
562	03/18/2021	COVINGTON FORD	COVINGTON FORD	DIRECT	\$ 26,067.00		Yes
563	03/18/2021	GARRETT PAVING COMPANY	GARRETT PAVING COMPANY	DIRECT	\$ 875.00		Yes

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 VENDOR PAYMENTS CHECK REGISTER
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564	03/18/2021	MARTIN MARIETTA MATERIALS	MARTIN MARIETTA MATERIALS	DIRECT	\$ 10,824.24		Yes
565	03/18/2021	PITTMAN CONSTRUCTION	PITTMAN CONSTRUCTION	DIRECT	\$ 493,790.22		Yes
566	03/18/2021	THE BIG GREEN SIGN CO., LLC	THE BIG GREEN SIGN CO., LLC	DIRECT	\$ 298.27		Yes
567	03/18/2021	YANCEY BROTHERS COMPANY	YANCEY BROTHERS COMPANY	DIRECT	\$ 194.89		Yes
568	03/25/2021	MARTIN MARIETTA MATERIALS	MARTIN MARIETTA MATERIALS	DIRECT	\$ 4,334.20		Yes
569	03/25/2021	WOOD ENVIRONMENT & INFRASTRUCT	WOOD ENVIRONMENT & INFRASTRUCTURE	DIRECT	\$ 5,985.00		Yes
TOTAL BANK 335-SUNTRUST					\$ 643,134.98		
SPLOST POOLED SPLOST POOLED ACCOUNT-SUNTRUST							
2996	03/04/2021	CITY OF BOSTWICK	CITY OF BOSTWICK	DIRECT	\$ 3,715.25		Yes
2997	03/04/2021	CITY OF BUCKHEAD	CITY OF BUCKHEAD	DIRECT	\$ 1,857.62		Yes
2998	03/04/2021	CITY OF MADISON	CITY OF MADISON	DIRECT	\$ 46,309.30		Yes
2999	03/04/2021	CITY OF RUTLEDGE	CITY OF RUTLEDGE	DIRECT	\$ 7,426.63		Yes
TOTAL BANK SPLOST POOLED					\$ 59,308.80		
TOTAL ALL					\$ 1,359,861.66		

MORGAN COUNTY GOVERNMENT
 VENDOR ELECTRONIC PAYMENTS REGISTER REPORT
 Executed By: lsayer

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 ETF NUMBER ETF DATE VENDOR IDENTIFICATION VENDOR NAME TYPE AMOUNT CHECKING ACCOUNT #? ROUTING #? ACH ACTIVE
 =====

Bank: 100-SUNTRUST GENERAL POOLED-SUNTRUST

ELECTRONIC TYPE: DIRECT DEPOSIT ACH FILE

49940	03/04/2021	AMAZON CAPITAL SERVICES	AMAZON CAPITAL SERVICES	DIRECT	\$ 563.08	Yes	Yes	Yes	Yes
49941	03/04/2021	BRANDT, LESLIE SMITH	LESLIE SMITH BRANDT	DIRECT	\$ 50.00	Yes	Yes	Yes	Yes
49942	03/04/2021	CAGLE, SHANNON	SHANNON CAGLE	DIRECT	\$ 40.00	Yes	Yes	Yes	Yes
49943	03/04/2021	CREW JR, WILLIAM T.	WILLIAM T. CREW JR	DIRECT	\$ 50.00	Yes	Yes	Yes	Yes
49944	03/04/2021	DEAL, SHAUNN A.	SHAUNN A. DEAL	DIRECT	\$ 50.00	Yes	Yes	Yes	Yes
49945	03/04/2021	FLOWERS, PHYLLIS	PHYLLIS D. FLOWERS	DIRECT	\$ 300.00	Yes	Yes	Yes	Yes
49947	03/04/2021	NUNN, MARY S.	MARY S. NUNN	DIRECT	\$ 50.00	Yes	Yes	Yes	Yes
49948	03/04/2021	OAKLEY, MARY	MARY ELIZABETH OAKLEY	DIRECT	\$ 50.00	Yes	Yes	Yes	Yes
49949	03/04/2021	PROCTOR, AMANDA WAGES	AMANDA WAGES PROCTOR	DIRECT	\$ 50.00	Yes	Yes	Yes	Yes
49950	03/04/2021	WOODARD, JANET	JANET WOODARD	DIRECT	\$ 40.00	Yes	Yes	Yes	Yes
49954	03/11/2021	AMAZON CAPITAL SERVICES	AMAZON CAPITAL SERVICES	DIRECT	\$ 482.60	Yes	Yes	Yes	Yes
49955	03/11/2021	BATEMAN COMMUNITY LIVING	BATEMAN COMMUNITY LIVING	DIRECT	\$ 2,427.84	Yes	Yes	Yes	Yes
49956	03/11/2021	MCCURLEY, SANDY	SANDY MCCURLEY	DIRECT	\$ 265.00	Yes	Yes	Yes	Yes
50190	03/18/2021	AMAZON CAPITAL SERVICES	AMAZON CAPITAL SERVICES	DIRECT	\$ 5,558.34	Yes	Yes	Yes	Yes
50193	03/25/2021	AMAZON CAPITAL SERVICES	AMAZON CAPITAL SERVICES	DIRECT	\$ 867.17	Yes	Yes	Yes	Yes
50194	03/25/2021	DEAL, SHAUNN A.	SHAUNN A. DEAL	DIRECT	\$ 7,525.00	Yes	Yes	Yes	Yes

TOTAL TYPE: DIRECT DEPOSIT ACH FILE \$ 18,369.03

ELECTRONIC TYPE: DIRECT DRAFTED/TRANSFERRED FROM ACCOUNT

49952	03/01/2021	NEW YORK CITIBANK	NEW YORK CITIBANK	DIRECT	\$ 15,913.50	No	No	No	No
49946	03/04/2021	GEORGIA DEPT OF REVENUE	GEORGIA DEPT OF REVENUE	MANUAL	\$ 0.00	No	No	No	No
49953	03/08/2021	NEW YORK CITIBANK	NEW YORK CITIBANK	DIRECT	\$ 16,270.49	No	No	No	No
50185	03/18/2021	GRAVITY PAYMENTS	GRAVITY PAYMENTS	DIRECT	\$ 13.62	No	No	No	No
50189	03/18/2021	NEW YORK CITIBANK	NEW YORK CITIBANK	DIRECT	\$ 20,824.07	No	No	No	No
50195	03/22/2021	NEW YORK CITIBANK	NEW YORK CITIBANK	DIRECT	\$ 47,919.92	No	No	No	No
50196	03/29/2021	NEW YORK CITIBANK	NEW YORK CITIBANK	DIRECT	\$ 11,545.97	No	No	No	No

TOTAL TYPE: DIRECT DRAFTED/TRANSFERRED FROM ACCOUNT \$ 112,487.57

TOTAL BANK: 100-SUNTRUST \$ 130,856.60

TOTAL ALL ELECTRONIC TRANSFERS = \$ 130,856.60

MORGAN COUNTY GOVERNMENT
 FD-FUNC-SOURCE REVENUES SUMMARY REPORT
 for Fiscal Year 2021 (2020-2021 FISCAL YEAR)
 Posted and Distributed and Undistributed Figures
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Code	Description	Estimated Revenue	Est. Revenue For	Revenue For	Revenue For	Revenue YTD	Unrealized Balance	Percent Real
FD 100 GENERAL FUND								
FUNC 1400 ELECTIONS								
33.1150	INDIRECT GRANT REVENUE	\$ 0.00	\$ 0.00	\$ 0.00	\$ 193.20	\$ 193.20	100.00	100.00
33.4000	STATE GRANTS	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,500.73	\$ 2,500.73	100.00	100.00
34.1910	ELECTION QUALIFYING FEE	\$ 2,500.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,500.00	0.00	0.00
1400	ELECTIONS	\$ 2,500.00	\$ 0.00	\$ 0.00	\$ 2,693.93	\$ 193.93	107.76	
FUNC 1515 TREASURY								
31.1100	REAL PROPERTY-CURRENT YEAR	\$ 10,193,474.00	\$ 0.00	\$ 245,073.29	\$ 9,732,591.23	\$ 460,882.77	95.48	
31.1120	REAL PROPERTY-TIMBER	\$ 30,000.00	\$ 0.00	\$ 3,742.40	\$ 16,773.34	\$ 13,226.66	55.91	
31.1200	REAL PROPERTY-PRIOR YEAR	\$ 50,000.00	\$ 0.00	\$ 818.93	\$ 9,709.39	\$ 40,290.61	19.42	
31.1300	PERSONAL PROPERTY-CURRENT YEAR	\$ 15,000.00	\$ 0.00	\$ 2,077.79	\$ 5,842.47	\$ 9,157.53	38.95	
31.1310	MOTOR VEHICLE	\$ 150,000.00	\$ 0.00	\$ 29,045.95	\$ 109,976.26	\$ 40,023.74	73.32	
31.1315	MOTOR VEHICLE TAVT	\$ 1,200,000.00	\$ 0.00	\$ 119,183.54	\$ 891,300.75	\$ 308,699.25	74.28	
31.1316	MOTOR VEHICLE AAVT	\$ 12,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 12,000.00	0.00	
31.1320	MOBILE HOME	\$ 2,500.00	\$ 0.00	\$ 284.49	\$ 628.14	\$ 1,871.86	25.13	
31.1340	INTANGIBLES (REGULAR AND RECORDIN	\$ 150,000.00	\$ 0.00	\$ 32,094.01	\$ 217,362.06	\$ 67,362.06	144.91	
31.1350	RAILROAD EQUIPMENT	\$ 20,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 20,000.00	0.00	
31.1400	PERSONAL PROPERTY-PRIOR YEAR	\$ 0.00	\$ 0.00	\$ 252.11	\$ 383.28	\$ 383.28	100.00	
31.1500	PROPERTY NOT ON DIGEST	\$ 10,000.00	\$ 0.00	\$ 55,790.13	\$ 115,122.47	\$ 105,122.47	1151.22	
31.1600	REAL ESTATE TRANSFER (INTANGIBLE)	\$ 70,000.00	\$ 0.00	\$ 6,545.01	\$ 52,855.36	\$ 17,144.64	75.51	
31.1750	TELEVISION CABLE FRANCHISE TAX	\$ 7,500.00	\$ 0.00	\$ 0.00	\$ 4,588.29	\$ 2,911.71	61.18	
31.3100	LOCAL OPTION SALES AND USE TAX	\$ 2,880,000.00	\$ 0.00	\$ 0.00	\$ 2,044,416.27	\$ 835,583.73	70.99	
31.4200	ALCOHOLIC BEVERAGE EXCISE	\$ 40,000.00	\$ 0.00	\$ 4,084.38	\$ 39,949.04	\$ 50.96	99.87	
31.6100	BUSINESS AND OCCUPATION TAXES	\$ 30,000.00	\$ 0.00	\$ 5,636.80	\$ 24,670.76	\$ 5,329.24	82.24	
31.6200	INSURANCE PREMIUM TAXES	\$ 900,000.00	\$ 0.00	\$ 0.00	\$ 923,049.67	\$ 23,049.67	102.56	
31.6300	FINANCIAL INSTITUTIONS TAXES	\$ 32,000.00	\$ 0.00	\$ 17,298.00	\$ 35,618.00	\$ 3,618.00	111.31	
31.9110	PEN & INT-REAL PROPERTY	\$ 50,000.00	\$ 0.00	\$ 2,385.80	\$ 6,956.16	\$ 43,043.84	13.91	
31.9120	PEN & INT PERSONAL PROPERTY	\$ 1,000.00	\$ 0.00	\$ 106.50	\$ 4,953.52	\$ 3,953.52	495.35	
31.9500	FI FA	\$ 7,500.00	\$ 0.00	\$ 117.50	\$ 2,527.50	\$ 4,972.50	33.70	
32.1100	BUSINESS LICENSES-ALCOHOLIC BEVER	\$ 5,500.00	\$ 0.00	\$ 4,000.00	\$ 4,000.00	\$ 1,500.00	72.73	
33.1000	FEDERAL GOVERNMENT GRANTS	\$ 0.00	\$ 0.00	\$ 0.00	\$ 19,151.00	\$ 19,151.00	100.00	
33.1150	INDIRECT GRANT REVENUE	\$ 0.00	\$ 0.00	\$ 0.00	\$ 756,950.86	\$ 756,950.86	100.00	
33.3000	FEDERAL GOVERNMENT PAYMENTS IN LI	\$ 500.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 500.00	0.00	
33.5000	STATE GOVERNMENT FLPA	\$ 556,800.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 556,800.00	0.00	
34.1400	PRINTING AND DUPLICATING SERVICES	\$ 250.00	\$ 0.00	\$ 0.00	\$ 44.25	\$ 205.75	17.70	
34.1600	MOTOR VEHICLE TAG COLLECTION FEES	\$ 0.00	\$ 0.00	\$ 7,411.10	\$ 38,400.51	\$ 38,400.51	100.00	
34.1700	SEWER PLANT COST ALLOCATION	\$ 8,400.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 8,400.00	0.00	
34.1900	PERMIT & OTHER FEES - MOVIES	\$ 15,000.00	\$ 0.00	\$ 100.00	\$ 100.00	\$ 14,900.00	0.67	
34.1940	COMMISSIONS	\$ 375,000.00	\$ 0.00	\$ 17,137.69	\$ 337,958.34	\$ 37,041.66	90.12	
34.1941	AGENT FEES	\$ 0.00	\$ 0.00	\$ 0.00	\$ 9,573.05	\$ 9,573.05	100.00	
34.1942	MAIL FEES	\$ 0.00	\$ 0.00	\$ 0.00	\$ 570.00	\$ 570.00	100.00	
34.9300	BAD CHECK FEES	\$ 500.00	\$ 0.00	\$ 30.00	\$ 165.00	\$ 335.00	33.00	
35.1200	BONDS	\$ 1,000.00	\$ 0.00	\$ 0.00	\$ 1,000.00	\$ 0.00	100.00	
35.1900	FINES AND FORFEITURES-OTHER	\$ 500.00	\$ 0.00	\$ 1.08	\$ 1.08	\$ 498.92	0.22	
36.1000	INTEREST REVENUES	\$ 12,000.00	\$ 0.00	\$ 1,254.77	\$ 15,243.76	\$ 3,243.76	127.03	
38.1000	RENTS AND ROYALTIES	\$ 260,000.00	\$ 0.00	\$ 18,432.95	\$ 194,417.61	\$ 65,582.39	74.78	
38.3000	REIMBURSEMENT FOR DAMAGED PROPERT	\$ 0.00	\$ 0.00	\$ 1,433.86	\$ 4,908.11	\$ 4,908.11	100.00	
38.9000	MISCELLANEOUS REVENUE-OTHER	\$ 25,000.00	\$ 0.00	\$ 28,449.51	\$ 81,887.38	\$ 56,887.38	327.55	
39.2000	PROCEEDS OF CAPITAL ASSET DISPOSI	\$ 15,000.00	\$ 0.00	\$ 13,959.00	\$ 89,689.28	\$ 74,689.28	597.93	
1515	TREASURY	\$ 17,126,424.00	\$ 0.00	\$ 616,746.59	\$ 15,793,334.19	\$ 1,333,089.81	92.22	
FUNC 1550 TAX ASSESSOR								
34.9900	OTHER CHARGES FOR SERVICES-OTHER	\$ 5,000.00	\$ 0.00	\$ 2,205.00	\$ 4,830.00	\$ 170.00	96.60	
FUNC 1580 RECORDS MANAGEMENT								
34.1400	PRINTING AND DUPLICATING SERVICES	\$ 500.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 500.00	0.00	
37.1000	CONTRIBUTIONS AND DONATIONS FROM	\$ 500.00	\$ 0.00	\$ 0.00	\$ 245.00	\$ 255.00	49.00	
1580	RECORDS MANAGEMENT	\$ 1,000.00	\$ 0.00	\$ 0.00	\$ 245.00	\$ 755.00	24.50	
FUNC 2180 CLERK OF SUPERIOR COURT								
31.9900	PEN & INT OTHER-INTANGIBLE	\$ 1,500.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,500.00	0.00	

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Code	Description	Estimated Revenue	Est. Revenue For MARCH	Revenue For MARCH	Revenue YTD	Unrealized Balance	Percent Real
34.1100	COURT COSTS, FEES, AND CHARGES	\$ 20,000.00	\$ 0.00	\$ 1,894.50	\$ 12,764.51	\$ 7,235.49	63.82
34.1190	OTHER COURT COSTS, FEES & CHARGES	\$ 7,000.00	\$ 0.00	\$ 219.50	\$ 2,011.07	\$ 4,988.93	28.73
34.1200	RECORDING OF LEGAL INSTRUMENTS	\$ 65,000.00	\$ 0.00	\$ 10,581.50	\$ 78,779.80	\$ 13,779.80	121.20
34.1400	PRINTING AND DUPLICATING SERVICES	\$ 25,000.00	\$ 0.00	\$ 2,590.50	\$ 18,284.25	\$ 6,715.75	73.14
34.1941	TRANSFER TAX PROCESS FEE	\$ 500.00	\$ 0.00	\$ 29.00	\$ 212.00	\$ 288.00	42.40
34.1944	INTANGIBLE COMMISSION	\$ 20,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 20,000.00	0.00
34.2900	PUBLIC SAFETY-OTHER FEES	\$ 5,000.00	\$ 0.00	\$ 600.00	\$ 3,500.00	\$ 1,500.00	70.00
35.1110	FINES AND FORFEITURES-SUPERIOR CO	\$ 80,000.00	\$ 0.00	\$ 3,805.50	\$ 39,518.58	\$ 40,481.42	49.40
2180	CLERK OF SUPERIOR COURT	\$ 224,000.00	\$ 0.00	\$ 19,720.50	\$ 155,070.21	\$ 68,929.79	69.23
FUNC 2400 MAGISTRATE COURT							
34.1100	COURT COSTS, FEES, AND CHARGES	\$ 15,000.00	\$ 0.00	\$ 2,124.00	\$ 12,579.50	\$ 2,420.50	83.86
34.1190	OTHER COURT COSTS, FEES & CHARGES	\$ 500.00	\$ 0.00	\$ 12.50	\$ 547.39	\$ 47.39	109.48
34.1400	PRINTING AND DUPLICATING SERVICES	\$ 500.00	\$ 0.00	\$ 41.50	\$ 2,574.00	\$ 2,074.00	514.80
34.2900	PUBLIC SAFETY-OTHER FEES	\$ 40,000.00	\$ 0.00	\$ 3,250.00	\$ 20,110.00	\$ 19,890.00	50.28
34.9300	BAD CHECK FEES	\$ 100.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 100.00	0.00
35.1130	FINES AND FORFEITURES-MAGISTRATE	\$ 20,000.00	\$ 0.00	\$ 393.00	\$ 12,116.63	\$ 7,883.37	60.58
35.1200	BONDS	\$ 500.00	\$ 0.00	\$ 0.00	\$ 485.00	\$ 15.00	97.00
2400	MAGISTRATE COURT	\$ 76,600.00	\$ 0.00	\$ 5,821.00	\$ 48,412.52	\$ 28,187.48	63.20
FUNC 2450 PROBATE COURT							
32.2400	MARRIAGE LICENSES	\$ 4,000.00	\$ 0.00	\$ 292.00	\$ 3,373.60	\$ 626.40	84.34
32.2910	PISTOL PERMIT	\$ 14,000.00	\$ 0.00	\$ 3,268.00	\$ 22,401.20	\$ 8,401.20	160.01
34.1190	OTHER COURT COSTS, FEES & CHARGES	\$ 18,000.00	\$ 0.00	\$ 1,432.42	\$ 14,112.61	\$ 3,887.39	78.40
34.1945	ESTATE ADMIN	\$ 19,000.00	\$ 0.00	\$ 2,320.00	\$ 14,534.00	\$ 4,466.00	76.49
34.1946	GUARDIANSHIP	\$ 4,000.00	\$ 0.00	\$ 212.00	\$ 1,433.00	\$ 2,567.00	35.83
35.1150	FINES AND FORFEITURE-PROBATE COUR	\$ 400,000.00	\$ 0.00	\$ 32,637.36	\$ 292,537.50	\$ 107,462.50	73.13
38.9000	MISCELLANEOUS REVENUE-OTHER	\$ 500.00	\$ 0.00	\$ 20.00	\$ 124.00	\$ 376.00	24.80
2450	PROBATE COURT	\$ 459,500.00	\$ 0.00	\$ 40,181.78	\$ 348,515.91	\$ 110,984.09	75.85
FUNC 2600 JUVENILE COURT							
35.1110	FINES AND FORFEITURES-SUPERIOR CO	\$ 500.00	\$ 0.00	\$ 0.00	\$ 40.00	\$ 460.00	8.00
FUNC 3310 LAW ENFORCEMENT ADMINISTRATION							
33.1000	FEDERAL GOVERNMENT GRANTS	\$ 6,000.00	\$ 0.00	\$ 0.00	\$ 8,022.84	\$ 2,022.84	133.71
34.1400	PRINTING AND DUPLICATING SERVICES	\$ 500.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 500.00	0.00
34.2100	SPECIAL POLICE SERVICES	\$ 10,000.00	\$ 0.00	\$ 1,000.00	\$ 5,640.00	\$ 4,360.00	56.40
34.2310	FINGERPRINTING FEES	\$ 500.00	\$ 0.00	\$ 10.00	\$ 165.00	\$ 335.00	33.00
34.2900	PUBLIC SAFETY-OTHER FEES	\$ 2,000.00	\$ 0.00	\$ 0.00	\$ 1,691.00	\$ 309.00	84.55
34.3000	REIMBURSEMENTS	\$ 120,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 120,000.00	0.00
34.6400	BACKGROUND CHECK FEES	\$ 3,500.00	\$ 0.00	\$ 180.00	\$ 1,700.00	\$ 1,800.00	48.57
3310	LAW ENFORCEMENT ADMINISTRATION	\$ 142,500.00	\$ 0.00	\$ 1,190.00	\$ 17,218.84	\$ 125,281.16	12.08
FUNC 3326 JAIL OPERATIONS							
33.1100	FEDERAL GRANTS OPERATING CAT	\$ 0.00	\$ 0.00	\$ 0.00	\$ 780.00	\$ 780.00	100.00
34.1100	COURT COSTS, FEES, AND CHARGES	\$ 9,000.00	\$ 0.00	\$ 200.00	\$ 3,520.00	\$ 5,480.00	39.11
34.2320	INMATE MEDICAL FEE	\$ 1,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,000.00	0.00
34.2330	PRISONER HOUSING FEE	\$ 20,000.00	\$ 0.00	\$ 455.00	\$ 20,710.00	\$ 710.00	103.55
38.2000	TELEPHONE COMMISSIONS	\$ 40,000.00	\$ 0.00	\$ 3,046.08	\$ 25,265.78	\$ 14,734.22	63.16
39.1200	TRANSFER IN FROM RESTRICTED FUNDS	\$ 40,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 40,000.00	0.00
3326	JAIL OPERATIONS	\$ 110,000.00	\$ 0.00	\$ 3,701.08	\$ 50,275.78	\$ 59,724.22	45.71
FUNC 3910 ANIMAL CONTROL							
33.4100	STATE GRANTS OPERATING CAT	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,000.00	\$ 1,000.00	100.00
34.6100	ANIMAL CONTROL AND SHELTER FEES	\$ 10,000.00	\$ 0.00	\$ 50.00	\$ 8,216.75	\$ 1,783.25	82.17
37.1000	DONATIONS	\$ 0.00	\$ 0.00	\$ 0.00	\$ 380.00	\$ 380.00	100.00
3910	ANIMAL CONTROL	\$ 10,000.00	\$ 0.00	\$ 50.00	\$ 9,596.75	\$ 403.25	95.97
FUNC 3920 EMERGENCY MANAGEMENT							
33.1150	FEDERAL INDIRECT OPERATING GRANT	\$ 19,151.00	\$ 0.00	\$ 0.00	\$ 28,912.50	\$ 9,761.50	150.97
33.4100	STATE GRANTS OPERATING CAT	\$ 0.00	\$ 0.00	\$ 0.00	\$ 3,855.00	\$ 3,855.00	100.00
37.1000	CONTRIBUTIONS AND DONATIONS FROM	\$ 2,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 2,000.00	100.00

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Code	Description	Estimated Revenue	Est. Revenue For	MARCH	Revenue For	MARCH	Revenue YTD	Unrealized Balance	Percent Real
3920	EMERGENCY MANAGEMENT	\$ 21,151.00	\$	0.00	\$	0.00	\$ 32,767.50	\$ 11,616.50	154.92
FUNC 5520 SENIOR CITIZENS CENTER									
33.1100	FEDERAL GRANTS OPERATING CAT	\$ 60,000.00	\$	0.00	\$	0.00	\$ 32,071.98	\$ 27,928.02	53.45
33.4100	STATE GRANTS OPERATING CAT	\$ 27,950.00	\$	0.00	\$	0.00	\$ 9,248.24	\$ 18,701.76	33.09
34.7200	ACTIVITY FEES	\$ 7,000.00	\$	0.00	\$	0.00	\$ 0.00	\$ 7,000.00	0.00
36.1000	INTEREST REVENUES-SENIOR CENTER	\$ 200.00	\$	0.00	\$	39.68	\$ 355.42	\$ 155.42	177.71
37.1000	CONTRIBUTIONS AND DONATIONS FROM	\$ 15,000.00	\$	0.00	\$	0.00	\$ 3,072.24	\$ 11,927.76	20.48
37.1001	DONATIONS-FAMILY TIES	\$ 5,000.00	\$	0.00	\$	0.00	\$ 1,000.00	\$ 4,000.00	20.00
37.1002	DONATIONS-TRIP	\$ 20,000.00	\$	0.00	\$	0.00	\$ 0.00	\$ 20,000.00	0.00
38.9000	MISCELLANEOUS REVENUE-FUNDRAISING	\$ 10,000.00	\$	0.00	\$	0.00	\$ 11,315.70	\$ 1,315.70	113.16
5520	SENIOR CITIZENS CENTER	\$ 145,150.00	\$	0.00	\$	39.68	\$ 57,063.58	\$ 88,086.42	39.31
FUNC 5540 TRANSPORTATION SERVICES									
33.1100	FEDERAL GRANTS OPERATING-DOT 5311	\$ 218,039.00	\$	0.00	\$	0.00	\$ 145,235.66	\$ 72,803.34	66.61
33.1101	FEDERAL GRANTS OPERATING-NGRC	\$ 75,000.00	\$	0.00	\$	0.00	\$ 2,746.00	\$ 72,254.00	3.66
34.5500	TRANSIT-PASSENGER FARES	\$ 25,000.00	\$	0.00	\$	0.00	\$ 9,552.00	\$ 15,448.00	38.21
5540	TRANSPORTATION SERVICES	\$ 318,039.00	\$	0.00	\$	0.00	\$ 157,533.66	\$ 160,505.34	49.53
FUNC 6120 YOUTH ATHLETICS									
34.7500	PROGRAM FEES	\$ 98,000.00	\$	0.00	\$	3,132.50	\$ 58,144.24	\$ 39,855.76	59.33
34.7900	OTHER CULTURE AND RECREATION	\$ 0.00	\$	0.00	\$	0.00	\$ 105.00	\$ 105.00	100.00
37.1000	CONTRIBUTIONS AND DONATIONS FROM	\$ 15,000.00	\$	0.00	\$	1,325.00	\$ 7,830.00	\$ 7,170.00	52.20
6120	YOUTH ATHLETICS	\$ 113,000.00	\$	0.00	\$	4,457.50	\$ 65,869.24	\$ 47,130.76	58.29
FUNC 6124 SWIMMING POOLS									
34.7200	ACTIVITY FEES	\$ 16,000.00	\$	0.00	\$	0.00	\$ 0.00	\$ 16,000.00	0.00
34.7500	PROGRAM FEES	\$ 60,000.00	\$	0.00	\$	1,977.50	\$ 28,783.05	\$ 31,216.95	47.97
6124	SWIMMING POOLS	\$ 76,000.00	\$	0.00	\$	1,977.50	\$ 28,783.05	\$ 47,216.95	37.87
FUNC 6125 ADULT ATHLETICS									
34.7500	PROGRAM FEES	\$ 7,000.00	\$	0.00	\$	0.00	\$ 1,850.00	\$ 5,150.00	26.43
34.7900	CONCESSIONS	\$ 8,500.00	\$	0.00	\$	0.00	\$ 871.50	\$ 7,628.50	10.25
6125	ADULT ATHLETICS	\$ 15,500.00	\$	0.00	\$	0.00	\$ 2,721.50	\$ 12,778.50	17.56
FUNC 6180 SPECIAL RECREATIONAL FACILITIES-AG CENTER									
37.1000	CONTRIBUTIONS AND DONATIONS FROM	\$ 1,000.00	\$	0.00	\$	0.00	\$ 0.00	\$ 1,000.00	0.00
38.1000	RENTS AND ROYALTIES	\$ 5,000.00	\$	0.00	\$	0.00	\$ 5,798.00	\$ 798.00	115.96
38.9000	MISCELLANEOUS REVENUE-OTHER	\$ 500.00	\$	0.00	\$	0.00	\$ 165.00	\$ 335.00	33.00
6180	SPECIAL RECREATIONAL FACILITIES-A	\$ 6,500.00	\$	0.00	\$	0.00	\$ 5,963.00	\$ 537.00	91.74
FUNC 6190 SPECIAL FACILITIES AND ACTIVITIES									
34.7500	PROGRAM FEES	\$ 76,500.00	\$	0.00	\$	570.00	\$ 5,355.00	\$ 71,145.00	7.00
FUNC 6200 PARKS									
34.7200	ACTIVITY FEES	\$ 0.00	\$	0.00	\$	6,265.00	\$ 11,835.00	\$ 11,835.00	100.00
34.7501	PROGRAM FEES REFUNDS	\$ 2,500.00	\$	0.00	\$	3,780.00	\$ 9,130.00	\$ 6,630.00	365.20
6200	PARKS	\$ 2,500.00	\$	0.00	\$	2,485.00	\$ 2,705.00	\$ 5,205.00	-108.20
FUNC 7131 SOIL CONSERVATION									
34.3000	REIMBURSEMENTS	\$ 20,000.00	\$	0.00	\$	0.00	\$ 11,248.00	\$ 8,752.00	56.24
FUNC 7200 PROTECTIVE INSPECTION									
32.3100	BUILDING STRUCTURES AND EQUIPMENT	\$ 275,000.00	\$	0.00	\$	23,026.00	\$ 187,219.62	\$ 87,780.38	68.08
32.3130	PLUMBING INSPECTION	\$ 12,000.00	\$	0.00	\$	849.24	\$ 7,538.20	\$ 4,461.80	62.82
32.3140	ELECTRICAL INSPECTION	\$ 20,000.00	\$	0.00	\$	1,060.40	\$ 12,611.30	\$ 7,388.70	63.06
32.3160	AIR CONDITIONING INSPECTION	\$ 20,000.00	\$	0.00	\$	680.00	\$ 12,424.30	\$ 7,575.70	62.12
32.3900	REGULATORY FEES-OTHER	\$ 7,000.00	\$	0.00	\$	984.50	\$ 9,468.97	\$ 2,468.97	135.27
7200	PROTECTIVE INSPECTION	\$ 334,000.00	\$	0.00	\$	26,600.14	\$ 229,262.39	\$ 104,737.61	69.64

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Code	Description	Estimated Revenue	Est. Revenue For	MARCH	Revenue For	MARCH	Revenue YTD	Unrealized Balance	Percent Real

FUNC 7400 PLANNING AND ZONING									
32.2230	SIGN PERMITS	\$ 500.00	\$	0.00	\$	0.00	\$ 51.50	\$ 448.50	10.30
34.1300	PLANNING AND DEVELOPMENT FEES AND	\$ 7,500.00	\$	0.00	\$	0.00	\$ 9,272.50	\$ 1,772.50	123.63
34.1390	OTHER PLANNING & DEVL P FEES AND C	\$ 1,000.00	\$	0.00	\$	0.00	\$ 0.00	\$ 1,000.00	0.00
34.1400	PRINTING AND DUPLICATING SERVICES	\$ 500.00	\$	0.00	\$	50.75	\$ 152.32	\$ 347.68	30.46

7400	PLANNING AND ZONING	\$ 9,500.00	\$	0.00	\$	50.75	\$ 9,476.32	\$ 23.68	99.75

FUNC 7500 ECONOMIC DEVELOPMENT AND ASSISTANCE									
39.1200	TRANSFER IN FROM HOTEL/MOTEL	\$ 20,000.00	\$	0.00	\$	0.00	\$ 0.00	\$ 20,000.00	0.00

FUNC 8000 DEBT SERVICE									
33.6000	INTERGOVERNMENTAL REVENUE	\$ 6,258.00	\$	0.00	\$	0.00	\$ 0.00	\$ 6,258.00	0.00

100	GENERAL FUND	\$ 19,317,122.00	\$	0.00	\$	725,796.52	\$ 17,038,981.37	\$ 2,278,140.63	88.21
=====									
GRAND TOTAL		\$ 19,317,122.00	\$	0.00	\$	725,796.52	\$ 17,038,981.37	\$ 2,278,140.63	88.21

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Code	Description	Appropriations	Outstanding Encumbrances	Expenditures For MARCH	Expenditures Year-to-Date	Available Balance	Percent Used
FD 100	GENERAL FUND						
1100	LEGISLATIVE	\$ 104,178.00	\$ 0.00	\$ 6,361.13	\$ 69,338.83	\$ 34,839.17	66.56
1130	CLERK OF COMMISSION	\$ 81,947.00	\$ 0.00	\$ 4,834.00	\$ 56,606.40	\$ 25,340.60	69.08
1300	EXECUTIVE	\$ 175,301.00	\$ 0.00	\$ 12,310.04	\$ 112,055.08	\$ 63,245.92	63.92
1400	ELECTIONS	\$ 173,343.00	\$ 0.00	\$ 8,238.53	\$ 125,207.37	\$ 48,135.63	72.23
1510	FINANCIAL ADMINISTRATION	\$ 315,450.00	\$ 0.00	\$ 16,602.32	\$ 241,015.99	\$ 74,434.01	76.40
1517	PURCHASING	\$ 111,792.00	\$ 5,006.00	\$ 6,926.44	\$ 77,686.21	\$ 29,099.79	73.97
1530	LAW	\$ 100,000.00	\$ 0.00	\$ 3,069.50	\$ 38,484.21	\$ 61,515.79	38.48
1535	MIS	\$ 482,993.00	\$ 3,749.50	\$ 40,782.69	\$ 355,064.06	\$ 124,179.44	74.29
1540	HUMAN RESOURCES	\$ 72,494.00	\$ 0.00	\$ 5,580.88	\$ 60,205.45	\$ 12,288.55	83.05
1545	TAX COMMISSIONER	\$ 303,796.00	\$ 0.00	\$ 16,747.70	\$ 198,480.49	\$ 105,315.51	65.33
1550	TAX ASSESSOR	\$ 478,647.00	\$ 0.00	\$ 55,069.30	\$ 313,285.06	\$ 165,361.94	65.45
1551	BOARD OF EQUALIZATION	\$ 19,815.00	\$ 0.00	\$ 890.23	\$ 15,294.53	\$ 4,520.47	77.19
1555	RISK MANAGEMENT	\$ 274,685.00	\$ 0.00	\$ 110.00	\$ 222,959.13	\$ 51,725.87	81.17
1565	GENERAL GOVERNMENT BUILDINGS AND	\$ 846,222.00	\$ 26,390.28	\$ 81,624.93	\$ 568,957.42	\$ 250,874.30	70.35
1566	GENERAL GOV'T BUILDINGS - PUBLIC	\$ 141,060.00	\$ 6,374.99	\$ 5,781.79	\$ 81,384.28	\$ 53,300.73	62.21
1580	RECORDS MANAGEMENT	\$ 14,307.00	\$ 0.00	\$ 1,100.40	\$ 9,026.75	\$ 5,280.25	63.09
1595	GENERAL ADMINISTRATION FEES	\$ 950,209.00	\$ 0.00	\$ 0.00	\$ 23,713.55	\$ 926,495.45	2.50
2150	SUPERIOR COURT	\$ 31,506.00	\$ 0.00	\$ 0.00	\$ 23,673.54	\$ 7,832.46	75.14
2180	CLERK OF SUPERIOR COURT	\$ 582,229.00	\$ 31,011.30	\$ 72,102.89	\$ 394,907.04	\$ 156,310.66	73.15
2200	DISTRICT ATTORNEY	\$ 84,143.00	\$ 0.00	\$ 4,210.74	\$ 66,909.28	\$ 17,233.72	79.52
2400	MAGISTRATE COURT	\$ 356,728.00	\$ 0.00	\$ 22,966.75	\$ 251,823.43	\$ 104,904.57	70.59
2450	PROBATE COURT	\$ 300,808.00	\$ 0.00	\$ 20,353.74	\$ 205,403.65	\$ 95,404.35	68.28
2600	JUVENILE COURT	\$ 54,253.00	\$ 0.00	\$ 0.00	\$ 45,285.50	\$ 8,967.50	83.47
2800	PUBLIC DEFENDER	\$ 62,772.00	\$ 0.00	\$ 0.00	\$ 62,771.18	\$ 0.82	100.00
3310	LAW ENFORCEMENT ADMINISTRATION	\$ 592,230.00	\$ 2,810.75	\$ 28,704.90	\$ 325,206.07	\$ 264,213.18	55.39
3321	CRIMINAL INVESTIGATION	\$ 411,291.00	\$ 0.00	\$ 26,767.11	\$ 289,444.49	\$ 121,846.51	70.37
3323	UNIFORM PATROL	\$ 1,342,229.00	\$ 0.00	\$ 92,103.83	\$ 981,113.91	\$ 361,115.09	73.10
3326	JAIL OPERATIONS	\$ 2,025,058.00	\$ 0.00	\$ 106,905.09	\$ 1,374,314.21	\$ 650,743.79	67.87
3360	COURT SERVICES	\$ 250,458.00	\$ 0.00	\$ 21,847.11	\$ 174,848.88	\$ 75,609.12	69.81
3500	FIRE	\$ 1,060,953.00	\$ 17,474.36	\$ 115,685.51	\$ 631,430.86	\$ 412,047.78	61.16
3600	EMERGENCY MEDICAL SERVICES (EMS)	\$ 315,005.00	\$ 0.00	\$ 23,917.08	\$ 224,158.68	\$ 90,846.32	71.16
3700	CORONER/MEDICAL EXAMINER	\$ 32,333.00	\$ 0.00	\$ 1,708.41	\$ 19,573.10	\$ 12,759.90	60.54
3910	ANIMAL SERVICES	\$ 311,108.00	\$ 0.00	\$ 18,433.71	\$ 212,103.45	\$ 99,004.55	68.18
3920	EMERGENCY MANAGEMENT	\$ 80,208.00	\$ 400.00	\$ 4,813.04	\$ 57,007.32	\$ 22,800.68	71.57
4200	ROADS, STREETS, AND BRIDGES	\$ 990,550.00	\$ 0.00	\$ 56,797.25	\$ 537,822.01	\$ 452,727.99	54.30
4900	MAINTENANCE AND SHOP	\$ 200,652.00	\$ 0.00	\$ 12,797.16	\$ 145,379.42	\$ 55,272.58	72.45
5100	HEALTH	\$ 1,199,548.00	\$ 0.00	\$ 97,500.00	\$ 899,661.00	\$ 299,887.00	75.00
5400	WELFARE	\$ 50,412.00	\$ 0.00	\$ 0.00	\$ 37,809.00	\$ 12,603.00	75.00
5520	SENIOR CITIZENS CENTER	\$ 368,794.00	\$ 0.00	\$ 18,873.18	\$ 215,255.68	\$ 153,538.32	58.37
5540	TRANSPORTATION SERVICES	\$ 403,261.00	\$ 0.00	\$ 22,012.23	\$ 222,629.23	\$ 180,631.77	55.21
6120	YOUTH ATHLETICS	\$ 91,700.00	\$ 6,520.00	\$ 1,638.00	\$ 58,053.84	\$ 27,126.16	70.42
6124	SWIMMING POOLS	\$ 111,400.00	\$ 0.00	\$ 2,534.12	\$ 93,962.87	\$ 17,437.13	84.35
6125	ADULT ATHLETICS	\$ 11,700.00	\$ 0.00	\$ 729.45	\$ 9,264.38	\$ 2,435.62	79.18
6180	SPECIAL RECREATIONAL FACILITIES-	\$ 3,900.00	\$ 0.00	\$ 453.89	\$ 4,778.18	\$ 878.18	122.52
6190	SPECIAL EVENTS & PROGRAMS	\$ 46,950.00	\$ 0.00	\$ 8,149.42	\$ 17,501.51	\$ 29,448.49	37.28
6200	PARKS	\$ 804,409.00	\$ 0.00	\$ 51,368.16	\$ 569,022.25	\$ 235,386.75	70.74
6500	LIBRARIES	\$ 217,621.00	\$ 0.00	\$ 18,135.08	\$ 163,215.72	\$ 54,405.28	75.00
7130	AGRICULTURAL RESOURCES	\$ 171,252.00	\$ 0.00	\$ 11,920.92	\$ 122,228.52	\$ 49,023.48	71.37
7131	SOIL CONSERVATION	\$ 46,819.00	\$ 0.00	\$ 3,552.90	\$ 31,334.93	\$ 15,484.07	66.93
7140	FOREST RESOURCES	\$ 30,260.00	\$ 0.00	\$ 0.00	\$ 29,879.00	\$ 381.00	98.74
7200	PROTECTIVE INSPECTION	\$ 310,524.00	\$ 0.00	\$ 15,791.78	\$ 184,638.51	\$ 125,885.49	59.46
7400	PLANNING AND ZONING	\$ 228,573.00	\$ 0.00	\$ 14,223.53	\$ 160,239.79	\$ 68,333.21	70.10
7500	ECONOMIC DEVELOPMENT AND RESOURC	\$ 42,975.00	\$ 0.00	\$ 3,551.67	\$ 31,965.03	\$ 11,009.97	74.38
8000	DEBT SERVICE	\$ 6,257.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 6,257.00	0.00
9000	OTHER FINANCING USES	\$ 1,440,014.00	\$ 0.00	\$ 0.00	\$ 770,000.00	\$ 670,014.00	53.47
100	GENERAL FUND	\$ 19,317,122.00	\$ 99,737.18	\$ 1,160,439.53	\$ 12,213,380.27	\$ 7,004,004.55	63.74
GRAND TOTAL		\$ 19,317,122.00	\$ 99,737.18	\$ 1,160,439.53	\$ 12,213,380.27	\$ 7,004,004.55	63.74

XPERT BROWSE PRINTOUT
 Module [BNKREC] Screen [BANK ACCOUNT BROWSE]
 MORGAN COUNTY GOVERNMENT
 Executed By: lsayer

Page: 1
 Date: 03/31/21
 Time: 15:01:27

BANK ID EFT	BANK NAME	ACCOUNT NO	ACTIVE	CHECKING	CASH CODE	CURRENT BALANCE	LAST CHECK	LAST
100-SUNTRUST 50414	GENERAL POOLED-SUNTRUST	0005603200147	Yes	Yes	11.1110	\$ 10,992,780.83	36678	
285-SUNTRUST 13	SPECIAL REVENUE-SUNTRUST	5600034705	Yes	Yes	285-11.1114	\$ 267,212.42	337	
335-SUNTRUST 1	TSPLOST-SUNTRUST	1000247532723	Yes	Yes	335-11.1116	\$ 2,633,676.50	569	
BANK OF MADISON 0	BANK OF MADISON MNY MKT	2131522	Yes	Yes	100-11.1113	\$ 1,036,852.49	0	
SENIOR CENTER 4	SENIOR CITIZENS-BANK OF MADISO	2122257	Yes	Yes	100-11.1112	\$ 58,306.46	0	
SPLOS? POOLED 16	SPLOST POOLED ACCOUNT-SUNTRUST	1000054819643	Yes	Yes	11.1115	\$ 3,778,662.25	2999	

ACTIVE TOTAL: 6
 CHECKING TOTAL: 6
 RECORD COUNT: 6
 CURRENT BANK BALANCE TOTAL: \$ 18,767,490.95



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: TEXT AMENDMENT

Applicant: Morgan County Planning & Development
Applicant's Agent: N/A
Zoning Ordinance: Morgan County Zoning Ordinance Articles 4 & 5

Summary

Morgan County Planning and Development is requesting a text amendment to Articles 4 & 5 of the Morgan County Zoning Ordinance. The changes are necessary to prevent conflicting information in the Zoning Ordinance and Development Regulations.

The Board of Commissioners instructed Staff to begin updating the Development Regulations in May 2019. The proposed language was submitted to the BOC in October 2020 and a moratorium on parcel splits was enacted to allow time for review and comments. The moratorium has been extended twice to allow for additional comments from the public. Morgan County Planning Staff participated in two meetings organized by members of the public to explain the proposed changes and the BOC Chairman has allowed comments to be made at every public hearing since the moratorium was enacted (whether advertised or not). The Commissioners have fielded countless phone calls and letters about the proposed changes and Planning Director Chuck Jarrell has held numerous individual meetings.

The impetus to change the Development Regulations was the increased occurrence of road frontage subdivisions. Other concerns were property splits creating land-locked parcels and providing smaller lots for affordable housing possibilities. County officials were also charged with protecting farmland and green space by citizens during the Comprehensive Plan process in 2016-2017.

In addition to modifying the acreage of lots per zoning district, the BOC also examined setbacks and changes to common developments (what we typically identify as subdivisions). Driveways were also considered, which led to a larger discussion about concrete within the setbacks. In particular, the BOC was concerned by the number of driveways installed on the edge of property lines, which then creates water runoff on the adjacent property. Staff was concerned that the creation of smaller lots would lead to an increase in impervious surfaces and suggested the elimination of paved areas within any setback, with the exception of the driveway coming through the front or rear setback, and driveways within Conservation Subdivisions. Lots are allowed to be more narrow in Conservation Subdivisions and side-entry garages would be incredibly difficult without location within the side setback.

The Planning Commission was instructed to hold a special called meeting to review modifications to the Zoning Ordinance related to the proposed Development Regulations changes. If one document is approved prior to the approval of the other, the information in the documents will conflict. The Planning Commission special called meeting will be held on March 15, 2021, which will allow the BOC to discuss the Planning Commission's recommendation at their March 16, 2021 meeting. At their March 2, 2021 meeting, the BOC voted to extend the moratorium until April 6.

Current and Proposed Language

See attached.

Staff Comments

The attached text contains the Dimensional Requirements chart for agricultural and residential zoning districts, both existing and proposed. Due to the number of modifications, strike-throughs were not used to identify the changes. Also attached are changes to Chapter 5.5 related to concrete and driveways in setbacks. For reference, the proposed changes to the Development Regulations are included in your packet.

Table 4.2 EXISTING

Dimensional Requirements by Zoning District (Agricultural, Residential, Lakeshore Residential, Recreation Conservation)

See Table 4.1 Permitted and Conditional Uses by Zoning District for additional dimensional requirements

USE DESCRIPTION	AG	AR	R1	R2	R3	LR1*	LR2*	LR3*	RC
Minimum site area to rezone to this district (acres)	5	2	1.5	1(1)	1(1)	1.5	1(1)	1(1)	1(1)
Minimum lot size per single family detached dwelling unit (sq. ft.)	217,800	87,120	65,340	43,560	43,560	65,340	43,560	43,560	
Minimum lot size per two family (duplex) dwelling unit (sq. ft.)				52,272	43,560		52,272	43,560	
Minimum lot size per manufactured home (sq. ft.)	217,800	87,120		43,560	43,560		43,560	43,560	
Minimum lot size per multi-family dwelling unit (sq. ft.)					(3)			(3)	
Minimum lot size for other uses (sq. ft.)(1)									43,560
Minimum lot width for dwellings(feet)	150	150	100	100	100(3)	100	100	100(3)	
Minimum lot width for other uses (feet)									100
Minimum front yard setback for dwellings (feet) (2)	75	75	30	30	30(3)	30	30	30(3)	
Minimum front yard setback for other uses (feet)(2)									30
Minimum side yard setback for dwellings (feet) (2)	15	15	15	15	15(3)	15	15	15(3)	
Minimum side yard setback for other uses (feet)(2)									15
Minimum rear setback for dwellings(feet) (2)	40	40	40	40	40(3)	40	40	40(3)	
Minimum rear setback for other uses (feet)(2)									15
Minimum rear setback for accessory uses (feet)(2)	20	20	20	20	20	20	20	20	
Maximum height for all dwelling units (feet)	35	35	35	35	35	35	35	35	
Minimum distance between buildings on the same lot (feet)	20	20	20	20	(3)	20	20	20(3)	
Maximum impervious surface per lot (percentage)	25	30	30	35	40	25	35	40	15
Minimum heated floor area per dwelling unit (sq. ft.)	800	1,000	1,200	1,000	800 (3)	1,200	1,000	800 (3)	

(1) Permitted only of water and wastewater standards are met.

(2) Buffer requirements contained elsewhere in this ordinance shall be required in addition to these minimum yard requirements

(3) See 7.25 for multi-family requirements

* In all Lakeshore Residential and Lakeshore Town Center Overlay Districts, a forty (40) foot setback is required from all Georgia Power right-of-way property on Lake Oconee.

Table 4.2 **PROPOSED**

Dimensional Requirements by Zoning District (Agricultural, Residential, Lakeshore Residential, Recreation Conservation)

See Table 4.1 Permitted and Conditional Uses by Zoning District for additional dimensional requirements

USE DESCRIPTION	AG	AR	R1	R2	R3	LR1*	LR2*	LR3*	RC
Minimum acres (1)(4)	5	2	1.5	1(2)	1(2)	1.5	1(2)	1(2)	1(2)
Minimum acres for Estate Subdivision	12	5	3						
Minimum acres for Conservation Subdivision									
With water system		0.75	0.75	0.75	0.75	0.75	0.75	0.75	
Without water system		2	1.5	1.5		1.5	1.5		
Minimum acres per two family (duplex) dwelling unit				1.5	1(2)		1.5	1(2)	
Minimum acres per multi-family dwelling unit					(3)			(3)	
Minimum acres for other uses									1
Minimum lot width (feet)(1)	300	300	300	300	300	300	300	300	300
Minimum lot width for Estate Subdivision (feet)	400	300	300						
Minimum lot width for Conservation Subdivision (feet)									
With water system	100	100	100	100	100	100	100	100	
Without water system	150	150	150	150		150	150		
Minimum front yard setback(feet)(1)(3)	75	75	30	30	30	30	30	30	
Minimum front yard setback for Estate Subdivision (feet)	100	100	100						
Minimum front yard setback for Conservation Subdivision (feet)		30	30	30	30	30	30	30	
Minimum side yard setback for dwellings (feet) (1)(3)	15	15	15	15	15	15	15	15	
Minimum side yard setback for Estate Subdivision (feet)	100	75	50						
Minimum side yard setback for Conservation Subdivision (feet)		10	10	10	30	10	10	30	
Minimum rear yard setback for dwellings(feet) (1)(3)	40	40	40	40	40	40	40	40	
Minimum rear yard setback for Estate Subdivision (feet)	100	75	50						
Minimum rear yard setback for Conservation Subdivision (feet)		20	20	20	30	20	20	30	
Maximum height for all dwelling units (feet)	35	35	35	35	35	35	35	35	
Minimum distance between buildings on the same lot (feet)	10	10	10	10	10(3)	10	10	10(3)	
Maximum impervious surface per lot (percentage)	25	30	30	35	40	25	35	40	
Minimum heated floor area per dwelling unit (sq. ft.)	800	1,000	1,200	1,000	800	1,200	1,000	800	
					(3)			(3)	

Specific uses may have additional acreage requirements or setbacks and buffering requirements. Please refer to Regulations for Specific Uses.

(1) Unless in Estate or Conservation Subdivision

(2) Permitted only if water and wastewater standards are met.

(3) See 7.25 for multi-family requirements

(4) Unless use is Duplex or Multi-Family

* In all Lakeshore Residential and Lakeshore Town Center Overlay Districts, a forty (40) foot setback is required from all Georgia Power right-of-way property on Lake Oconee.

Chapter 5.5 Minimum Required Yards and Building Setbacks

No building shall hereafter be erected in a manner to have narrower or smaller rear yards, front yards, or side yards than specified for the use district in which the property is located, or for specific use if yards and setback regulations pertain to a specific use in this Ordinance. No lot shall be reduced in size, and no principal building shall hereafter be constructed, so that the front, side or rear yards required by the use district in which said lot and building are located are not maintained. No part of a yard or other open space required for one building shall be included as part of a yard of other open space similarly required for another building. Every part of a required yard or court shall be unoccupied and unobstructed by any portion of a structure from the ground upward. **Except driveways, no concrete, asphalt or other paved surface shall be allowed within the front, side or rear yard setbacks. No driveway, paved or unpaved, shall be allowed within the side setbacks, unless within a Conservation Subdivision.** This Chapter shall not apply when a portion of a lot is acquired for a public purpose. As established by this Ordinance, the application of buffer requirements supersedes these minimum required yards.

Article 1 - General Provisions

Chapter 1 Title and Authority

Section 1.1 - Title

These Development Regulations shall be known as, and may be cited as, “The Development Regulations of Morgan County, Georgia” or, for brevity, “Development Regulations.”

Section 1.1.2 - Authority

These Development Regulations are adopted under authority of Article 9, Section 2, Paragraph 3 and 4 of the Constitution of the State of Georgia and other applicable laws enacted by the General Assembly.

By the same authority, the Morgan County Board of Commissioners grants, the office of Morgan County Planning and Development, the authority to review and approve land divisions prior to the recording of such land division plats in the office of the Clerk of Superior Court of Morgan County

These Development Regulations shall apply to all lands within the unincorporated areas of Morgan County, Georgia.

Section 1.1.3 - Adoption

All conflicting laws or parts of laws of Morgan County are hereby repealed to the extent of their conflict. Where these Development Regulations overlap with other requirements adopted by the Board of Commissioners, including but not limited to the Zoning Ordinance, whichever imposes the more stringent restrictions shall prevail except with regard to minimum lot sizes and widths, as regulated in these Development Regulations in which case, the minimum lot sizes and widths required under the Zoning Ordinance may be reduced, but only in accordance with these Development Regulations where specifically authorized herein.

Upon adoption of these development regulations, the existing Morgan County Development Regulations, Morgan County, Georgia, dated March 5, 2005 and as amended are hereby repealed.

Section 1.1.4 - Severability

If any section, subsection, sentence, clause, phrase or portion of these Development Regulations or any amendment to it are for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of these Development Regulations or an amendment to it. The Morgan County Board of Commissioners

hereby declares that it would have enacted the remainder of these regulations even without such part, provision, or application.

Section 1.1.5 - Effective Date

These Development Regulations shall take effect upon their adoption by the Board of Commissioners of Morgan County, Georgia.

Any preliminary plat or site plan approved prior to the effective date of these regulations may proceed with construction and recordation of a final plat under the provisions of the Morgan County Development Regulations in effect at the time of such approval.

These regulations shall not be construed as abating any enforcement action now pending under, or by virtue of, prior existing development regulations, or as discontinuing, abating, modifying or altering any penalty accruing or about to accrue, or as affecting the liability of any entity.

Chapter 1.2 – Purpose and Intent

Section 1.2.1 - Purpose

The purposes of these Development Regulations are to promote the health, safety, and general welfare of the public, and are intended:

- To provide uniform procedures and standards for development of land to promote and protect the public health, safety, and general welfare of the residents of the unincorporated areas of Morgan County, Georgia as it relates to growth and development.
- To promote the orderly and beneficial development and expansion of the county in balance with the preservation or conservation of valuable historic or natural resources.
- To prevent the over-crowding of land and avoid undue concentration of population.
- To provide adequate access to natural light and air.
- To secure safety from fire, panic, and other dangers.
- To insure the orderly and desirable construction of streets.
- To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in new land developments.
- To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements in accordance with the Comprehensive Plan.

- To insure proper legal description and recordation of all subdivided land.

Chapter 1.3 - Prohibited Activities

No person shall transfer, sale or convey, or attempt to transfer, sell or convey, ownership of all or any portion of land within unincorporated Morgan County, unless in conformity with these Development Regulations.

- No property shall be divided or developed unless the subject property was legally recorded as a parcel shown in its entirety on a survey or plat, and duly recorded in the office of the Clerk of the Superior Court.
- No parcel of land shall be subdivided using metes and bounds description for the purpose of sale, transfer or lease without a survey of such parcel.
- No person, firm or corporation shall transfer, sell, or agree to sell any land by reference to, or exhibition of, or by other use of a plat of the subdivision of such land before such plat has been appropriately approved by the County and recorded with the Clerk of the Superior Court; provided further, that the description of metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring such land shall not exempt the transaction from the requirements of these Development Regulations.
- No building permit or development permit shall be issued for the construction of any structure on a parcel subdivided or sold in violation of the provisions of these Development Regulations.

Chapter 1.4 – Applicability of Regulations

These Development Regulations regulate the subdivision of land, land disturbance activities related to grading and site preparation, the location and construction of site improvements, the location and construction of streets and utilities, and flood damage protection for all public or private developments of residential and non-residential projects.

Chapter 1.5 - Interpretation

Section 1.5.1 - Responsibility for Interpretation

The Director of Planning and Development shall be responsible for the interpretation of the requirements, standards, definitions, or any other provision of these Development Regulations.

Interpretations of the Director of Planning and Development may be appealed under the provisions of these Development Regulations relating to Appeals.

Section 1.5.2 - Intent in Interpretation

In the interpretation and application of these Development Regulations, all provisions shall be:

- Considered as minimum requirements.
- Liberally construed in favor of the property owner.
- Deemed neither to limit nor repeal any other powers granted under state and local statutes.

Section 1.5.3 - Intent Relative to Private Property Agreements

These Development Regulations are not intended to repeal, abrogate, or impair any valid easement, covenant or deed restriction duly recorded with the Clerk of the Superior Court, to the extent that such easement, covenant or deed restriction is more restrictive than the requirements imposed by these Development Regulations.

Section 1.5.4 - Saving Provision

Any approved preliminary plat or site plan under construction, may proceed with construction and recordation of a final plat under the provisions of the Development Regulations in effect at the time of such approval.

These regulations shall not be construed as abating any enforcement action now pending under, or by virtue of, prior existing development regulations, or as discontinuing, abating, modifying or altering any penalty accruing or about to accrue, or as affecting the liability of any entity.

Section 1.5.5 – Project Expiration

Approval shall expire and become null and void for any preliminary plat or site plan approved under these Development Regulations that has not commenced construction within one (1) year from the approval date.

Section 1.5.5.1 – Abandonment of Project

Any project that has not recorded a final plat and has been abandoned for a minimum of one (1) year shall become null and void. Any attempt to restart said project shall submit a new

application and comply with the requirements of the development regulations at the time of new application.

Section 1.5.6 - Use of Figures or Examples for Illustration

Figures or examples associated with defined terms or regulatory paragraphs in these Development Regulations are provided for illustration or explanation only and do not limit or change the meaning of the term as defined or the requirements of the regulation as written.

Section 1.5.6 - Use of Words and Phrases

References to the “County” and to the Board of Commissioners and any public officials or appointed bodies of the County not otherwise named by political jurisdiction or defined in these development regulations shall always mean Morgan County, Georgia, and its governing body, appointed or employed officials, and appointed bodies as named. These include:

- County Manager, appointed as such by the Morgan County Board of Commissioners or the County Manager’s designee.
- Road Superintendent, appointed as such by the County Manager, or the Road Superintendent’s designee.
- Planning and Development Director, appointed as such by the County Manager, or the Planning and Development Director’s designee.
- Building Official appointed as such under the County Manager, or the Building Official’s designee.
- Code Enforcement Officer, appointed as such by the County Manager, or the Code Enforcement Officer’s designee.
- County Planner, appointed as such by the County Manager, or the County Planner’s designee.
- Planning Commission, created as such and appointed by the Morgan County Board of Commissioners.
- References to an administrative department of Morgan County shall always mean the department created by the Board of Commissioners as such.

References to public officials, departments or appointed bodies of jurisdictions other than Morgan County shall always mean such persons or bodies having jurisdiction over or relative to Morgan County, Georgia. These include:

- The Clerk of the Superior Court of Morgan County, Georgia.
- The Morgan County Health Department.
- The Piedmont Soil and Water Conservation District. (SWCD)
- The Northeast Georgia Regional Commission (NEGRC).
- The Georgia Departments of Natural Resources (DNR)
- The Georgia Department of Transportation (GDOT).
- The United States Army Corps of Engineers (USACE)
- The Federal Aviation Administration (FAA)
- The Federal Emergency Management Agency (FEMA)
- The Environmental Protection Agency (EPA).
- The Environmental Protection Division (EPD)

References to the terms “preliminary plat” and “preliminary subdivision plat,” and the terms “final plat” and “final subdivision plat,” are used interchangeably in these development regulations and have the same meaning.

Section 1.5.7 - Meaning of Words and Phrases

All words and phrases are to be interpreted within the context of the sentence, paragraph, subsection, Section and Article in which they occur.

Words and phrases defined in these Development Regulations shall be interpreted as defined without regard to other meanings in common or ordinary use, unless the context of the word or phrase indicates otherwise. Words and phrases not defined in these Development Regulations shall be construed to have the meaning given by common and ordinary use, the meaning of which may be further clarified by definition of the word or phrase in a dictionary of the English language in current circulation.

Definitions are clearly identified as such and are located throughout these Development Regulations in the Articles, Chapters or Sections to which they most readily refer. All definitions, regardless of location within an Article of these regulations, apply equally to the use of such terms throughout the regulations. A glossary of all defined terms is included with these regulations for convenience. However, if differences in wording occur between definitions of a term, the definition contained within an Article, Chapter or Section of these regulations shall control.

Article 2 Glossary

Chapter 2.1 Purpose of Article

The following is a glossary of all definitions specifically used in the text of the Development Regulations. Regarding the interpretation of figures, words and phrases as used in these regulations, refer to Article 1, Chapter 1.5.

Chapter 2.2 Defined Words and Phrases

AASHTO: The American Association of State Highway and Transportation Officials.

Addition (to an existing building): Any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a firewall. Any walled and roofed addition which is connected by a firewall or is separated by independent perimeter, load-bearing walls is new construction. Any expansion to an existing building that is not walled and roofed, such as an open porch or deck, is not considered an “addition” for flood damage prevention purposes.

Agency: Any state or any political subdivision thereof, including without limitation, any municipality, township or county, and any domestic entity or body exercising executive, legislative, judicial, regulatory, administrative functions of or pertaining to government, including, without limitation, any corporation or other entity owned or controlled by any of the foregoing, any court of competent jurisdiction, or commission or governmental or regulatory authority or instrumentality or authorized arbitral body.

Applicant: A property owner or their authorized representative who has petitioned the County for approval of a preliminary plat or site plan, development permit, building permit, hardship variance, administrative appeal, or any other authorization for the use or development of their property under the requirements of these development regulations.

Application: A petition for approval of a development permit, building permit, hardship variance, or appeal, or any other authorization for the use or development of a property under the requirements of these Development Regulations.

Area of Shallow Flooding: A designated AO or AH zone on the flood insurance rate map (FIRM) with base flood depths from one to three feet, or where a clearly deemed channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

Area of Special Flood Hazard: The land in the flood plain within a community subject to a one (1) percent or greater chance of flooding in any given year.

As-Built Survey Drawings: Drawings specifying the dimensions, location, capacities, and operational capabilities of structures and facilities as they have been constructed.

Base flood: The flood having a one (1) percent chance of being equaled or exceeded in any given year (100-year flood).

Basement: One or more floors of a building that are completely or partly below ground level.

Best Management Practices (BMP's): A collection of structural measures and vegetative practices which, when properly designed, installed and maintained, will provide effective erosion and sedimentation control for all rainfall events up to and including a 25-year, 24-hour rainfall event.

Block: A parcel or parcels of land bordered on all sides by highways or streets, other than alleys.

Board of Natural Resources: The Board of Natural Resources of the State of Georgia.

Breakaway Wall: A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

Buffer Area: A landscaped or naturalized area used to separate and partially obstruct the view of a development from streets and adjacent or contiguous development.

Building Code: The most recent technical codes approved for enforcement or otherwise adopted or adopted as amended by the County under the Georgia Uniform Codes Act, which regulate the construction of buildings and structures.

Building: Anything attached to the ground having a roof supported by columns or by walls and intended for shelter, housing or enclosure of persons, animals or personal property. For purposes of these regulations, the term "building" includes "structure", as defined.

Comprehensive Plan: The Comprehensive Plan for Morgan County and the Cities of Bostwick, Buckhead, and Rutledge, July 18, 2017, as adopted and amended from time to time.

Condition of Zoning Approval: A requirement adopted by the County Commission at the time of approval of a rezoning or special use, placing greater or additional requirements or restrictions on the property than provided in these Development Regulations in order to reduce an adverse impact of the rezoning or special use and to further the protection of the public health, safety, or general welfare.

Contiguous: An area not divided in its entirety by a street or street right-of-way, any right-of-way of a railroad or other public service corporation, or lands owned by others.

Conventional subdivision: A subdivision in which all lots meet or exceed the minimum lot size, lot width, and all other dimensional requirements of the Zoning Ordinance.

Cut: A portion of land surface or area from which earth has been removed or will be removed by excavation; the depth below original ground surface to excavated surface. Also known as "excavation."

Cutting: The removal of any soil or other solid material from a natural ground surface.

Developer: See “Applicant.”

Development Permit: The authorization necessary to initiate and conduct a land-disturbing activity and to carry out the planned development of land and structures.

Development: Any man-made change to improved or unimproved real estate, including but not limited to, buildings, or other structures, mining, dredging, filling, grading, paving, excavation, drilling operation or permanent storage of materials.

Development, Subdivision: The entire original parcel for which subdivision approval is requested, including all new parcels intended for development, community amenities, recreation facilities, streets, easements, right of ways and areas to be set aside as open space.

Director: The Morgan County Director of Planning and Development or his/her designated representative.

DNR Department: The Georgia Department of Natural Resources.

Drainage Structure: A device composed of a virtually non-erodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for storm-water management, drainage control or flood control purposes.

Easement: A grant or one or more property rights by a property owner to, or for the use by, the public, a corporation or a person or entity.

Elevated Building: A non-basement building built to have the lowest floor of the lowest elevated area elevated above the ground level by means of fill; solid foundation perimeter walls; pilings, columns, posts and piers, shear walls; or breakaway walls.

EPD: The Environmental Protection Division of the Georgia Department of Natural Resources.

EPD Director: The Director of the Environmental Protection Division of the Georgia Department of Natural Resources.

Erosion: The process by which land surface is worn away by the action of wind, water, ice, or gravity.

Erosion and Sedimentation Control Plan: A plan for the control of soil erosion and sedimentation resulting from a land-disturbing activity.

Existing Construction: For the purposes of flood damage prevention requirements, any structure for which the start of construction commenced before September 9, 1997.

Existing County Street or Road: A street, road or highway located in unincorporated Morgan County that existed prior to the submission of a final plat for a minor subdivision, or existed prior to the submission of a preliminary plat for a major or private street subdivision. An “existing road” may be a street or road created through recordation of a final plat for a subdivision, a road under maintenance responsibility of the County, a legally created private street, or a U.S. or State numbered highway.

Existing manufactured home park or subdivision: For the purposes of flood damage prevention requirements, a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and final site grading or the pouring of concrete pads) is completed before September 9, 1997.

Expansion to an existing manufactured home park or subdivision: The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads.

Fill: A portion of land surface to which soil or other solid material has been added; the depth above the original ground.

Filling: The placement of any soil or other solid material, either organic or inorganic, on a natural ground surface or excavation.

Finished Grade: The final elevation and contour of the ground after cutting or filling and conforming to the proposed design.

Flood Hazard Boundary Map (FHBM): An official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard have been defined.

Flood Insurance Rate Map (FIRM): An official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard or the risk premium zones applicable to the community.

Flood Insurance Study: The official report provided by the Federal Emergency Management Agency evaluating flood hazards and containing flood profiles and water surface elevations of the base flood.

Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from the:

- (a) Overflow of inland or tidal waters; or
- (b) Unusual and rapid accumulation or runoff of surface waters from any source.

Flood Plain: Any land area susceptible to inundation by water.

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floor: The top surface of an enclosed area in a building, including basement, i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles or storage, or the floor area of an attic used exclusively for storage.

Grading: Altering the shape of ground surfaces to a predetermined condition; this includes stripping, cutting, filling, stockpiling and shaping, or any combination thereof, and shall include the land in its cut or filled condition.

Greenway: An area of land immediately adjacent to the banks of state waters in its natural state of vegetation, which facilitates the protection of water quality and aquatic habitat.

Ground Elevation: The original elevation of the ground surface prior to cutting or filling.

Highest Adjacent Grade: The highest natural elevation of the ground surface, prior to construction, next to the proposed foundation of a building.

Historic Structure. Any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district.
- (c) Individually listed on a state inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior, or
 - b. Directly by the Secretary of the Interior in states without approved programs.

Improvements: Physical changes to the land which are necessary to create useable lots including (but not limited to) streets, sewer and water facilities, hydrants, sidewalks, survey monuments, changes to existing utilities and storm drainage systems.

Issuing Authority: The Morgan County Board of Commissioners, acting through its Director of Planning and Development as its designated representative, which has been certified by the

Director of the Environmental Protection Division (EPD) of the Department of Natural Resources (DNR) as an issuing authority, pursuant to the Erosion and Sedimentation Act of 1975, as amended, or EPD in those instances where an application for a permit is submitted directly to EPD.

Jurisdiction: That area over which the governing body has authority for planning, zoning and development permitting under the Constitution of the State of Georgia.

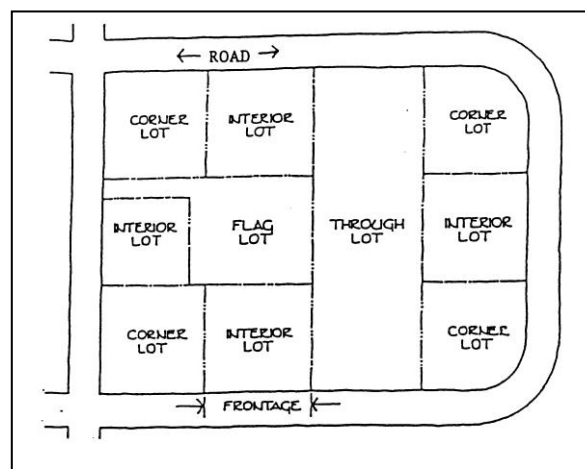
Lake: A body of water one acre or more in surface area, created either by a manmade or natural dam or other means of water impoundment.

Land-Disturbing Activity: Any activity that may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting and filling of land but not including agricultural practices that are exempt under the Erosion and Sedimentation Control Section of the Land Development Activities Article of these Development Regulations.

Lot of Record: A lot which is part of a subdivision lawfully recorded in the office of the Clerk of Superior Court, or a lot described by metes and bounds, the description of which has been so lawfully recorded.

Lot: A parcel of land occupied or capable of being occupied by a use, building or group of buildings devoted to a common use with the customary accessories and open spaces belonging to the same, which is described in a deed or shown on a plat and lawfully recorded in the office of the Superior Court of Morgan County.

Lot, Corner: A lot abutting two or more streets or roads at their intersection.



Lot, Double Frontage: Any lot, other than a corner lot, which has frontage on two streets.

Lot, Reverse Frontage: A double frontage lot on which access is restricted from at least one abutting street or road.

Lot Frontage: See “Lot width.”

Lot Depth: The distance measured along a line extending from the lot’s frontage, through the mid-point of the lot’s width, to the mid-point of the lot line that is most opposite and parallel to the lot width line. For a lot that has more than one frontage, the depth shall be measured from the shortest frontage line. For a lot that has no rear property line, the depth shall be measured at a right angle (90 degrees) to the lot width. For a lot that has more than one rear property line, the depth shall be measured to the mid-point of the property line most nearly opposite and parallel to the lot width.

Lot Width: The linear distance between side lot lines measured at the front building line and at the right-of-way of any street.

Lowest Floor: The lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of other provisions of these regulations.

Manual for Erosion and Sediment Control in Georgia: A publication of the same name published by the Georgia Soil and Water Conservation Commission, and as amended or supplemented from time to time.

Manufactured Home: A structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary of housing and urban development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et seq.

Mean Sea Level: The average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the flood plain. For purposes of these regulations, the term “mean sea level” is synonymous with National Geodetic Vertical Datum (NGVD).

Mobile Home: A structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein and manufactured prior to June 15, 1976.

Model Home: A dwelling used initially for display purposes that typifies the type of units that will be constructed in the subdivision.

National Geodetic Vertical Datum (NGVD): As corrected in 1929, is a vertical control used as a reference for establishing varying elevations within the flood plain.

Natural Ground Surface: The ground surface in its original state before any grading, excavation or filling.

Nephelometric Turbidity Units (NTU): Numerical units of measure based upon photometric analytical techniques for measuring the light scattered by finely divided particles of a substance in suspension. This technique is used to estimate the extent of turbidity in water in which colloiddally dispersed particles are present.

New Construction: Any structure for which the start of construction commenced after September 9, 1997, and includes any subsequent improvements to the structure.

New Manufactured Home Park or Subdivision: For the purposes of flood damage prevention requirements, a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after September 9, 1997.

One-Hundred-Year Flood Plain: A land area subject to a one (1) percent or greater statistical occurrence probability of flooding in and given year.

Original Parcel: A contiguous parcel of land, recorded in the Office of the Clerk of Superior Court of Morgan County, as it existed immediately prior to the approval of any portion of the parcel being divided as a subdivision.

Owner: A person or other legal entity having or controlling a majority fee simple interest in a property, or their authorized representative.

Pond: A body of standing water less than one acre in surface area, created either by a natural dam, or other means of water impoundment.

Project: The entire proposed development project regardless of the size of the area of land to be disturbed.

Public Improvement: The construction, enlargement, extension or other construction of a facility intended for dedication to the public, including but not limited to a street, curb and gutter, sidewalk, cross drain, catch basin, traffic control and street name sign, or other roadway appurtenance other than a driveway apron connection; domestic water supply system main, fire hydrant, valve or other appurtenance other than a supply line to a building; or sanitary sewerage main or outfall, lift station, force main, manhole or other appurtenance other than a drain line from a building.

Recombination: The joining of parcels, or portions thereof, of adjoining properties, including the joining of existing parcels of record, provided that additional parcels are not thereby created, and that all resulting parcels are in compliance with the provisions of the zoning district in which it is located.

Recreational Vehicle. A vehicular type of unit primarily designed for recreation, camping, travel or seasonal use which has its own motive power or is mounted on or towed by another vehicle. The basic entities are: travel trailer, folding camping trailer, park trailer, truck camper, motor home and custom van conversions

Re-subdivision: A change in the map of a recorded subdivision plat if such change affects any street layout, area reserved for public use, or any lot line, and includes the further division of platted subdivision lots.

Right-of-Way: That area, distinguished from an easement, which is owned in fee-simple by Morgan County or other government, for the present or future use of roads, streets, and highways, together with its drainage facilities and other supporting uses and structures.

Retracement: A survey plat confirming or establishing the boundary lines and property corners from an existing recorded deed.

Roadway Drainage Structure: A device such as a bridge, culvert, or ditch, composed of a virtually non-erodible material such as concrete, steel, plastic or other such material that conveys water under a roadway by intercepting the flow on one side of a traveled way consisting of one or more defined lanes, with or without shoulder areas, and carrying water to a release point on the other side.

Screening: A method of visually shielding or obscuring one abutting or nearby building, structure, or use from another by fencing, walls, berms, densely planted vegetation, or some combination thereof.

Sediment: Solid material, both organic and inorganic, that is in suspension, is being transported or has been moved from its site of origin by air, water, ice or gravity as a product of erosion.

Sedimentation: The process by which eroded material is transported and deposited by the action of water, wind, ice, or gravity.

Soil and Water Conservation Commission: The Soil and Water Conservation Commission of the State of Georgia.

Soil and Water Conservation District Approved Plan: An erosion and sedimentation control plan approved in writing by the Soil and Water Conservation District.

Soil and Water Conservation District: The Piedmont Soil and Water Conservation District.

Stabilization: The process of establishing an enduring soil cover of vegetation an/or mulch or other ground cover and/or installing temporary or permanent structures for the purpose of

reducing to a minimum the erosion process and the resultant transport of sediment by wind, water, ice or gravity.

Start of Construction: The initiation of new construction or a substantial improvement, as follows:

- (a) For New Construction: The date the development permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start of construction means the first placement of permanent construction of a building, including a manufactured or mobile home, on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured or mobile home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets or walkways; the excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main building. (Note: accessory structures are not exempt).
- (b) For a Substantial Improvement: The actual start of construction means the first alteration of any wall, ceiling, floor, or other structural parts of a building, whether or not that alteration affects the external dimensions of the building.

State Waters: Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells and other bodies of surface or subsurface water, natural or 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.

Street: A way for vehicular traffic, whether designated as an "avenue", "road", "boulevard", "highway", "expressway", "alley", or any other term.

Street Frontage: See "Lot width."

Structural Erosion and Sedimentation Control Measures: Measures for the stabilization of erodible or sediment-producing areas by utilizing the mechanical properties of matter for the purpose of either changing the surface of the land or storing, regulating or disposing of runoff to prevent excessive sediment loss. Examples of structural erosion and sedimentation control practices are riprap, sediment basins, dikes, level spreaders, waterways or outlets, diversions, grade stabilization structures, sediment traps and land grading. Such measures can be found in the publication *Manual for Erosion and Sediment Control in Georgia*.

Structure: Anything built, constructed or erected, or established or composed of parts joined together in some definite manner, the use of which requires location on the ground or which is attached to something having permanent location on the ground.

Subdivision site: The entire property for which subdivision approval is requested, including the lots intended for development of residences and community amenities (such as recreation

facilities and stormwater detention facilities), streets and other rights-of-way or easements, and areas to be set aside as open space.

Subdivision: The division of land into two (2) or more parcels, tracts, lots, building sites or other divisions for sale, lease or development.

Subdivision, Estate: A division of an *original parcel* that creates any number of new parcels, with or without a new street, which requires extensive acreage to facilitate a range of rural and agricultural activities.

Subdivision, Conservation: A form of subdivision design which concentrates lots, houses, streets, utilities, and related development activities on the more suitable, and less environmentally sensitive, areas of the site, thereby preserving the steep slopes, wetlands, unsuitable soils, stream corridors and otherwise environmentally sensitive areas in a natural or undisturbed state. The net density of the development is equal to or less than that of traditional subdivision design, but the lot sizes are smaller in order to preserve the environmentally sensitive areas in dedicated, perpetual open space.

Subdivision, Major: A division of an *original parcel* that creates any number of new parcels involving the construction of a new street, stormwater drainage facilities, or the construction or improvement of public utilities that complies with all requirements of the zoning district in which it is located.

Subdivision, Minor: A division of an *original parcel* that creates no more than five (5) parcels, including the remaining portion of the original parcel, fronts along an existing County street and does not require the extension or widening of the street; require the construction of stormwater drainage facilities; or the construction or improvement of public utilities. No further subdivision of the original parcel or resulting parcels from a minor subdivision will be permitted for three (3) year after the date of Minor Subdivision approval. Parcels created as the result of a Minor Subdivisions shall only be further subdivided as a Major Subdivision, involving the installation of a new street.

Subdivision, Private Street: A major subdivision in which the parcels are served by a street held in private ownership and not dedicated to the County. A private street subdivision must meet all requirements of these development regulations that apply to a “Major Subdivision,” except for dedication of the street rights-of-way or easements and drainage structures and easements.

Substantial Damage: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before damage occurred.

Substantial Improvement: Any combination of repairs, reconstruction, alteration, or improvements to a building, taking place during the life of a building, in which the cumulative

cost equals or exceeds 50 percent of the market value of the building prior to improvement. The market value of the building should be:

- (a) The appraised value of the building prior to the start of the initial repair or improvement; or
- (b) In the case of damage, the value of the building prior to the damage occurring. This term includes structures that have incurred “substantial damage,” regardless of the actual amount of the actual repair work performed.
- (c) For the purposes of this definition, “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. The term does not, however, include those improvements of a building required to comply with existing health, sanitary or safety code specifications which are solely necessary to assure safe living conditions, which have been pre-identified through enforcement of these Development Regulations and not solely triggered by an improvement or repair project.

Substantially improved existing manufactured home park or subdivision: A manufactured home park or subdivision where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

Vegetative Erosion and Sedimentation Control Measures: Measures for the stabilization of erodible or sediment-producing areas by covering the soil with:

- (a) Permanent seeding, sprigging, or planting, producing long-term vegetative cover; or
- (b) Temporary seeding, producing short-term vegetative cover; or
- (c) Sodding, covering areas with a turf of perennial sod-forming grass.
- (d) Such practices can be found in the publication Manual for Erosion and Sediment Control in Georgia.

Watercourse: Any natural or artificial watercourse, stream, river, creek, channel, ditch, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows either continuously or intermittently and which has a definite channel, bed and banks, and including any area adjacent thereto subject to inundation by reason of overflow or floodwater.

Wetlands: Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Wetlands, protected: Those wetlands identified on the National Wetlands Inventory maps prepared by the U.S. Fish and Wildlife Service, or otherwise approved by the U.S. Army Corps

of Engineers based on competent studies prepared by a registered and qualified professional engineer.

Zoning Map: The map of Morgan County delineating the zoning districts described within the *Morgan County Zoning Ordinance* related to property lying within unincorporated areas.

Zoning Ordinance: The Zoning Ordinance for Morgan County, Georgia, adopted by the Board of Commissioners of Morgan County, Georgia, and amended from time to time.

Article 3 – Land Division

Chapter 3.1 – Purpose

This Article sets out the minimum requirements and standards for land division, construction of subdivisions and other land development projects, including general principals of design and layout and requirements for such public facilities, streets, and utilities.

Chapter 3.2 - Conformance to Applicable Rules and Regulations

In addition to the requirements established herein, all subdivision plats shall comply with the following laws, rules and regulations, and written proof of such compliance must be furnished when requested by the Morgan County Director of Planning and Development.

- All applicable statutory provisions.
- The Code of Morgan County Georgia.
- The Morgan County Zoning Ordinance.
- The Official Zoning Map of Morgan County.
- The Morgan County Comprehensive Plan.
- All adopted building and housing codes.
- All other applicable laws, ordinances, and regulations of Morgan County.
- All rules of the Morgan County Health Department and any other appropriate state agencies.
- All rules of the State Department of Transportation, if the subdivision, or any lot contained therein, abuts a state highway.

Chapter 3.3 - Standards Incorporated by Reference

In the case of conflict between the text of the regulations and the standards incorporated by reference, the more stringent shall control.

Section 3.3.1- Standard Design Specifications

The *Construction and Design Standard Details of Morgan County*, also referred to in these regulations as the “Standard Details,” as adopted by the Board of Commissioners and as may be amended from time to time, are incorporated into these regulations as though set forth within the body of these regulations. In the case of a conflict between the Standard Details and the text of these regulations, the more stringent shall control.

Section 3.3.2 – Water and Waste-Water Design Specifications

The *Morgan County Utility Department Water and Wastewater Standards*, also referred to as “Water and Wastewater Standards,” and *The Morgan County Utility Department Water System Design and Construction Manual*, also referred to as “Water System Design and Construction Manual” as adopted by the Board of Commissioners and as may be amended from time to time, are incorporated into these regulations as though set forth within the body of these regulations. In the case of a conflict between either the Water and Wastewater Standards or the

Water System Design and Construction Manual, and the text of these regulations, the more stringent shall control.

Section 3.3.3 - Georgia Department of Transportation Standard Specifications

Unless otherwise specifically set forth in these regulations or the Standard Details of Morgan County, all materials, methods of construction, and workmanship for the work covered, in reference to street construction and storm drainage construction shall conform to the latest standard specifications of the Georgia Department of Transportation.

Section 3.3.4 - AASHTO Design Standards

Design criteria and standards for streets and highways not specifically set forth herein shall conform to the latest edition of the *AASHTO Policy on Geometric Design of Highways and Streets*.

Section 3.3.5 – Traffic Control and Street Striping

The installation of all traffic control devices and street striping shall be governed by the standards contained in the latest edition of the *Manual on Uniform Traffic Control Devices*.

Section 3.3.6 – Stormwater Management

Unless otherwise specifically set forth in these regulations or the Standard Details of Morgan County, all materials, methods of construction, and workmanship for Stormwater Management shall conform to the latest edition of the *Georgia Stormwater Management Manual*.

Section 3.3.7 – Erosion and Sediment Control

Unless otherwise specifically set forth in these regulations or the Standard Details of Morgan County, all materials, methods of construction, and workmanship for Erosion and Sediment Control shall conform to the latest edition of the *Manual for Erosion and Sediment Control in Georgia*.

Section 3.3.8 – Accessible Design Standards

Unless otherwise specifically set forth in these regulations or the Standard Details of Morgan County, all materials, methods of construction, and workmanship for accessibility shall conform to the latest edition of the *ADA Standards for Accessible Design*

Chapter 3.4 – Types of Land Divisions

Section 3.4.1 – Exempt Divisions

Recombination: The joining of parcels, or portions thereof, of adjoining properties, including the joining of existing parcels of record, provided that additional parcels are not thereby created, and that all resulting parcels comply with the provisions of the zoning district in which it is located.

Retracement: A survey plat confirming or establishing the boundary lines and property corners from an existing recorded deed.

Section 3.4.2 – Subdivisions

Minor Subdivision: A division of an *original parcel* that creates no more than five (5) parcels, including the remaining portion of the original parcel, that fronts along an existing County street and does not require the extension or widening of the street, require the construction of stormwater drainage facilities, or the construction or improvement of public utilities. No further subdivision of the original parcel or resulting parcels from a minor subdivision will be permitted for three (3) years after the date of Minor Subdivision approval. Parcels created as the result of a Minor Subdivisions shall only be further subdivided as a Major Subdivision involving the installation of a new street.

Major Subdivision: A division of an *original parcel* that creates any number of new parcels involving the construction of a new street, stormwater drainage facilities, or the construction or improvement of public utilities and complies with all requirements of the zoning district in which it is located.

Estate Subdivision: A division of an *original parcel* that creates any number of new parcels, with or without a new street, which requires extensive acreage and larger road frontage to facilitate a range of rural and agricultural activities.

Chapter 3.5 – Land Division Submittals

Section 3.5.1 – Exempt Divisions

- 1) Completed application requesting plat approval.
- 2) Payment for plat review.
- 3) Survey Plat complying with all requirements of the Georgia Plat Act, O.C.G.A. §15-6-67, the Morgan County Zoning Ordinance, and these regulations.

Section 3.5.2 – Minor Subdivisions

- 1) Completed application requesting plat approval.
- 2) Payment for plat review.
- 3) Minor Subdivision Plat complying with all requirements of the Georgia Plat Act, O.C.G.A. §15-6-67, the Morgan County Zoning Ordinance, and these regulations.
- 4) Executed right-of-way deed (if required)
- 5) All lots created by the Minor Subdivision shall be pre-approved by the Morgan County Health Department for any newly created lot less than five (5) acres.

Section 3.5.3 – Major Subdivisions

Section 3.5.3.1 – Concept Plan

- 1) Completed application requesting plan review.
- 2) Payment for Concept Plan review.
- 3) Concept plan complying with all requirements of the Morgan County Zoning Ordinance and these regulations

Section 3.5.3.2 – Preliminary Plat

- 1) Completed application requesting Preliminary Plat approval.
- 2) Payment for plat review.
- 3) Preliminary Plat complying with all requirements of the Morgan County Zoning Ordinance and these regulations.

Section 3.5.3.3 – Construction Development Plans

- 1) Completed application requesting Construction Development Plan approval.
- 2) Payment for plan review.
- 3) Erosion and Sediment Control Plan
- 4) Site Clearing and Grading Plan
- 5) Storm Water Management Plan
- 6) Street Improvement Plan
- 7) Water and Sewage Plans
- 8) Tree Protection Plan
- 9) Performance Bonds

Section 3.5.3.4 – Final Plat

- 1) Completed application requesting Final Plat approval.
- 2) Payment for plat review.
- 3) Final Plat complying with all requirements of the Georgia Plat Act, O.C.G.A. §15-6-67, the Morgan County Zoning Ordinance and these regulations.
- 4) Maintenance Bonds
- 5) Maintenance Plan for Open Space and Conservation Areas
- 6) Private Covenants
- 7) Documentation of Homeowners Association
- 8) Executed right-of-way deeds

Section 3.5.4 – Estate Subdivision

Estate subdivisions utilizing existing county roads shall submit the requirements of a Minor Subdivision.

Estate Subdivisions utilizing newly created streets shall submit the requirements of a Major Subdivision.

Chapter 3.6 – General Design Criteria

Section 3.6.1 – Site Development Criteria

All proposed developments shall conform to the Morgan County Zoning Ordinance and Comprehensive Plan, as applicable, and development policies of the Board of Commissioners in effect at the time of submission to the Director of Planning and Development.

When features of the Comprehensive Plan or other plans adopted by the Board of Commissioners (such as schools or other public-building sites, parks, or other land for public uses) are located, in whole or in part, in a subdivision or other development, such features shall be either dedicated or reserved by the developer for acquisition within a reasonable time by the appropriate public agency.

Every developer of land within unincorporated Morgan County shall provide the project access improvements to serve the project, in accordance with these regulations and other pertinent codes, ordinances, and regulations. Said improvements and associated lands shall be provided at no cost to Morgan County, and shall be dedicated or otherwise transferred, as required, to the public in perpetuity and without covenant or reservation.

All residential, commercial, and industrial developments that require access to a state highway shall not receive a land disturbance permit or building permit until the approval of the Georgia Department of Transportation has been obtained by the applicant on the entrances and exits, curb radii, drainage, and other matters.

Unsuitable land may not be developed. Land subject to flooding, improper drainage or erosion, and any land deemed to be unsuitable for development due to steep slope, unsuitable soils, or subsurface conditions, etc., shall not be subjected to development in which it may intensify conditions or increase danger to health, safety, life, or property. Unsuitable land shall be incorporated into one of the following:

- Attached to a buildable lot as excess land
- Incorporate into open space for public use
- Placed into a perpetual conservation easement

If the Director or other agency finds that such land is not suitable for public use or does not qualify for an easement, the Director shall require the land to be included into the adjacent land in private ownership.

Section 3.6.1.1 - Areas Reserved for Future Development

If any portion of a development is reserved for future development, the street access shall be installed to the reserved area boundary. This is to prevent future disturbance of adjoining lots or setback issues.

Such a reserved area must be labeled “Reserved for Future Development” on the final subdivision plat.

Such a reserved area will not be eligible for issuance of a building permit unless the lot meets all requirements of the Zoning Ordinance, including minimum lot width and frontage requirements of the applicable zoning district and development regulations at the time development.

Section 3.6.1.2 - Plats Straddling Political Boundaries

Whenever access to a subdivision is required across land in another governmental jurisdiction, the Morgan County Director of Planning and Development may request assurance from the County Attorney, and/or the other county that access is legally established, and that the access road is adequately improved. In general, lot lines shall be laid out to not cross jurisdictional boundary lines.

Section 3.6.1.3 - Name of Subdivision or Development Project

The name of each subdivision or development project must be approved by the Director of Planning and Development. The name shall not duplicate nor closely approximate the name of an existing subdivision or development project in Morgan County or any of its cities. The name of the subdivision or development project will be approved upon preliminary plat or site plan approval.

Section 3.6.2 – Minor Subdivision Criteria

This section sets out requirements for subdivision development that ensures the health, safety, and welfare for our community and the citizens of Morgan County, while allowing parcels to be subdivided along existing streets.

Land subdivided as a minor subdivision shall not be further divided for a period of three (3) years from the date of signed final plat approval as recorded in the Clerk of Courts office. Parcels created by a Minor Subdivision shall only be further divided as a Major Subdivision, utilizing a new street.

A minor subdivision does not involve the construction of major public improvements, such as: the extension or widening of an existing street, the construction of or improvements of public utilities, or stormwater drainage facilities. If the storm water characteristics of the existing road are inadequate to accommodate the new lots, the Director of Planning and Development may require improvement of the roadway ditch as appropriate.

Right-of-way shall be dedicated along the property’s frontage from the centerline of the existing road equal to one-half (½) of the minimum requirement for the classification of the road, as established in these regulations.

If the minor subdivision is within 1500 feet of an existing public water line or sanitary sewerage line, the minor subdivision shall be required to connect.

All parcels created as a minor subdivision shall meet the minimum buffer requirements from any state waterway or cemetery.

Section 3.6.2.1 – Development Capacity

An original parcel on an existing street may be subdivided into a total of five (5) parcels including the remaining portion of the original tract meeting the minimum dimensional requirements for the zoning district.

Section 3.6.3 - Major Subdivision Criteria

The following improvements shall be provided by the developer or at the developer's expense in every major subdivision, individual multi-family, nonresidential development, or mixed-use development in accordance with the standards contained in these regulations.

Right-of-way shall be dedicated along the property's frontage from the centerline of the existing road equal to one-half (1/2) of the minimum requirement for the classification of the road, as established in these regulations.

The storm water carrying capacity of the existing road, whether in an existing ditch or gutter, shall not be compromised. If the storm water characteristics of the existing road are inadequate to accommodate the new lots, the Director of Planning and Development may require improvement of the roadway ditch as appropriate.

All major developments located in the Agricultural (AG) zoning district shall be designed following the Estate Subdivision Criteria. All other major developments shall be designed following the Conservation Design Criteria as provided by these regulations.

All street infrastructure, storm water and drainage facilities and utilities shall be installed per these regulations. All utilities shall be placed underground.

Provide sidewalks on both sides of streets and street lighting spaced appropriately to light all portions of the sidewalks.

Provide and install all traffic control devices and street name signs as approved by Morgan County.

Survey monumentation shall be installed for all street right of ways and individual parcel lines within the development.

Install two paved vehicle parking spaces at the postal delivery cluster boxes and a covered shelter for the cluster boxes.

Create a mandatory homeowners association to provide for collections of adequate payments to maintain and operate said utilities and amenities.

Provide adequate water supply and sewage disposal for the development, if applicable.

Public water service for both domestic use and fire protection shall be provided to every lot in such a subdivision and to every development if public water is available within 1,500 feet. The distance of 1,500 feet will be measured from the utility right-of-way to the nearest property line of the development site. Water mains shall be connected to the existing public water system and extended past each lot. All water system improvements shall meet the Morgan County standards for public water service. A contractor approved by the Morgan County shall install all elements of the water system, including but not limited to mains, valves, service laterals through the curb line, and fire hydrants at the developer's expense.

The minimum fire flow for one-and-two family dwellings is as follows:

Distance Between Buildings (Feet)	Needed Fire Flow (GPM)
More than 100	500
31 - 100	750
11 - 30	1000
Less than 11	1400

A higher fire flow may be required based on occupancy type and size. The required fire flow required to support such a development shall be determined by the International Fire Code, latest edition, and a hydraulic calculation design. Hydrants shall be placed at the entrance to the development and every 500 linear feet within the development.

If a public water system is not available, the developer shall provide a water supply using a community water system or individual wells in conformity with the regulations of the Morgan County Health Department and Georgia Environmental Protection Division. If a community water system is created, it must meet the minimum fire flow requirements listed above for one-and-two family dwellings, following the Morgan County Water Design Standards.

Every lot in such a subdivision and every development shall be connected to a public sanitary sewerage system if sanitary sewerage is available within 1,500 feet of the subdivision. The distance of 1,500 feet will be measured from the utility right-of-way to the nearest property line of the development site. Sewer lines shall be connected to the Morgan County's sanitary sewerage system and extended past each lot in accordance with all County requirements. Every element of the sanitary sewerage system, including but not limited to mains, lift stations, outfalls, and laterals, shall be installed at the developer's expense by a contractor approved by Morgan County.

If a public sewerage system is not available nor under bid or contract to be available, each lot shall be provided with septic tanks or other on-site disposal systems in accordance with the regulations of the Morgan County Health Department, these development regulations and all other applicable laws and regulations.

If a community septic system is created, it must meet Georgia Environmental Protection Division and Morgan County Wastewater Standards, all lots in the entire development site must connect to the community septic system.

Section 3.6.3.1 – Development Capacity

The development capacity of a Major Subdivision will be based on the minimum dimensional requirements for the zoning district.

Section 3.6.4 - Estate Subdivision Criteria

The following improvements shall be provided by the developer or at the developer’s expense in every estate subdivision in accordance with the standards contained in these regulations.

Minor Subdivision:

Estate Subdivisions located on an existing street are exempt from the maximum number of lots under Minor Subdivisions.

Right-of-way shall be dedicated along the property’s frontage from the centerline of the existing road equal to one-half (1/2) of the minimum requirement for the classification of the road, as established in these regulations.

The storm water carrying capacity of the existing road, whether in an existing ditch or gutter, shall not be compromised. If the storm water characteristics of the existing road are inadequate to accommodate the new lots, the Director of Planning and Development may require improvement of the roadway ditch as appropriate.

Major Subdivision:

Right-of-way shall be dedicated along the property’s frontage from the centerline of the existing road equal to one-half (1/2) of the minimum requirement for the classification of the road, as established in these regulations.

All street infrastructure, storm water and drainage facilities and utilities shall be installed per these regulations.

Estate Subdivisions are exempt from the curb and gutter, sidewalks, and street lighting requirements for Major Subdivisions. Storm water drainage shall be handled by way of a minimum eight (8) foot shoulder sloped to a swell ditch.

All utilities shall be placed underground.

Provide and install all traffic control devices and street name signs as approved by Morgan County.

Survey monumentation shall be installed for all street right of ways and individual parcel lines within the development.

Install two paved vehicle parking spaces at the postal delivery cluster boxes and a covered shelter for the cluster boxes.

Create a mandatory homeowners association to provide for collections of adequate payments to maintain and operate said utilities and amenities.

Provide adequate water supply and sewage disposal for the development, if applicable.

Public water service for both domestic use and fire protection shall be provided to every lot in such a subdivision and to every development if public water is available within 1,500 feet. The distance of 1,500 feet will be measured from the utility right-of-way to the nearest property line of the development site. Water mains shall be connected to the existing public water system and extended past each lot. All water system improvements shall meet the Morgan County standards for public water service. A contractor approved by the Morgan County shall install all elements of the water system, including but not limited to mains, valves, service laterals through the curb line, and fire hydrants at the developer's expense.

The minimum fire flow for one-and-two family dwellings is as follows:

Distance Between Buildings (Feet)	Needed Fire Flow (GPM)
More than 100	500
31 - 100	750
11 - 30	1000
Less than 11	1400

A higher fire flow may be required based on occupancy type and size. The required fire flow required to support such a development shall be determined by the International Fire Code, latest edition, and a hydraulic calculation design. Hydrants shall be placed at the entrance to the development and every 500 linear feet within the development.

If a public water system is not available, the developer shall provide a water supply using a community water system or individual wells in conformity with the regulations of the Morgan County Health Department and Georgia Environmental Protection Division. If a community water system is created, it must meet the minimum fire flow requirements listed above for one-and-two family dwellings, following the Morgan County Water Design Standards.

Every lot in such a subdivision and every development shall be connected to a public sanitary sewerage system if sanitary sewerage is available within 1,500 feet of the subdivision. The distance of 1,500 feet will be measured from the utility right-of-way to the nearest property line of the development site. Sewer lines shall be connected to the Morgan County's sanitary sewerage system and extended past each lot in accordance with all County requirements. Every element of the sanitary sewerage system, including but not limited to mains, lift stations, outfalls, and laterals, shall be installed at the developer's expense by a contractor approved by Morgan County.

If a public sewerage system is not available nor under bid or contract to be available, each lot shall be provided with septic tanks or other on-site disposal systems in accordance with the regulations of the Morgan County Health Department, these development regulations and all other applicable laws and regulations.

If a community septic system is created, it must meet Georgia Environmental Protection Division and Morgan County standards, all lots in the entire development site must connect to the community septic system.

Section 3.6.4.1 – Development Capacity and Lot Dimensions

The following are the minimum dimensions within Estate Subdivisions.

Zoning District	Lot Size	Lot Width	Front Setback	Side Setback	Rear Setback
Agricultural (AG)	12	400 ft	100 ft	100 ft	100 ft
Agricultural Residential (AR)	5	300 ft	100 ft	75 ft	75 ft
Low Density Residential (R-1)	3	300 ft	100 ft	50 ft	50 ft

Section 3.6.5 – Conservation Design Criteria

Conservation design concentrates lots, houses, streets, utilities, and related development activities on the more suitable, and less environmentally sensitive, areas of the site, thereby preserving the steep slopes, wetlands, unsuitable soils, stream corridors and otherwise environmentally sensitive areas in a natural or undisturbed state. The net density of the development is equal to or less than that of traditional subdivision design, but the lot sizes are smaller, in order, to preserve the environmentally sensitive areas in dedicated, perpetual open space.

Section 3.6.5.1 – Purpose of Conservation Design

- Provides for conservation of open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains, and wetlands, by setting them aside from development.
- Provide greater design flexibility and efficiency of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development
- Provides for the reduction of erosion, sedimentation, and pollution by the retention of existing vegetation and the minimization the impact of development.
- Provides a mechanism to enhance water quality of streams and waterways, and to protect valuable groundwater resources.
- Creates neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space.
- Provides multiple options to minimize impacts on environmental resources, such as streams, wetlands, and floodplains; and the disturbance of natural or cultural features, such as mature woodlands, wildlife habitats, historic structures, and archeological sites.
- Minimizes the appearance of perceived density, by minimizing views of new development from existing roads.
- Provides the opportunity for enhanced passive recreational use by residents.

Section 3.6.5.2 - Subdivision Design

All Major Subdivisions in the districts listed below, shall be designed utilizing Conservation Design Criteria.

- Agricultural Residential (AR)
- Low Density Residential (R-1)
- Low Density Lake Residential (LR-1)
- Medium Density Residential (R-2)
- Medium Density Lake Residential (LR-2)
- High Density Residential (R-3)
- High Density Lake Residential (LR-3)

Section 3.6.5.3 - Development Capacity

The development capacity of a development is assumed to be the gross acreage of the site, divided by the minimum lot size required by the zoning district.

Conservation areas shall be identified consisting of a minimum of thirty percent (30%) of the gross area of a conservation subdivision and shall be designated as permanently protected conservation area.

The development capacity of a development is also limited based on water and waste-water capabilities of the site. Under no circumstances shall a proposed development be allowed to exceed the maximum number of lots beyond the capabilities of water supply and waste-water disposal for the site.

Nothing contained in these regulations shall be construed as to prevent the Health Department, after study of the conditions existing in a proposed subdivision, from requiring that all or any portion of the area of such subdivision shall not be built upon or that the minimum lot sizes set forth in these regulations are inadequate and must be increased to ensure the protection of the public health.

Lot size

Flexibility is given in the chart below relating to the minimum lot size and other dimensional requirements for Conservation Subdivisions:

Zoning District	Minimum Parcel Acreage	Minimum Parcel Acreage w/o Utilities
Agricultural Residential (AR)	0.75 acre ¹	2 acres ³
Low Density Residential (R-1)	0.75 acre ¹	1.5 acres ³
Low Density Lake Residential (LR-1)	0.75 acre ¹	1.5 acres ³
Medium Density Residential (R-2)	0.75 acre ¹	1.5 acres ³
Medium Density Lake Residential (LR-2)	0.75 acre ¹	1.5 acres ³
High Density Residential (R-3)	0.75 acre ²	N/A
High Density Lake Residential (LR-3)	0.75 acre ²	N/A

¹Permitted only when public/private water requirements met.

² Permitted only if public/private water and wastewater requirements are met.

³ When a well and septic tank is required on each lot.

Lot Dimensions

Flexibility is given in the chart below relating to the minimum lot dimension requirements for Conservation Subdivisions:

Zoning District	Lot Width	Front Setback	Side Setback	Rear Setback
Agricultural Residential (AR)	100 ft ¹ / 150ft ³	30 ft	10 ft	20 ft
Low Density Residential (R-1)	100 ft ¹ / 150ft ³	30 ft	10 ft	20 ft
Low Density Lake Residential (LR-1)	100 ft ¹ / 150ft ³	30 ft	10 ft ⁴	20 ft ⁴
Medium Density Residential (R-2)	100 ft ¹ / 150ft ³	30 ft	10 ft	20 ft
Medium Density Lake Residential (LR-2)	100 ft ¹ / 150ft ³	30 ft	10 ft ⁴	20 ft ⁴
High Density Residential (R-3)	100 ft ² / 150ft ³	30 ft	30 ft	30 ft
High Density Lake Residential (LR-3)	100 ft ² / 150ft ³	30 ft	30 ft ⁴	30 ft ⁴

¹Permitted only when public/private water requirements met.

² Permitted only if public/private water and wastewater requirements are met.

³ When a well and septic tank is required on each lot.

⁴A required 40-foot setback must be maintained from the Georgia Power right of way on Lake Oconee.

Section 3.6.5.4 – Design of Blocks

The design of blocks shall be determined based on the following:

- Adequate building sites suitable to the needs of the type of development. Blocks within a new development shall not be less than 600 feet in length nor greater than 1,800 feet in length between street intersections.

- Designed in compliance with applicable zoning requirements as to lot width, lot size and setbacks.
- Designed for the need for convenient access, circulation, control, and safety of street traffic.
- Limitations of topography.
- Nonresidential blocks for non- residential use shall be of such length and width as may be suitable for the prospective use, including adequate provision for off-street parking and service. The Director of Planning and Development may require one or more public easements or alleys of not less than 12 feet in width to extend entirely across the block for vehicular access, pedestrian crosswalks, fire protection or utilities.

Section 3.6.5.5 – Lot Design

Each lot shall contain a building envelope large enough to allow for the placement of buildings and other structures so that they will not encroach on the required setbacks for the district or encroach into a flood plain, drainage or flood hazard area.

Each lot shall contain a building envelope large enough to allow for the placement of buildings and other structures, regardless of topography or any other environmental issue, which will not encroach on the required setbacks for the district.

Each corner lot shall be sufficiently large enough to allow the placement of the building in conformance with the required front setback from both streets.

The minimum lot width required by the zoning district or these regulations shall not be reduced for the depth of the lot.

Side lot lines shall be at right angles to straight street lines or radial to curved street lines, including cul-de-sacs.

Each lot adjoining the radial curve of a cul-de-sac shall maintain a minimum lot width at the street right of way of sixty (60) feet and shall meet the required lot width at the building line.

Flag lots and through lots or double frontage lots are prohibited. Through lots or double frontage lots may be allowed when alley access is required.

No lot shall be designed to permit the rear of a structure to face an existing or new street.

Section 3.6.5.6 - Required Setbacks and Buffers

In a Conservation Subdivision, no building shall be located within 100 feet of the periphery of the subdivision site or within 300 feet of the right of way of an existing road. Such area between the subdivision's building lots and the periphery of the subdivision site may be included within the open space areas of the subdivision.

In major or minor subdivision, an undisturbed buffer of 100 feet shall be maintained surrounding any Local, State and Federal Protected Conservation Areas (including floodways, stream greenways, wildlife habitats, cemeteries, wetlands, and flood hazard areas as described in Article 4, Section 4.3.a et. al.), structures and/or properties listed on or eligible for the National Register of Historic Places, and other specific identified cultural resource areas (as defined the Zoning Ordinance, Article 12 Resource Conservation). Such undisturbed buffers may be included within the open space areas of the subdivision if the buffer area is subject to a conservation easement.

Section 3.6.5.7 – Identification of Federal or State Protected Conservation Areas

Federal and State protected conservation areas must be identified and mapped. If Federal and State protected conservation areas do not exceed then a minimum of thirty percent (30%) of the gross area of a conservation subdivision shall be designated as a conservation area.

Section 3.6.5.8 - Designation of conservation areas

Protected conservation areas are areas that are required to be preserved or protected by State or Federal law. These areas shall be included in a Conservation Area and shall be indicated on the preliminary plat and final plat as undisturbed buffers or unbuildable areas. The areas include:

- **Floodways within the 100-year floodplain**

These areas are designated on maps prepared by the Federal Emergency Management Agency (FEMA), and must be confirmed as to their specific location on the Preliminary Plat.

- **Flood hazard areas.**

All areas within the 100-year floodplain but lying outside any floodway, wetland or other designated Conservation Area fall under this category. The boundaries of the 100-year floodplain are designated as the “flood hazard area” on maps prepared by the Federal Emergency Management Agency (FEMA), and must be confirmed as to their specific location on the Preliminary and Final Plat.

- **Required stream buffers**

Undisturbed greenways extending 25 feet from the banks of all perennial streams and other state waters.

- **Wetlands and hydric soils classified as “unsuitable”**

Wetlands are illustrated generally on the Wetlands Inventory Maps published by the U.S. Fish and Wildlife Service and are delineated by the U.S. Corps of Engineers. Soils

classified as “unsuitable” often coincide with wetlands and include all soils designated under Group 6 on the Appendix to Article XXIV of the Zoning Ordinance. Soils in Morgan County are shown on the Soil Survey Maps prepared by the USDA Natural Resource Conservation Service (formerly the Soil Conservation Service).

- **Cemeteries**

Any cemetery or place of burial recognized by the Morgan County Tax Commissioner as tax exempt (under O.C.G.A. §48-5-41), and any “family plot” or other burial ground discovered on the site, must be protected under the requirements of State law (O.C.G.A. §36-72-1 *et seq.*). State law currently defines “burial ground” and “cemetery” as follows:

“Burial ground” means an area dedicated to and used for interment of human remains. The term shall include privately owned burial plots, individually and collectively, once human remains have been buried therein. The fact that the area was used for burial purposes shall be evidence that it was set aside for burial purposes.

“Cemetery” or “cemeteries” means any land or structure in this state dedicated to and used, or intended to be used, for interment of human remains. It may be either a burial park for earth interments or a mausoleum for vault or crypt interments or a combination of one or more thereof.

Whenever a development site contains or is adjacent to a cemetery, the following cemetery protection measures shall be required:

- An undisturbed or planted 25-foot grassed or vegetated buffer shall be required around the perimeter of the known boundary of said cemetery.
- If the boundary of an existing cemetery is unknown, then a 100-foot undisturbed buffer shall be placed around the entire perimeter of the outer most visible indicators of potential grave sites.
- Cemeteries that are not fenced prior to development must be fenced with a minimum four-foot high, black coated chain-link fence or other appropriate fencing with gates. The fence shall encompass the entire known boundary of the cemetery.
- In instances where a cemetery includes an existing fence, the existing fence may be considered to satisfy this requirement, if it encompasses the entire cemetery.
- A ten (10) foot perpetual ingress/egress easement shall be indicated on the development survey from the cemetery to the nearest street.
- No blasting shall be allowed within 500 feet of a cemetery.
- No drainage shall be directed towards a cemetery.

- The developer is responsible for any damage to a cemetery during construction of the development.
- **Wildlife habitats of threatened or endangered species**

The following have been identified by the Federal and/or the State governments as threatened or endangered species in Morgan County:

Threatened or Endangered Species Identified in Morgan County		
Common Name	Biological Name	Habitat
Bald eagle	<i>Haliaeetus leucocephalus</i>	Inland waterways and estuarine areas in Georgia. Active eagle nests were located in Morgan County 1994 and 1997.
Red-cockaded woodpecker	<i>Picoides borealis</i>	Nest in mature pine with low understory vegetation (<1.5m); forage in pine and pine hardwood stands >30 years of age, preferably >10" dbh.
Bay star-vine	<i>Schisandra glabra</i>	Twining on subcanopy and understory trees/shrubs in rich alluvial woods.
Piedmont barren strawberry	<i>Waldsteinia lobata</i>	Rocky acedic woods along streams with mountain laurel; rarely in drier upland oak-hickory-pine woods.
Source: U.S. Fish and Wildlife Service.		

Section 3.6.5.9 - Supplementary Conservation Areas

Conservation areas are areas that are encouraged to be preserved but are not required to be preserved or protected under State or Federal law. These include:

- Areas with steep slopes over 25% which comprise 5,000 square feet or more of contiguous area.

Slopes greater than 25% are to be identified from the topographic data required for the Preliminary Plat. Areas comprising 5,000 contiguous square feet or less are not considered Conservation Areas.

- Areas with slopes of 15% to 25% greater than 40,000 square feet.

Slopes between 15% and 25% are to be identified from the topographic data required for the Preliminary Plat. Areas comprising 40,000 square feet or less of contiguous are not considered Conservation Areas.

- Soils with exposed bedrock or rock outcroppings of 40,000 square feet or greater.

Areas with exposed bedrock or rock outcroppings must be identified through observation on each site. Areas comprising less than 40,000 contiguous square feet are not considered Conservation Areas.

- Areas with soils classified as “poorly drained” greater than 80,000 square feet.

Soils classified as “poorly drained” include those designated as such under Group 4 and all soils listed under Group 5 on the Appendix to Article XXIV of the Zoning Ordinance. Soils in Morgan County are shown on the Soil Survey Maps prepared by the USDA Natural Resource Conservation Service. Such areas comprising 80,000 contiguous square feet or less are not considered Conservation Areas.

- Buffer areas around wetlands and habitats of endangered species.

Additional lands in their natural state provided around designated wetlands and critical wildlife habitats as protective buffers are recognized as Conservation Areas. To qualify, a wetland buffer must extend at least 100 feet from the wetland, and a buffer around a wildlife habitat must be at least 100 feet deep.

- Mature timber stands or significant trees.

Forests and timberlands that have developed mature stands of trees qualify for conservation consideration. Individual trees that are specimen trees or otherwise have significance through their size, age, species, or historic value may be designated as a Conservation Area to the extent of the tree’s dripline.

- Registered historic or archeological assets.

Sites or areas registered with the State or the National Register of Historic Places qualify under this category since preservation is desirable but not mandated by law, shall include a buffer of 100 feet. Information regarding all such sites is available from the Georgia Office of Historic Preservation.

- Viewshed protection areas.

These areas are set aside either to screen the view of the subdivision development from abutting roadways or to protect existing scenic views within the subdivision or to protect rural heritage features. Examples of rural heritage features include the following:

Rural Heritage Features may include any of the following:

Mature tree groves

Rock outcroppings

Historic structures

Agricultural fields

Natural water features

Section 3.6.5.10 – Conservation Area Design

The following principles shall guide the layout of the conservation areas set aside within the development.

Conservation areas must be designed to preserve valuable natural resources, such as stream greenways and wetlands, to the greatest extent practical.

Fragmentation of conservation areas must be minimized so that these resource areas are not divided into numerous small parcels located in various parts of the development. To the greatest extent practical, the conservation areas should be designated as a single block with logical, straightforward boundaries. Long, thin strips of conservation land should be avoided unless necessary to connect other significant areas or when they are designed to protect linear resources such as streams, steep slopes, or trails.

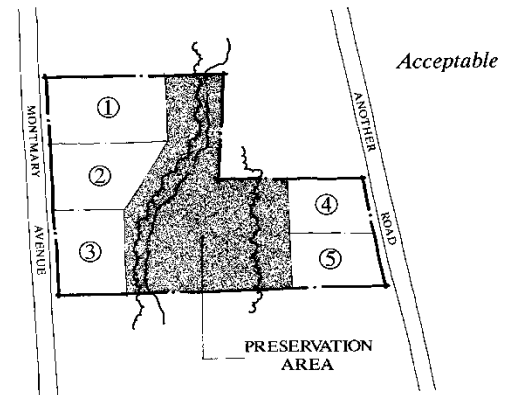
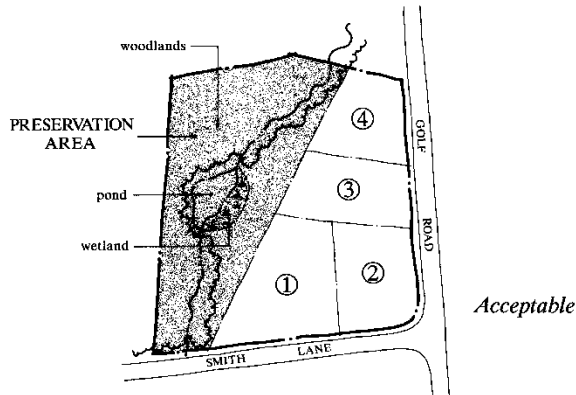
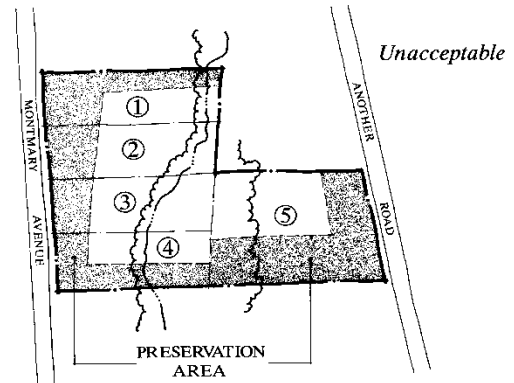
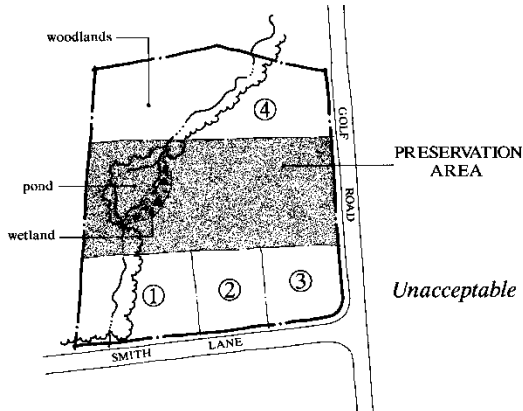
The minimum width of any open space area shall be 100 feet, as measured perpendicular to the centerline between the boundaries of the open space, except for the following:

- Any portion of a Conservation Area that, by the very nature of its designated boundaries, is less than 100 feet in width. Examples include strips of steep slopes and “fingers” of floodplains that extend up drainage swales.
- Viewshed buffers intended to screen the view of the subdivision development, which must be at least 300 feet in width unless the topography of the land adequately screens the view of the buildings in the subdivision from the abutting roadway.

The minimum size of any open space area shall be two acres of contiguous land, except for the following:

- A portion of a Conservation Area that adjoins the site and extends into the site covering an area of less than two acres.
- An isolated strip of steep slope, provided that such an area having a slope greater than 25% must comprise at least 5,000 square feet, and such an area having between 15% and 25% must comprise an area of at least 40,000 square feet.
- Buffer areas around wetlands or habitats of endangered or threatened species, provided that the combination of the buffer area and the wetland or wildlife habitat must contain at

Examples of Open Space Design



Section 3.6.5.11 - Ownership of Conservation Areas

Perpetual Conservation Easement Required.

All conservation areas in a conservation subdivision shall be permanently protected from further subdivision, development, and unauthorized use, by a perpetual conservation easement. The conservation easement shall be approved by the Board of Commissioners and donated to a private nonprofit conservation organization or land trust and/or donated to a non-profit homeowner's association.

The following guidelines are required to be incorporated into any conservation easement:

- The easement shall recognize and describe in a statement of purpose the special qualities of the property subject to the easement. The conditions within the tract subject to the conservation easement shall be shown a site map and depicted by photographs.

- The easement shall identify the owner of the property subject to the easement, the holder of the easement, and co-signer, and the responsibilities of the property owner, easement holder, and co-signer.
- The easement shall specifically and clearly identify the boundaries of the property subject to the easement, either by site plan or on the final subdivision plat.
- The easement shall indicate any restrictions as to what the owner may do with the property and specifically delineates what may not be done with the property.
- The easement shall provide for the right of the easement holder and co-signer to inspect the property to assure observance of restrictions. It also shall provide for enforcement procedures.
- The easement shall provide for the maintenance of the open space.
- The easement shall contain provisions governing its amendment, including provisions that the easement shall not be altered except with the express written permission of the easement holder, property owner, and any co-signers.
- Any additional conservation or open space areas in a conservation subdivision not included in the easement shall be permanently protected through ownership of the home owners association or by a non-profit, a private non-profit conservation organization or land trust.

Section 3.6.5.11.1 - Private nonprofit conservation organization or land trust

With the County’s approval, the open space may be transferred, in whole or in part, to a private nonprofit conservation organization or land trust, provided that:

- The organization is a bona fide conservation organization intended to exist indefinitely.
- The conveyance contains appropriate provisions for proper transfer, in the event, that the organization becomes unwilling or unable to continue carrying out its functions.
- The organization demonstrates to the satisfaction of Morgan County that the organization is financially capable of executing its responsibilities, including stewardship and maintenance of the open space.
- The developer provides to the organization a financial subsidy for the maintenance and operation costs of the open space and any associated facilities prior to the approval of a final plat on the property. The financial subsidy shall include an amount no less than the estimated taxes, operation, and maintenance costs for the open space to be incurred for a period of no fewer than 3 years from the time at which ownership of the open space will be turned over to the organization.

Section 3.6.5.11.2 - Homeowner's association

Open space may be owned and managed in common by a non-profit homeowner's association, subject to the following requirements:

- The developer of the subdivision shall obtain approval, prior to the approval of a preliminary plat, of a description of the homeowner's association, including bylaws and methods for maintaining open space.
- The homeowner's association shall be established by the subdivision developer and endowed with a financial subsidy from the developer prior to the approval of a final plat on the property. The amount of the financial subsidy shall be no less than that required by the plan for maintenance of open space and operation of common facilities approved for the subdivision or development (see Article 6). The amount of the financial subsidy shall include an amount no less than the estimated taxes, operation, and maintenance costs for the open space to be incurred for a period of no fewer than 3 years from the time at which control of the association will be turned over to the purchasers of the subdivision lots or homes.
- Membership of each non-open space lot owner in the subdivision shall be mandatory and automatic.
- The homeowner's association shall be responsible for maintenance, insurance, and taxes on the open space within the subdivision. The association shall be required to assess dues for the maintenance of open space, purchase of insurance, and payment of taxes, unless another income source is proven to be available. Members of the association shall share equitably the costs of open space development and maintenance as indicated in bylaws.
- The association shall be empowered with the legal ability to place liens on non-open space lot owners for failure to pay association dues.
- The homeowner's association shall not be dissolved without the consent of the Board of Commissioners. If common ownership of the open space by a homeowner's association is proposed and approved, then the open space shall be subject to permanent deed and final plat restrictions or covenants on the future use of the open space, in addition to the requirement of a conservation easement.
- The Board of Commissioners may require that the homeowner's association establish a minimum amount of funds to be initially deposited and maintained in a maintenance account.

Section 3.6.5.11.3 - Multiple ownership

In some cases, different parties, depending on the actual use of the open space and the resources that are being protected, may own different portions of the open space. For instance, the portion of the open space that may provide important assets to the life of the neighborhood, village greens, passive recreation areas, horse riding pasturage or open vistas, may be most appropriately owned and maintained by a homeowner's association, while critically important features requiring non-use preservation, such as a forested floodplain or the habitat of endangered wildlife, may be best donated to a conservation organization.

Section 3.6.5.11.4 - Maintenance

The cost and responsibility for maintenance of the open space and any facilities located in the open space shall be the responsibility of the property owner unless that responsibility is specifically transferred as part of the conservation easement.

The applicant shall, at the time of preliminary plat submission, provide a plan for maintenance of open space and operation of common facilities in accordance with the following requirements:

- The plan shall define ownership.
- The plan shall establish necessary regular and periodic operation and maintenance responsibilities for the various kinds of open space.
- The plan shall establish staffing responsibility, insurance requirements, and associated costs and define the means for funding the maintenance of the open space and operation of any common facilities on an ongoing basis. Such funding plan shall include the means for funding long-term capital improvements as well as regular yearly operating and maintenance costs; and
- Any changes to the maintenance plan shall be approved by the County.

In the event, that the organization established to maintain the open space and the common facilities, or any successor organization thereto, fails to maintain all or any portion thereof in reasonable order and condition, the County may assume responsibility for maintenance, in which case any escrow funds shall be paid to Morgan County and any prior existing maintenance agreements shall be revoked or suspended. The County thereupon may enter the premises and take corrective action, including extended maintenance. The costs of such corrective or continuing action may be charged to the owner of the open space or common facilities and/or to the individual property owners of the subdivision. Such costs may include administrative costs and penalties. Costs may be recovered as follows:

- Through property assessments.
- The County may apportion the costs among the property owners in the subdivision as an assessment, payable over one or more years. Such assessment shall become a lien on said properties until satisfied. Notice of such lien shall be filed by the County in the office of the Clerk of the Superior Court.
- Through special taxes.
- The County may establish 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.

Chapter 3.7 - Street Addresses

When a building or structure is erected on any land covered by these regulations, the number assigned shall conform to the existing address numbering system.

The street address shall be posted on each lot at the street right-of-way with four (4) high reflective numbers on a blue reflective background.

Chapter 3.8 – Postal Delivery Requirements

Major Subdivisions:

Centralized delivery is the Postal Service’s preference for new addresses, whether residential or commercial. These delivery areas must be on the right side of the road when entering the development. These areas shall be located outside the normal flow of traffic for the development and fully accessible to meet ADA guidelines.

Cluster boxes shall be located under a shelter to provide all weather access to the residents and business owners of the development.

Minor Subdivisions:

Individual mailboxes on existing streets must be approved by the U.S, Postal Service.

To safeguard the health and welfare of the traveling public and to ensure uniform standards of function and beautification of the county highway system, individual mailboxes shall be constructed as follows:

- The mailbox shall be placed a minimum distance from the edge of pavement of three (3) feet to the open door of the receptacle. The height of the mailbox shall be 41 to 45 inches above finished grade to the bottom of the receptacle.
- All posts shall have a maximum width of four inches by four inches or, if round, the post shall have no greater than a four-inch diameter. If a metal post is used to support the mailbox, such post shall be hollow.
- The support structure or post of the mailbox and the encasement or housing for the mailbox shall not be constructed with masonry material or of any other material which will not readily yield upon impact with a vehicle.

For more details see the: *U.S. Postal Service National Delivery Planning Standards – A Guide for Builders and Developers*

Chapter 3.9 - Sight Triangle at Street and Driveway Intersections

A minimum visibility triangle shall be located at every street intersection with another street or a private driveway in accordance with the requirements contained in the Standard Details.

Minimum sight distances shall be maintained at the intersection of every driveway exit or street with another street, depending on street classification in accordance with the requirements contained in the Standard Details.

The planting of trees or other vegetation or the location of structures exceeding three (3) feet in height that would obstruct the clear sight across the minimum visibility triangle shall be prohibited.

Chapter 3.10 - Easements

Easements shall be required in connection with subdivisions or developments for the following purposes.

Section 3.10.1 - Utility Easements

Whenever it is necessary or desirable to locate a public utility line outside of the street right-of-way, the utility line shall be in an easement dedicated for such purpose. Easements for water and sanitary sewers shall be a minimum of 20 feet wide and may be required to be wider depending on the depth of cut to maintain a 1:1 open cut slope for the trench, or as otherwise determined by the Board of Commissioners.

Section 3.10.2 - Water Course and Drainage Easements

Drainage easements shall be cleared and opened for man-made ditches at the time of development to control surface water run-off. Run-off slopes and side slopes shall be specified by the developer's engineer according to good engineering practices.

A publicly dedicated drainage easement is to be provided along any perennial stream or water impoundment within a development located outside a street right-of-way. The easement is to be substantially centered on the watercourse or surround the high-water line of the impoundment and shall be of such width as to include all natural greenways required by these regulations and for adequate access by maintenance equipment.

A publicly dedicated drainage easement is to be provided along any drainage channel or drainage pipe located outside a street right-of-way. All easements shall be no less than 20 feet wide when used as an open ditch. Piped storm drainage shall have a minimum easement width as shown in Table 3-10:

Table 3-10 - Drainage Easements for Drainage Pipes	
Pipe Diameter	Easement Width
15 to 48 inches	20 feet
48 to 66 inches	30 feet
72 inches or more	40 feet

Drainage easements off the street right-of-way shall be clearly defined on the plat and deed of the individual property owner, and such property owner shall keep the easement free of obstructions and maintain that part of the easement within the property owner’s boundary line so that free and maximum flow is always maintained.

Section 3.10.3 - Overlapping Easements

Easements for sanitary sewers and drainage purposes may be combined but must be a minimum of 30 feet or more if in combination, depending on the required drainage pipe size as determined by the Board of Commissioners.

Chapter 3.11 - Location of Utilities

All utilities shall be placed underground.

All underground utilities shall be shown on construction drawings placed within the right-of-way for the project and approved by the Director of Planning and Development.

All utilities beneath pavement shall be installed and the ditch backfilled and thoroughly compacted before the base course is installed. Any utilities installed after the base course is installed must be bored and sleeved.

All utility manholes and valve boxes shall be brought to the finished grade within the roadway section.

Section 3.11.1 - Electrical Power

All electrical power servicing a development shall be placed underground, sixteen (16) feet from the back of curb or edge of pavement. All electrical power lines shall have a minimum of four (4) feet of cover.

Section 3.11.2 - Street Lighting on Public or Private Roads

Street lighting for the public or private streets and sidewalks in the unincorporated area of Morgan County is the responsibility of the developer or property owner’s association. No street lighting will be provided by Morgan County for any type of development.

Section 3.11.3 - Installation of Street Lights

The installation and operation of lighting fixtures located within or adjoining the rights-of-way of any public or private street in the unincorporated areas of the Morgan County shall comply the following procedures:

- Lighting luminaries or fixtures installed within the public rights-of-way or adjacent to, for the purpose of lighting streets, sidewalks or parking areas, or for the use of security, shall require the approval of Morgan County before installation of such lights.
- Plans and specifications shall be submitted for approval with sufficient detail and clarity showing placement, lumens, and illumination patterns to prevent glare from being a hazard to or interfering with the normal use of the public or private rights-of-way.
- Lighting luminaries and fixtures shall be designed and installed to prevent light pollution by use of down lighting.
- Pole mounted lighting fixtures shall be no taller than 20 feet above finished grade.
- Pole mounted lighting fixtures shall be placed eleven (11) feet from back of curb.
- All lighting luminaries and fixtures shall be LED.

Section 3.11.4 – Installation Telephone Lines

All telephone lines servicing a development shall be placed underground, fourteen (14) feet from the back of curb or edge of pavement. All telephone lines shall have a minimum of two (2) feet of cover.

Section 3.11.5 – Installation Cable Lines

All cable lines servicing a development shall be placed underground, thirteen (13) feet from the back of curb or edge of pavement. All cable lines shall have a minimum of two (2) feet of cover.

Section 3.11.6 – Installation Gas Lines

All gas lines servicing a development shall be placed, twelve (12) feet from the back of curb or edge of pavement. All cable lines shall have a minimum of three (3) feet of cover.

Section 3.11.7 – Installation Water Lines

All water lines and hydrants servicing a development shall be placed, nine (9) feet from the back of curb or edge of pavement. All water lines shall have a minimum of four (4) feet of cover.

Water taps for each lot shall be installed at installation of water main, with a water line stub line to property line.

Section 3.11.8 – Installation Sanitary Sewer Lines

All sanitary sewer lines servicing a development shall not be placed in the center of street. All sanitary sewer lines shall be placed nine (9) feet from back of curb or edge of pavement on the opposite side of road from the water line and have a minimum of four (4) feet of cover.

Sanitary sewer taps for each lot shall be made at time of installation of the sewer main, with a stub line installed to a clean out tee at property line.

Section 3.11.9 – Installation Storm Sewer Lines

All storm sewer lines servicing a development shall be placed along the edge of street curb. Lines running under the street shall be perpendicular to the street. All storm sewer lines within the right-of-way shall have a minimum of four (4) feet of cover.

Section 3.11.10 - Pavement Cuts

All utility construction plans and work within County right-of-way shall be reviewed and approved by the Director of Planning and Development.

All utility infrastructure must be bored and sleeved under any existing street.

No existing County roads can be open cut unless the circumstance necessitates it for repairs or connections to existing infrastructure and approved by the Director of Planning and Development.

Section 3.11.10.1 – Pavement Repair

When the necessity of open cutting an existing street, all trenches under existing paving shall be backfilled in 6-inch lifts and compacted to a minimum of 98% compaction on a standard proctor test. The pavement shall be saw cut to a width of 12 inches either side of opened trench and excavated to allow for a minimum of six (6) inches of 4,000 psi concrete. The wearing course of two (2) inches of 12.5 mm super-pave asphalt shall be installed only after concrete has fully cured.

Chapter 3.12 - Storm Drainage

An adequate drainage system, including necessary ditches, pipes, culverts, drains, inlets, bridges, etc., shall be provided for the proper drainage of all surface water.

All persons proposing development or construction in Morgan County shall prepare a storm water management plan. No final subdivision plat shall be approved and no development or building permit shall be issued until and unless the storm water management plan, including engineering plans and specifications, has been reviewed and approved by the Director of Planning and Development, and has been installed, except as exempt below.

Exemptions from Storm Drainage Requirements: The following development activities are exempt from the provisions of this Section and the requirement of providing a stormwater management plan:

- Agricultural land management.
- Additions or modifications to existing single-family detached dwellings.

Georgia Department of Transportation Standard Specifications and Details shall be used for construction of all storm water management structures and appurtenances.

Erosion Control practices shall comply with the Manual for Erosion and Sediment Control in Georgia and these regulations.

Section 3.12.1 - Hydrologic and Hydraulic Study Required

Storm water detention facilities providing for the storage and controlled release of runoff shall be required for any development activity that will increase the peak rate of discharge. Hydrologic and hydraulic calculations are required to specify existing and proposed conditions for storm water conveyance and detention facilities. A hydrology and hydraulic study shall be required for all storm water detention facilities.

All hydrology and hydraulic studies shall be prepared and sealed by a design professional registered to practice in the State of Georgia and must include the following:

- A signed Engineer's Statement as provided here:

I, the undersigned, hereby attest to the accuracy of the information contained in the hydrology report prepared for _____, dated _____. This report was prepared under my supervision and represents, to the best of my knowledge, a true accurate description of the storm water conditions for this site, both before and after the construction of the proposed development. The storm water run-off from the subject site after development will be maintain at or less than the existing run-off rate from the site prior to development. The proposed development as indicated in the report and in the plans for _____, dated _____, will not, from a storm water standpoint, adversely impact upstream or downstream property owners or existing drainage facilities.

- A narrative of site description
- A summary showing existing and developed conditions and allowable release rate, including any bypass or offsite sub-basins, for the 2-, 5-, 10-, 25-, 50-, and 100-year storm events.
- A detailed explanation of the methodology used for hydraulic and hydrologic calculations
- The following exhibits:
 - a. Drainage area maps for existing and proposed conditions
 - b. Sub-basin delineation and identification
 - c. Drainage area, hydrologic data/parameters
 - d. Detail of outlet control structure

Section 3.12.2 - Standards to be Used in Designing Detention Facilities

Permanent detention facilities will be required, and shall be designed so that the following standards shall apply:

- If it is proposed to make a new or existing lake a part of a subdivision, the developer shall be required to submit a breach analysis and show the dam breach zone on the plans.
- All storm water detention facilities shall be designed to for up to the 100-year storm event.

- Detention facilities shall be subject to the provisions of Georgia Safe Dam Program, and the Georgia EPD Rules for Dam Safety (Chapter 391-3-8).
- Detention facilities shall provide a minimum of 2 feet of freeboard between the maximum water surface elevation and the top of the detention berm.
- An emergency overflow device for a detention pond shall be designed to pass the 100-year peak developed inflow without overtopping the dam in the event the primary outlet control structure becomes obstructed.
- Pond discharge locations shall be in defined drainage ditches. The developer's engineer shall include in the hydrology study a discussion of existing conditions downstream of the detention pond and an explanation of how downstream property owners will not be adversely affected by the "concentrated" runoff. If there is an existing storm drainage system within one hundred and fifty (150) feet of the discharge point of the outlet pipe for the pond, then the developer shall extend the outlet pipe and tie-in to the existing system.
- All closed drainage systems (i.e., culverts, pipes, etc.) must have a headwall on the inflow and outflow ends meeting DOT standards, along with the required rip rap or other erosion and sediment control device(s) found in the Manual for Erosion and Sediment control in Georgia. As part of the hydrological study, consideration should be given to the flow capacity of downstream drainage structures.
- The steepest fill slopes shall be 3:1 and cut slopes shall be no steeper than 3:1. Slopes proposed to be steeper shall be reviewed by the Director of Planning and Development.
- A 10-foot-wide access road that runs on top of the dam shall be required around the circumference of the pond, where topography does not prohibit this.
- A fence of high quality, durable material, including wood, iron, or other metal, shall be required for all detention facilities. Metal fences which are prone to rust or deterioration, such as chain link, are acceptable if they are coated with black Teflon or similar material to protect against deterioration. The fence must also comply with the following standards:
 - The fence shall be at least 6 feet high.
 - Fence posts shall be set in concrete 10 feet on centers.
 - There shall be a minimum 10-foot-wide locked gate for access.
 - The fence shall be installed completely around the pond and containing the dike and access road.

All hydrology and hydraulic studies shall meet the standards and employ the methods listed here:

- The reservoir routing method or an equivalent method shall be used in sizing detention ponds (the bowstring method is not acceptable.) Output from this routing is required for each design storm.
- Runoff from areas that bypass detention must be shown to be less than or equal to pre-developed flow rates in the receiving waterway.
- The minimum time of concentration used for hydrologic calculations shall be 5 minutes

- Intensity-Duration-Frequency curves supplied by Morgan County or synthesized from Hydro-35 data
- The maximum drainage area for use of the Rational Method is 100 acres.

Section 3.12.3 - Grading and Drainage Plans

Grading and drainage plan shall be included in all storm water management plans and shall include the items and meet the standards listed below:

- The location, size and length of all existing drainage structures shall be shown on a topographic layout with two-foot contour intervals. Existing and proposed contours shall be shown.
- The 25-year storm even shall be used in designing all storm drains.
- Calculations showing how size of each drainage structure was determined (drainage area, runoff coefficient, flow path for inlet time, etc.) subject to approval of the Director of Planning and Development.
- Storm sewer catch basins, drop inlets, manholes, and junction boxes shall be designed by the developer's engineer to Georgia Department of Transportation Standards and subject to the final approval of the Director of Planning and Development.
- Catch basins shall be located outside of intersection radii unless unusual circumstances cause undue hardship, in which case the Director of Planning and Development may waive this requirement.
- Inlet spacing shall be designed for a maximum gutter spread of 8 feet for the 100-year storm and shall be limited to a maximum distance as follows:
 - Five hundred feet on grades up to 5%.
 - Four hundred feet on grades from 5% to 8%.
- Cul-de-sacs on downhill street grades shall require catch basin throat design and cul-de-sac grading detail.
- Subdrainage will be installed to control the surplus ground water by intercepting sidehill seepage or by lowering or regulating the ground water level where such conditions exist.
- A certification by the supplier of the pipe specifications for each pipe shall be required before installation.
- Bridges shall be designed for a 100-year storm event.
- Energy dissipation devices, such as splash pads, rip rap, stilling basins, shall be provided at the outlet of every culvert and piped discharge system. The size and type of energy dissipation device to be used shall be designed in accordance with sound engineering practices. If riprap is used, the area of riprap shall be designed in accordance with the Manual for Erosion and sediment control in Georgia, but in no case shall be less than 6 times the pipe diameter for the length and 3 times the pipe diameter for the width.

Section 3.12.4 - Cross Drainpipes

Cross drains under streets shall not be less than 18 inches in size.

Minimum Clearances:

- Eighteen inches between the bottom of the street base and the exterior crown of the culvert. In all cases at least 24 inches of cover shall be provided.
- A minimum of 6 inches between underground utilities and exterior crown of culverts.
- The inlet and outlet end of all storm drainpipes including driveway pipe shall have either flared-end sections or concrete headwalls that meet the standards of the Georgia Department of Transportation 1120 or 1125.
- All storm drainage shall extend to the detention facility.
- Maximum continuous length of pipe shall be 300 feet for pipes less than 42 inches.
- Junction boxes having access to the pipe shall be constructed to meet the requirements of Georgia Department of Transportation Standard 1030D (or most current).

Section 3.12.5 - Storm Drain Profiles

All stormwater management plans shall include storm drain profiles that show:

- Existing and proposed grade
- Scale – Horizontal: consistent with Grading and Drainage Plan
- Vertical: factor of 5 to 10 with respect to Horizontal scale
- Structure Number from Grading and Drainage Plan
- Show Hydraulic Grade Line (HGL)
- Pipe Material
- Length
- Upstream and downstream invert elevations

All stormwater management plans shall include a pipe chart showing the following information:

- Upstream and downstream structure numbers
- Drainage area
- Runoff coefficient
- Sub-basin time of concentration
- System time of concentration
- Rainfall intensity
- Incremental flow at each basin

- Cumulative flow conveyed in the system to that point
- Pipe diameter, material, length and slope
- Velocity at design flow
- Minimum 3 fps
- Velocity at full flow
- Upstream and downstream invert elevations
- Upstream and downstream HGL elevations
- Minimum 1 foot between HGL and throat
- Elevation of throat of structure
- Provide a minimum of 0.2 feet drop between inverts across the structure
- When pipe sizes increase, match crowns of pipes

Section 3.12.6 - Open Channels

All open channels shall be profiled at the same scale as the storm drain conduits. The stormwater management plan shall include a typical section of the channel, provided for each reach if the cross-section changes. A maximum slope of 3% along the centerline of the channel is permitted. Exit velocities from storm drainpipe for the 100-year storm shall not exceed 3fps for vegetative channel lining, or 5fps when rocks or cobbles are used for channel lining. Other materials may not be used for channel lining.

Section 3.12.7 - Materials and Installation

Table 3-12 sets out guidelines for the use of storm sewer pipes by pipe material and type of installation.

Georgia DOT Standard 1030D (or most current) shall be used in determining class (concrete) or gauge of pipe under fill, method of backfilling and pipe installation.

Only reinforced concrete pipe shall be used within street rights-of-way for arterial roads, and major and minor collectors. Concrete pipe shall not be used on grades exceeding 10%. Metal pipe may be used within the rights-of-way of local streets and for driveway culverts. Metal pipe shall either be corrugated steel (AASHTO M-36) with aluminized Type II or bituminous coating, or corrugated aluminum alloy pipe (AASHTO M-196).

Corrugated high density polyethylene (HDPE) pipe, smooth lined type “S”, may only be used for residential driveway applications and must be manufactured and installed in strict compliance with Georgia DOT Standard 1030-P HDPE applications shall not exceed 36 inches in diameter.

Pipe installation shall conform to Georgia Department of Transportation Standard Specifications for Construction of Roads and Bridges. Before any traffic over a storm drain is allowed, the developer shall provide an adequate depth and width of compacted backfill to protect the structure from damage or displacement. The developer shall remove any debris or silt that constricts the

flow through a pipe as often as necessary to maintain drainage. All pipe structures shall be cleaned before the work is accepted. Any damage or displacement that may occur due to traffic or erosion shall be repaired or corrected at the developer's expense.

Storm drainage pipe shall be bedded in Type 57 gravel.

Section 3.12.8 - Driveway Culverts

Where a wet weather drainage ditch exists between the proposed road and 20 feet into the lot, the design professional shall size the driveway culvert as if the driveway was at the lowest point on that lot. The construction plans shall show the minimum driveway pipe size required.

Driveway culverts may be any of the types of pipe materials shown on Table 3-12 for longitudinal pipe installation.

The inlet and outlet end of all driveway culverts shall have either flared-end sections or concrete headwalls that meet the standards of Georgia Department of Transportation 1120 or 1125.

Section 3.12.9 - Field Changes

Minor changes in construction plans caused by field conditions shall be made at the direction of the Road Superintendent and the Director of Planning and Development with the cost of such changes to be paid by the developer. All changes are to be documented as revisions to the approved development plans and correctly shown on the as-built surveys. Discrepancies between the as-built surveys and the approved development plans may result in delays in approving final plats or certificates of occupancy.

Table 3-12

Selection Guidelines for Storm Sewer Piping

Type of Pipe Installation	Reinforced Concrete Pipe (RCP)	Corrugated Steel AASHTO M-36		Corrugated Aluminum AASHTO M-196	Plastic AASHTO M-294	Reinforced Concrete Box Culvert Per Ga. DOT Standards
		Aluminized Type II CMP	Bituminous Coated CMP	Aluminum Alloy CMP	Corr. High Density Polyethylene Smooth Lined	
LONGITUDINAL Grade less than 10%	YES	YES	YES	YES	See Note 1	n/a
LONGITUDINAL Grade 10% or more	NO	YES	YES	YES	See Note 1	n/a
CROSS DRAIN Local Street	YES	YES	YES	YES	NO	n/a
CROSS DRAIN Collector or Arterial St.	YES	NO	NO	NO	NO	n/a
CROSS DRAIN Flowing stream appl.	YES	See Note 3	NO		NO	n/a
CROSS DRAIN 25 year flow >200 cfs Fill depth > 18 feet	See Note 2	See Notes 2 & 3	NO	See Note 2	NO	YES
Note 1	Corrugated high density polyethylene pipe, smooth lined type "S", can only be used for residential driveway applications and must be manufactured and installed in strict compliance with Georgia DOT Standard 1030-P. HDPE applications shall not exceed 36 inches in diameter.					
Note 2	Reinforced concrete box culverts are required under excessive flow and/or fill depth conditions. Approved pipe materials may be utilized in some instances, based on the County engineer's assessment of existing conditions and future maintenance requirements.					
Note 3	The addition of a Type "A" full bituminous coating is required for application. (AASHTO M-190)					

Chapter 3.13 - Streets

Section 3.13.1 - Access

An approved street meeting the requirements of this Article shall serve every development and every lot within a subdivision.

Every minor or major subdivision, multi-family, or nonresidential development shall have direct access to the public street system via a paved roadway.

When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged and designed to allow for the opening of future streets and to provide access to those areas not presently served by streets.

No subdivision or development shall be designed in a way that would eliminate street access to adjoining parcels of land.

Reserved strips are prohibited.

Subdivision or other streets that intersect a State or U.S. numbered highway shall do so at intervals of not less than 800 feet, or as required by the Georgia Department of Transportation, whichever is greater. On all other roads, at least 300 feet must separate street intersections on the same side of the road, measured centerline to centerline. Compliance with sight distance requirements of these development regulations may require greater distances between street intersections.

Section 3.13.2 - Classification of Streets

The street classification determines the required standards of design and construction for the street. Streets are classified in a street hierarchy system based on the following:

- The classification as shown on a Morgan County Multi-Modal Transportation Plan, as adopted as part of the Morgan County Comprehensive Plan dated July 18, 2017, which is hereby incorporated by reference.
- If not classified in an adopted Transportation Plan, the number of dwelling units that the road directly and exclusively serves or the average daily volume of traffic the road will carry, whichever is greater, determine its classification. The classifications of streets and roads based on the number of dwelling units or average daily traffic are shown in Table 3.13.2.

Street Classification	Maximum Number of Dwelling units	Maximum Average Daily Traffic ¹
Arterial	500+	5,000+
Major Collector	250 - 500	2,500 – 5,000
Minor Collector	26 - 250	250 – 2,500
Local Street	1 - 25	250

¹ As determined using average traffic generation factors from *Traffic Generation*, published by the Institute of Transportation Engineers, latest edition.

Section 3.13.3 - Street Class

All streets in Morgan County, Georgia, are divided into five (5) classes as shown in the Morgan County Road Network Map, as adopted as part of the Morgan County Comprehensive Plan (latest adopted), which is hereby incorporated by reference.

Arterial

A minor arterial is designed to provide cross-town and cross county street access. These roadways are usually multi-lane, although in some less developed areas they may be two lane streets. With access to development, there are often driveways that run directly into thoroughfares and, occasionally, on-street parking. Typical traffic volumes range over 5,000 vehicles per day.

Major Collector

Major collectors move traffic from large residential areas and other local traffic generators such as schools, parks, office, and retail areas to principal and minor arterials. Generally, these are two to four lane roads with frequent intersections. Traffic volumes are between 2,501 and 5,000 vehicles per day.

Minor Collector

Minor collectors are streets designated to collect traffic from the network of local streets and transport this traffic to the arterial system. Minor collectors are typically two to four lane facilities with an average daily traffic volume of 251 to 2500 vehicles,

Local Street

A street used primarily in residential subdivisions or within nonresidential developments for access to abutting properties. Use of these streets for through traffic is discouraged. Local streets typically average daily traffic volume less than 250 vehicles.

Section 3.13.4 - Relation to Present and Future Street System

The street pattern within a development or subdivision shall provide for the continuation or appropriate projection of the existing street pattern at the same or greater width, but in no case less than the required minimum width, unless the Director of Planning and Development deems such extension undesirable.

- Existing streets that adjoin a development or subdivision boundary shall be deemed a part of the subdivision.
- Proposed minor and major subdivisions, private street subdivisions, multi-family, and nonresidential developments accessing an existing County road that has less than 20 feet of pavement shall be required to upgrade the road. The road shall be upgraded from the centerline of the roadway along the subdivision or development's frontage on the existing road to ½ of the minimum right-of-way and paving requirement for the classification of the road.
- When a future street or road, as proposed in the Comprehensive Plan or adopted Transportation Plan, adjoins or traverses the subdivision or development project, the future right-of-way shall be platted as part of the subdivision or development project. No development will be allowed within the platted future right-of-way except for drives and landscaping, and the platted future right-of-way is to be treated as a lot line for the provision of all setback lines as required by this Article. A right-of-way agreement shall be executed before the Director of Planning and Development approves the development.

Section 3.13.5 - Street Construction Standards and Specifications

Unless otherwise stated herein, all materials, methods of construction, and workmanship for the work covered in reference to street construction shall conform to the latest specifications of the Georgia Department of Transportation.

Section 3.13.5.1 - Design Speed

All new streets shall be designed by street classification in Table 3.13.5.1 to maintain safe vehicle operation with respect topography, curvature, and the adjacent land use.

Table 3.13.5.1 - Street Design and Right of Way Requirements		
Street Classification	Minimum Design Speed	Right of Way Width
Arterials	55 mph	120 Feet
Major Collector & Truck Routes	45 mph	80 Feet
Minor Collector	35 mph	80 Feet
Local	25 mph	60 Feet
Cul-de-sac	N/A	65 Foot Radius
Alley	15 mph	16 Feet

Section 3.13.5.2 - Right-of-Way

Right of way is measured by measuring one half of the required right-of-way for a street from the center line of road to the adjoining property boundary line.

Existing streets that adjoin a development or subdivision boundary shall be deemed a part of the subdivision. The proposed street system within a subdivision shall have the right-of-way of existing streets extended no less than the required minimum width in Table.

Subdivisions that adjoin only one side of an existing street shall dedicate to the Board of Commissioners one-half of the additional right-of-way needed to meet the minimum width requirement for the street. If any part of the subdivision includes both sides of an existing street, the required additional right-of-way shall be dedicated on each side.

All new public streets shall be shown on the final plat and dedicated by right-of-way deed to the Board of Commissioners prior to the acceptance of said street.

Section 3.13.5.3 - Vertical Alignment of Streets

All streets shall have a minimum grade of 1 percent. Minimum grade on cul-de-sacs should be 2% to maintain 1% in curb line.

The maximum grades approaching intersections shall not exceed the values shown in Table 3.14.5.3 a for not less than 100 feet, measured from the nearest right-of-way line at the point of intersection.

Under no circumstance is a curved street to be reverse super elevated. All streets (unless super elevated) shall have a two percent (2%) rise to center crown above gutter elevation. Crown slopes shall be transitioned over 50-feet from any intersection, to provide a proper tie-in at the mainline edge of pavement.

Section 3.13.5.4 - Horizontal Alignment of Streets

Where a deflection angle of more than 10 degrees in the alignment of a street occurs, the radius of curvature of the center line of said street and the minimum tangent between reverse curves shall be not less than what is shown in Table 3.13.5.3.

Curved streets shall have a minimum tangent of 100 feet at intersections as measured from the centerline of cross streets.

Street jogs with centerline offsets of less than 120 feet on interior subdivision streets and 300 feet on existing streets shall not be allowed.

Table 3.13.5.3 - Street Alignment Requirements					
Vertical Alignment				Horizontal Alignment	
Street Classifications	Grade	Cross Slope	Maximum Grade Approaching Intersections	Minimum Radius of Curvature of Center Lines	Minimum Tangent Between Reverse Curves
Arterials	1% - 6%	2 %	3 %	885 Feet	300 Feet
Major Collector & Truck Routes	1% - 6%	2 %	3 %	500 Feet	200 Feet
Minor Collector	1% - 8%	2 %	4 %	420 Feet	100 Feet
Local	1% - 8%	2 %	4 %	300 Feet	100 Feet
Cul-de-sac	2% - 4%	2 %	4 %	N/A	N/A
Alley	1% - 4%	2 %	4 %	N/A	N/A

Section 3.13.5.5 – Intersections

All streets shall intersect at an interior angle of no less than 80 degrees, and as near a right angle as possible. The angle of intersection is to be measured at the intersection of the street centerlines. Such intersecting streets shall provide an uninterrupted line of sight from the center point of the intersection for not less than the minimum sight distance required in accordance with these regulations.

Islands at intersections shall be subject to individual approval by the Director of Planning and Development. In no case shall any object (landscaping, monument, etc.) extend more than 3 feet above the back of the curb within the right-of-way of the intersecting street.

Curb lines or edge of pavement at street intersections shall have a radius of curvature of not less than 30 feet for arterials and major collectors, 25 feet for minor collectors, and 10 feet for local streets.

Intersecting street right-of-way lines shall parallel the back of curb (or edge of pavement) of the roadway or shall be mitered along both streets from the point of the right-of-way lines projected to their intersection, in order to maintain the minimum required shoulder width continuously along the roadway.

The sight distance for horizontal curves at intersections shall be as required by the Morgan County Standard Details.

Section 3.13.5.6 - Cul-de-sac Streets

A cul-de-sac street is defined as any street within a subdivision that require a vehicle to turn around (180 degrees) to return to the county road or highway that provides access to the subdivision.

Cul-de-sac streets shall be avoided in subdivisions unless other street alternatives are not feasible.

A cul-de-sac street shall be no more than 1,500 feet long unless necessitated by topographic or other conditions approved by the Director of Planning and Development or located in a subdivision where lot sizes exceed 20 acres.

Cul-de-sac streets shall terminate in a circular turnaround having a minimum right-of-way of at least 130 feet in diameter, and a paved turnaround with a minimum outside diameter of 90 feet.

Dead end streets that are approved to be longer than 1,500 feet, shall have an intersecting street or a permanent circular turn-around every 1,500 feet or less, meeting the same diameters for right-of-way and paved turnaround as required for the turnaround at the end of the cul-de-sac.

A dead-end street turnaround other than a cul-de-sac shall not be allowed.

Section 3.13.5.7 - Alleys

Alleys shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the Director of Planning and Development of the need for alleys.

Alleys where specifically authorized or required shall comply with the following minimum design standards:

The alley width shall be no more than 12 feet, exclusive of curb and gutter, paved to local street standards.

Dead-end alleys shall be prohibited.

Each end of an alleys shall terminate at a street intersection.

Section 3.13.6 - Street Improvements

The following are the minimum requirements for all new streets constructed subject to a subdivision or development.

Section 3.13.6.1 - Testing and Quantities

The following requirements shall be followed when constructing a new street:

Table 3.13.6.1 - Compaction Testing Requirements		
Test to Be Performed	Minimum Number of Tests	Testing Standards Thresholds
Subgrade Compaction	Each 100 linear feet of roadway and for every 2-foot of lift and one (1) for every 10 linear feet (length and width) of fill.	Minimum 98% - Standard Proctor Test
Base Compaction	Each 100 linear feet of roadway	Minimum 98% - Standard Proctor Test
Asphalt Density	Each 500 linear feet of roadway	Minimum 92% - Laboratory Density
Asphalt Thickness	Each 100 linear feet of roadway	Deficient thickness – Maximum ¼ inch
Stormwater and Utility Ditches	Each 10 linear feet within the right of way	Minimum 98% - Standard Proctor Test

- All compaction and roll tests shall be scheduled with Morgan County, no less than 24 hours in advance.
- The developer shall ensure that all required testing identified in Table 3.14.6.1 Compaction Testing Requirements are conducted and reported to Morgan County. The cost of all testing and quality control shall be performed at the expense of the developer by a third-party qualified testing laboratory.
- All compaction testing shall be conducted utilizing either Standard Proctor or Nuclear Density Testing equipment.
- All subgrade and base course roll test shall be witnessed by a representative of Morgan County utilizing a fully loaded, 18 ton hauling capacity, tandem dump truck provided by the developer or contractor. An indentation greater than 1/2 inch or pumping conditions during the Roll Test for the subgrade compaction will require remediation and retesting.

- Compaction testing will be required at no more than 100 linear foot intervals and at every 2 foot of fill or more for all roadway sub-grades. Morgan County reserves the right to specify the number, location, and selection of test areas.
- Copies of all bill of lading for GAB, Binder and Asphalt shall be forwarded to Morgan County for a record of quantities used for road construction.

Section 3.13.6.2 - Paving

Street Base and Paving Requirements

Street Classification	Pavement Width	Lane Width	Base Course	Prime Coat	Sub-Binder Course	Binder Course	Tack Coat	Surface Course
Arterials	28 Feet	12 Feet	10 Inches GAB	Yes	4 Inches 25 mm Superpave	3 Inches 19 mm Superpave	Yes	2 Inches 12.5 mm Superpave
Major Collector & Truck Routes	26 Feet	12 Feet	10 Inches GAB	Yes	N/A	4 Inches 19 mm Superpave	Yes	2 Inches 12.5 mm Superpave
Minor Collector	24 Feet	12 Feet	10 Inches GAB	Yes	N/A	4 Inches 19 mm Superpave	Yes	2 Inches 9.5 mm Superpave
Local	20 Feet	10 Feet	8 Inches GAB	Yes	N/A	3 Inches 19 mm Superpave	Yes	2 Inches 9.5 mm Superpave
Cul-de-sac	45 Foot Radius	14 Feet	8 Inches GAB	Yes	N/A	3 Inches 19 mm Superpave	Yes	2 Inches 9.5 mm Superpave
Alley	12 Feet	12 Feet	8 Inches GAB	Yes	N/A	3 Inches 19 mm Superpave	Yes	2 Inches 9.5 mm Superpave

Streets without Curb and Gutter

Shoulder Width	Shoulder Cross Slope	Ditch Foreslope	Ditch Bottom	Ditch Backslope	Obstruction Clear Zone
8 Feet	4% Max	4:1	4 Feet	4:1	Up to 5 Feet from back of Right of Way

Section 3.13.6.3 - Subgrade Preparation for All Streets

Subgrade preparation shall be in accordance with Georgia Department of Transportation specifications.

Removal of unsuitable material. If any sections of the subgrade are composed of topsoil, organic, or other unsuitable or unstable material, such material shall be removed and replaced with suitable material and then thoroughly compacted as specified for fill or stabilized.

Fill material shall be placed in uniform, horizontal layers of not more than six (6) inch lifts. Moisture content shall be adjusted as necessary to compact material to a minimum of 98 percent of maximum dry density. Compaction test shall be at a rate of 1 per 10 linear feet of fill width and length. Compaction test shall be conducted every 24-inches of fill material lift and shall be conducted within each lane of travel and each side of street, within the right of way.

After all storm drainage, water, sanitary sewer and other utilities installed within the right-of-way as required, and the backfill in all such ditches thoroughly compacted and tested at a rate of 1 per 10 linear feet of utility trench to a minimum of 98 percent of maximum dry density, the subgrade shall be brought to final grade as shown on the plans.

All utility crossings within the right-of-way must be installed prior to subgrade approval. All manhole covers, clean outs and valves must be flush with top of intermediate (binder) course for new roadway pavement. Manhole covers, cleanouts and valves will be required to be required to be adjusted flush when final surface course is installed.

Final subgrade shall require a compaction test at a rate of 1 per 100 linear feet of roadway to a minimum of 98 percent of maximum dry density. Test sites shall alternate lanes at 50-foot intervals. The subgrade also must pass roll test prior to placement of the base material.

The roll test of the subgrade shall be observed and approved by a Morgan County Inspector prior to base material installation.

Section 3.13.6.4 - Base Course Preparation for All Streets

After the compaction test and roll test on the subgrade has been approved by Morgan County, the base course shall be installed to the specifications below.

- The base course shall consist of compacted graded aggregate base (GAB) meeting Georgia Department of Transportation specifications.
- Base material (GAB) shall be placed in uniform, horizontal layers of not more than six (6) inch lifts. Moisture content shall be adjusted as necessary to compact material.
- Base material (GAB) shall extend under all curbing on all new streets requiring curb and gutter.

- Base material (GAB) shall extend a minimum of one (1) foot beyond the edge of pavement on all streets that do not require curb and gutter.
- The roll test of the base material shall be observed and approved by a Morgan County Inspector prior to binder course installation.

Section 3.13.6.5 - Curb and Gutter Requirements

All streets within a development shall install curbing meeting the following requirements:

Street Classification	Profile	Minimum Size	Minimum Strength	Bituminous Expansion Joint	Pre-shaped Expansion Joints
Arterials	N/A	N/A	N/A	N/A	N/A
Major Collector & Truck Routes	Vertical	8" x 14" x 24"	4,000 PSI at 28 days	At structures and every 250 linear feet	Every 10 linear feet
Minor Collector	Vertical	6" x 12" x 24"	4,000 PSI at 28 days	At structures and every 250 linear feet	Every 10 linear feet
Local	Vertical	6" x 12" x 24"	4,000 PSI at 28 days	At structures and every 250 linear feet	Every 10 linear feet
Cul-de-sac	Vertical	6" x 12" x 24"	4,000 PSI at 28 days	At structures and every 250 linear feet	Every 10 linear feet
Alley	Vertical	6" x 12" x 24"	4,000 PSI at 28 days	At structures and every 250 linear feet	Every 10 linear feet

- The curb and gutter shall extend beyond the minimum pavement width for the street classification.
- Concrete shall be Class "D" (as defined by Georgia Department of Transportation) and have a minimum strength of 4,000 PSI at 28 days.
- Typical minimum section shall be 6" x 24" x 12" or 8" x 24" x 14".
- Vertical profile curbing only.
- Base material (GAB) shall extend under all curbing on all new streets requiring curb and gutter.
- Curb and gutter shall be set true to line and grade, be field staked, and finished to the section shown on the plans.
- One-half inch expansion joints or pre-molded bituminous expansion joint material shall be provided at all structures and radius points and at intervals not to exceed 250 feet in the remainder of the curb and gutter.
- Pre-shaped expansion/contraction joints shall be placed every 10 feet along the curb and gutter.
- Inferior workmanship or unprofessional construction methods resulting in unacceptable curb and gutter will be cause for rejection of the finished work.
- Disturbed areas along all curbing shall be backfilled, stabilized, and grassed.

Section 3.13.6.6 - Binder Course Preparation for All Streets

After the base course being thoroughly compacted, curbing installed and brought to grade, an intermediate binder course shall be installed meeting the following requirements:

- A bituminous prime coat, meeting Georgia Department of Transportation specifications, shall be installed on the prepared and approved base course.
- A thin layer of sand shall then be applied to the bituminous prime coat, meeting Georgia Department of Transportation specifications.
- Temporary drainage pipes shall be installed at all drainage structures
- Following an inspection by a Morgan County Inspector, a binder course of compacted of Superpave shall be applied.

Section 3.13.6.7 - Surface Course Preparation for All Streets

After the binder course has been inspected and approved surface course shall be installed meeting the following requirements:

- The base course shall be cleaned of any dirt or debris.
- A bituminous tack coat, per Georgia Department of Transportation specifications, shall be installed on the prepared and approved binder course.
- The final asphaltic surface course consisting of Superpave Type II shall be applied.
- Stripping shall be installed, per Georgia Department of Transportation specifications
- Upon the final acceptance of the final surface course, a maintenance bond shall be required for a period of 24 months following the date of approval.

Section 3.13.7 - Sidewalks and Curb Ramps

Sidewalks and curb ramps shall be constructed in all new residential and non-residential developments or redevelopments along all abutting or internal streets, existing or new, private, or public. Whenever a discrepancy occurs between the design and construction standards of these regulations and any state or federal regulation, then the most restrictive shall apply.

Table 3.13.7.1 - Sidewalk Requirements							
Street Classification	Width	Thickness	Slope	Strength	Expansion Joints	Compaction	Detectable Warnings
Arterials	5 Feet	4 Inches	2%	3000 psi at 28 days	5 Linear Feet	95 %	At Intersection
Major Collector & Truck Routes	5 Feet	4 Inches	2%	3000 psi at 28 days	5 Linear Feet	95 %	At Intersection
Minor Collector	5 Feet	4 Inches	2%	3000 psi at 28 days	5 Linear Feet	95 %	At Intersection
Local	5 Feet	4 Inches	2%	3000 psi at 28 days	5 Linear Feet	95 %	At Intersection
Cul-de-sac	5 Feet	4 Inches	2%	3000 psi at 28 days	5 Linear Feet	95 %	No
Alley	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Section 3.13.7.1 - General

Sidewalks and curb ramps shall be installed as follows:

- Sidewalks and curb ramps shall be installed on both sides of all new streets within Residential and Non-residential developments and on abutting external streets.
- All new sidewalks shall connect to the adjacent property's sidewalks.
- Sidewalks and curb ramps as part of passive or active recreation areas, common areas and open space must be installed prior to the approval of the Final Plat.
- Residential contractors shall install sidewalks and curb ramps not required to be installed by developer on residential lots prior to release of the Certificate of Occupancy for the residential structure.
- A performance surety or escrow account shall be submitted to Morgan County for sidewalks and curb ramps not yet installed. The surety or escrow account shall be in an

amount acceptable to the county to complete the installation of the sidewalks and curb ramps.

Section 3.13.7.2 - Sidewalk design and construction standards

Sidewalks shall be constructed in accordance with the requirements of these regulations. The Director is authorized to grant modifications upon specific application due to topographic or drainage difficulty as well as alternative design proposals after receiving a recommendation from a design professional.

- The subgrade on which sidewalks are to be placed shall have a minimum compaction rate of 95% dry density.
- All sidewalks shall be at least five (5) feet wide on all new streets and on abutting external streets.
- All sidewalks shall be constructed with a minimum thickness of four (4) inches of concrete with a minimum strength of 3,000 PSI at 28 days.
- All sidewalks shall have one-half (1/2) inch expansion joints or pre-molded bituminous expansion joint material shall be provided when abutting all structures and radius points. Pre-shaped expansion/contraction joints shall be placed every five (5) linear feet along the length of the sidewalk.
- All sidewalks shall be constructed with a cross slope of two (2) percent. Sidewalks shall maintain this cross slope at driveway crossings or transition the sidewalk to a driveway with ramps.
- All sidewalks shall be located a minimum of two (2) feet from the back of curb. The area between the curb and the sidewalk shall consist of grass or landscaping. Where no curb exists, sidewalks, including appropriate storm-water infrastructure, shall be constructed in a location acceptable to Morgan County.
- All sidewalks and curb ramps shall meet the requirements of the Americans with Disabilities Act.
- Intersection radius curb ramps shall be provided at street intersections. Straight ramps may be provided at intersections of curbed driveways and at streets without sidewalks.

- All curb ramps leading into a vehicular path of travel shall install detectable warnings.
- Crosswalk striping shall be required at all street intersections for all residential and non-residential projects.
- Inferior workmanship or unprofessional construction methods resulting in unacceptable sidewalks or ramps will be cause for rejection of the finished work.
- All disturbed areas resulting from sidewalk construction shall be backfilled, stabilized, and grassed or landscaped.
- Sidewalks located in the right-of-way of roads under the jurisdiction of the Georgia Department of Transportation shall be constructed in accordance with Georgia Department of Transportation design and construction standards.
- Damage to roads, sidewalks, curbs, and ramps caused by construction or development activity shall be repaired at no cost to the County within 30 days or prior to issuance of a Certificate of Occupancy, whichever is earlier.

Chapter 3.14 - Traffic Control Devices

The developer shall submit a list of proposed street names and traffic control signs for approval.

A traffic control plan must also be submitted showing location and placement of all signage conforming to the Manual on Uniform Traffic Control Devices.

Section 3.14.1 - Traffic Signals and Signs

All traffic signals and signs shall conform to the Manual on Uniform Traffic Control Devices

Section 3.14.2 - Traffic Control Signs

Street signs, traffic control signs, and devices such as striping and signalization, shall be provided and installed by the developer.

Section 3.14.3 - Street Name Signs

In no case shall the name for a proposed street duplicate existing street names in Morgan County or any of its cities, irrespective of the use of a suffix such as: street, avenue, boulevard, road, pike, drive, way, place, court or other derivatives.

The name of each intersecting street shall be mounted at the intersection including existing streets.

Public street name signs shall have a green background with white lettering mounted on square punched posts with square anchors.

Private street name signs shall have a blue background with white lettering mounted on channelized posts.

Alternate post and sign material shall be subject to the review and approval by Morgan County.

Chapter 3.15 - Striping Requirements

All newly constructed streets and existing streets being widened with one or more additional lanes shall be striped. Striping paint shall meet Georgia Department of Transportation standards and conform to the Manual on Uniform Traffic Control Devices.



MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

Background/History/Details:

Morgan County placed a moratorium on all Minor and Major Subdivisions on October 20, 2020. The purpose of the moratorium was to review and make changes to the Morgan County Development Regulations. Staff has made revisions to Chapters 1 through 3 based on comments from the public, Commissioners and guidance from the 2017 Comprehensive Plan.

There have been numerous public hearings over the last five months. There has been several private meetings with land owners, developers and the real estate community. There has also been numerous phone conversations and face to face meetings with people concerning these changes.

There has been numerous revisions to Chapters 1, 2, and 3. With the revisions, Chapter 4 will be deleted in its entirety and will be held in reserve for future updates.

What action are you seeking from the Board of Commissioners?

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Approved by Purchasing

Manager's Approval

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Article 1 - General Provisions

Chapter 1.1 Title and Authority

Section 1.1 - Title

These Development Regulations shall be known as, and may be cited as, “The Development Regulations of Morgan County, Georgia” or, for brevity, “Development Regulations.”

Section 1.1.2 - Authority

These Development Regulations are adopted under authority of Article 9, Section 2, Paragraph 3 and 4 of the Constitution of the State of Georgia and other applicable laws enacted by the General Assembly.

By the same authority, the Morgan County Board of Commissioners grants, the office of Morgan County Planning and Development, the authority to review and approve land divisions prior to the recording of such land division plats in the office of the Clerk of Superior Court of Morgan County

These Development Regulations shall apply to all lands within the unincorporated areas of Morgan County, Georgia.

Section 1.1.3 - Adoption

All conflicting laws or parts of laws of Morgan County are hereby repealed to the extent of their conflict. Where these Development Regulations overlap with other requirements adopted by the Board of Commissioners, including but not limited to the Zoning Ordinance, whichever imposes the more stringent restrictions shall prevail except with regard to minimum lot sizes and widths, as regulated in these Development Regulations in which case, the minimum lot sizes and widths required under the Zoning Ordinance may be reduced, but only in accordance with these Development Regulations where specifically authorized herein.

Upon adoption of these development regulations, the existing Morgan County Development Regulations, Morgan County, Georgia, dated March 5, 2005 and as amended are hereby repealed.

Section 1.1.4 - Severability

If any section, subsection, sentence, clause, phrase or portion of these Development Regulations or any amendment to it are for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of these Development Regulations or an amendment to it. The Morgan County Board of Commissioners hereby declares that it would have enacted the remainder of these regulations even without such part, provision, or application.

Section 1.1.5 - Effective Date

These Development Regulations shall take effect upon their adoption by the Board of Commissioners of Morgan County, Georgia.

Any preliminary plat or site plan approved prior to the effective date of these regulations may proceed with construction and recordation of a final plat under the provisions of the Morgan County Development Regulations in effect at the time of such approval.

These regulations shall not be construed as abating any enforcement action now pending under, or by virtue of, prior existing development regulations, or as discontinuing, abating, modifying or altering any penalty accruing or about to accrue, or as affecting the liability of any entity.

Chapter 1.2 – Purpose

The purposes of these Development Regulations are to promote the health, safety, and general welfare of the public, and are intended:

- To provide uniform procedures and standards for development of land to promote and protect the public health, safety, and general welfare of the residents of the unincorporated areas of Morgan County, Georgia as it relates to growth and development.
- To promote the orderly and beneficial development and expansion of the county in balance with the preservation or conservation of valuable historic or natural resources.
- To prevent the over-crowding of land and avoid undue concentration of population.
- To provide adequate access to natural light and air.
- To secure safety from fire, panic, and other dangers.
- To insure the orderly and desirable construction of streets.
- To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in new land developments.
- To facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements in accordance with the Comprehensive Plan.
- To insure proper legal description and recordation of all subdivided land.

Chapter 1.3 - Prohibited Activities

No person shall transfer, sale or convey, or attempt to transfer, sell or convey, ownership of all or any portion of land within unincorporated Morgan County, unless in conformity with these Development Regulations.

- No property shall be divided or developed unless the subject property was legally recorded as a parcel shown in its entirety on a survey or plat, and duly recorded in the office of the Clerk of the Superior Court.
- No parcel of land shall be subdivided using metes and bounds description for the purpose of sale, transfer or lease without a survey of such parcel.
- No person, firm or corporation shall transfer, sell, or agree to sell any land by reference to, or exhibition of, or by other use of a plat of the subdivision of such land before such plat has been appropriately approved by the County and recorded with the Clerk of the Superior Court; provided further, that the description of metes and bounds in the instrument of transfer or other documents used in the process of selling or transferring such land shall not exempt the transaction from the requirements of these Development Regulations.
- No building permit or development permit shall be issued for the construction of any structure on a parcel subdivided or sold in violation of the provisions of these Development Regulations.

Chapter 1.4 – Applicability of Regulations

These Development Regulations regulate the subdivision of land, land disturbance activities related to grading and site preparation, the location and construction of site improvements, the location and construction of streets and utilities, and flood damage protection for all public or private developments of residential and non-residential projects.

Section 1.4.1 – Recordation and Transfer of Property

The Clerk of the Superior Court shall not file or record a plat that has not been approved as required by these development regulations.

Any deed or other instrument of conveyance, including a security deed, bond for title, or any other document purporting to convey, then or in the future, title to real estate, filed for record with the Clerk of the Superior Court, wherein the property to be conveyed is described in some manner other than by reference to a recorded plat.

Section 1.4.2 – Street Frontage Required

No building permit shall be issued for any development which is not exempt from these development regulations, which has not been approved by Morgan County as outlined under the provisions of these development regulations, and which does not have required frontage on public or private street.

Section 1.4.3 – Acceptance of Public Streets

The County shall not accept a public street or recognize a private street unless such street substantially corresponds in its location and lines with a street shown on the preliminary and final subdivision plats approved under the provisions of these development regulations.

There shall not be any water mains, sewers, connections or other facilities or utilities accepted in, on, under or over any street unless such street is shown on a final subdivision plat approved by the County or the street has attained the legal status of a public or private street.

Section 1.4.4 – Exemptions

Previously Issued Permits: The provisions of these development regulations and any subsequent amendments shall not affect the validity of any lawfully issued and effective building permit or development permit if:

- The development activity or building construction authorized by the permit has been commenced prior to the effective date of these development regulations or the subject amendment, or will be commenced after such effective date but within 6 months of issuance of the permit; and
- The development activity or building construction continues without interruption (except because of war or natural disaster) until the development or construction is complete. If the permit expires, a new permit shall be required for all future development or construction on the site in accordance with all regulations in effect at the time of application for the new permit.

Section 1.4.5 Governmental Bodies

All governmental bodies and authorities legally exempt from regulation under the police power of Morgan County are exempt from the regulations contained in these development regulations.

Chapter 1.5 - Interpretation

Section 1.5.1 - Responsibility for Interpretation

The Director of Planning and Development shall be responsible for the interpretation of the requirements, standards, definitions, or any other provision of these Development Regulations.

Interpretations of the Director of Planning and Development may be appealed under the provisions of these Development Regulations relating to Appeals.

Section 1.5.2 - Intent in Interpretation

In the interpretation and application of these Development Regulations, all provisions shall be:

- Considered as minimum requirements.
- Deemed neither to limit nor repeal any other powers granted under state and local statutes.

Section 1.5.3 - Intent Relative to Private Property Agreements

These Development Regulations are not intended to repeal, abrogate, or impair any valid easement, covenant or deed restriction duly recorded with the Clerk of the Superior Court, to the extent that such easement, covenant or deed restriction is more restrictive than the requirements imposed by these Development Regulations.

Section 1.5.4 - Saving Provision

Any approved preliminary plat or site plan under construction, may proceed with construction and recordation of a final plat under the provisions of the Development Regulations in effect at the time of such approval.

These regulations shall not be construed as abating any enforcement action now pending under, or by virtue of, prior existing development regulations, or as discontinuing, abating, modifying or altering any penalty accruing or about to accrue, or as affecting the liability of any entity.

Section 1.5.5 – Project Expiration

Approval shall expire and become null and void for any preliminary plat or site plan approved under these Development Regulations that has not commenced construction within one (1) year from the approval date.

Section 1.5.6 – Abandonment of Project

Any project that has not recorded a final plat and has been abandoned for a minimum of one (1) year shall become null and void. Any attempt to restart said project shall submit a new application and comply with the requirements of the development regulations at the time of new application.

Section 1.5.7 - Use of Figures or Examples for Illustration

Figures or examples associated with defined terms or regulatory paragraphs in these Development Regulations are provided for illustration or explanation only and do not limit or change the meaning of the term as defined or the requirements of the regulation as written.

Section 1.5.8 - Use of Words and Phrases

References to the “County” and to the Board of Commissioners and any public officials or appointed bodies of the County not otherwise named by political jurisdiction or defined in these development regulations shall always mean Morgan County, Georgia, and its governing body, appointed or employed officials, and appointed bodies as named. These include:

- County Manager, appointed as such by the Morgan County Board of Commissioners or the County Manager’s designee.
- Road Superintendent, appointed as such by the County Manager, or the Road Superintendent’s designee.
- Planning and Development Director, appointed as such by the County Manager, or the Planning and Development Director’s designee.
- Building Official appointed as such under the County Manager, or the Building Official’s designee.
- Code Enforcement Officer, appointed as such by the County Manager, or the Code Enforcement Officer’s designee.
- County Planner, appointed as such by the County Manager, or the County Planner’s designee.
- Planning Commission, created as such and appointed by the Morgan County Board of Commissioners.
- References to an administrative department of Morgan County shall always mean the department created by the Board of Commissioners as such.

References to public officials, departments or appointed bodies of jurisdictions other than Morgan County shall always mean such persons or bodies having jurisdiction over or relative to Morgan County, Georgia. These include:

- The Clerk of the Superior Court of Morgan County, Georgia.
- The Morgan County Health Department.

- The Piedmont Soil and Water Conservation District. (SWCD)
- The Northeast Georgia Regional Commission (NEGRC).
- The Georgia Departments of Natural Resources (DNR)
- The Georgia Department of Transportation (GDOT).
- The United States Army Corps of Engineers (USACE)
- The Federal Aviation Administration (FAA)
- The Federal Emergency Management Agency (FEMA)
- The Environmental Protection Agency (EPA).
- The Environmental Protection Division (EPD)

References to the terms “preliminary plat” and “preliminary subdivision plat,” and the terms “final plat” and “final subdivision plat,” are used interchangeably in these development regulations and have the same meaning.

Section 1.5.9 - Meaning of Words and Phrases

All words and phrases are to be interpreted within the context of the sentence, paragraph, subsection, Section and Article in which they occur.

Words and phrases defined in these Development Regulations shall be interpreted as defined without regard to other meanings in common or ordinary use, unless the context of the word or phrase indicates otherwise. Words and phrases not defined in these Development Regulations shall be construed to have the meaning given by common and ordinary use, the meaning of which may be further clarified by definition of the word or phrase in a dictionary of the English language in current circulation.

Definitions are clearly identified as such and are located throughout these Development Regulations in the Articles, Chapters or Sections to which they most readily refer. All definitions, regardless of location within an Article of these regulations, apply equally to the use of such terms throughout the regulations. A glossary of all defined terms is included with these regulations for convenience. However, if differences in wording occur between definitions of a term, the definition contained within an Article, Chapter or Section of these regulations shall control.

Article 2 Glossary

Chapter 2.1 Purpose of Article

The following is a glossary of all definitions specifically used in the text of the Development Regulations. Regarding the interpretation of figures, words and phrases as used in these regulations, refer to Article 1, Chapter 1.5.

Chapter 2.2 Defined Words and Phrases

AASHTO: The American Association of State Highway and Transportation Officials.

Addition (to an existing building): Any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a firewall. Any walled and roofed addition which is connected by a firewall or is separated by independent perimeter, load-bearing walls is new construction. Any expansion to an existing building that is not walled and roofed, such as an open porch or deck, is not considered an “addition” for flood damage prevention purposes.

Agency: Any state or any political subdivision thereof, including without limitation, any municipality, township or county, and any domestic entity or body exercising executive, legislative, judicial, regulatory, administrative functions of or pertaining to government, including, without limitation, any corporation or other entity owned or controlled by any of the foregoing, any court of competent jurisdiction, or commission or governmental or regulatory authority or instrumentality or authorized arbitral body.

Applicant: A property owner or their authorized representative who has petitioned the County for approval of a preliminary plat or site plan, development permit, building permit, hardship variance, administrative appeal, or any other authorization for the use or development of their property under the requirements of these development regulations.

Application: A petition for approval of a development permit, building permit, hardship variance, or appeal, or any other authorization for the use or development of a property under the requirements of these Development Regulations.

Area of Shallow Flooding: A designated AO or AH zone on the flood insurance rate map (FIRM) with base flood depths from one to three feet, or where a clearly deemed channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

Area of Special Flood Hazard: The land in the flood plain within a community subject to a one (1) percent or greater chance of flooding in any given year.

As-Built Survey Drawings: Drawings specifying the dimensions, location, capacities, and operational capabilities of structures and facilities as they have been constructed.

Base flood: The flood having a one (1) percent chance of being equaled or exceeded in any given year (100-year flood).

Basement: One or more floors of a building that are completely or partly below ground level.

Best Management Practices (BMP's): A collection of structural measures and vegetative practices which, when properly designed, installed and maintained, will provide effective erosion and sedimentation control for all rainfall events up to and including a 25-year, 24-hour rainfall event.

Block: A parcel or parcels of land bordered on all sides by highways or streets, other than alleys.

Board of Natural Resources: The Board of Natural Resources of the State of Georgia.

Breakaway Wall: A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

Buffer Area: A landscaped or naturalized area used to separate and partially obstruct the view of a development from streets and adjacent or contiguous development.

Building Code: The most recent technical codes approved for enforcement or otherwise adopted or adopted as amended by the County under the Georgia Uniform Codes Act, which regulate the construction of buildings and structures.

Building: Anything attached to the ground having a roof supported by columns or by walls and intended for shelter, housing or enclosure of persons, animals or personal property. For purposes of these regulations, the term "building" includes "structure", as defined.

Comprehensive Plan: The Comprehensive Plan for Morgan County and the Cities of Bostwick, Buckhead, and Rutledge, July 18, 2017, as adopted and amended from time to time.

Condition of Zoning Approval: A requirement adopted by the County Commission at the time of approval of a rezoning or special use, placing greater or additional requirements or restrictions on the property than provided in these Development Regulations in order to reduce an adverse impact of the rezoning or special use and to further the protection of the public health, safety, or general welfare.

Contiguous: An area not divided in its entirety by a street or street right-of-way, any right-of-way of a railroad or other public service corporation, or lands owned by others.

Conventional subdivision: A subdivision in which all lots meet or exceed the minimum lot size, lot width, and all other dimensional requirements of the Zoning Ordinance.

Cut: A portion of land surface or area from which earth has been removed or will be removed by excavation; the depth below original ground surface to excavated surface. Also known as "excavation."

Cutting: The removal of any soil or other solid material from a natural ground surface.

Developer: See "Applicant."

Development Permit: The authorization necessary to initiate and conduct a land-disturbing activity and to carry out the planned development of land and structures.

Development: Any man-made change to improved or unimproved real estate, including but not limited to, buildings, or other structures, mining, dredging, filling, grading, paving, excavation, drilling operation or permanent storage of materials.

Development, Subdivision: The entire original parcel for which subdivision approval is requested, including all new parcels intended for development, community amenities, recreation facilities, streets, easements, right of ways and areas to be set aside as open space.

Director: The Morgan County Director of Planning and Development or his/her designated representative.

DNR Department: The Georgia Department of Natural Resources.

Drainage Structure: A device composed of a virtually non-erodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for storm-water management, drainage control or flood control purposes.

Easement: A grant or one or more property rights by a property owner to, or for the use by, the public, a corporation or a person or entity.

Elevated Building: A non-basement building built to have the lowest floor of the lowest elevated area elevated above the ground level by means of fill; solid foundation perimeter walls; pilings, columns, posts and piers, shear walls; or breakaway walls.

EPD: The Environmental Protection Division of the Georgia Department of Natural Resources.

EPD Director: The Director of the Environmental Protection Division of the Georgia Department of Natural Resources.

Erosion: The process by which land surface is worn away by the action of wind, water, ice, or gravity.

Erosion and Sedimentation Control Plan: A plan for the control of soil erosion and sedimentation resulting from a land-disturbing activity.

Existing Construction: For the purposes of flood damage prevention requirements, any structure for which the start of construction commenced before September 9, 1997.

Existing County Street or Road: A street, road or highway located in unincorporated Morgan County that existed prior to the submission of a final plat for a minor subdivision, or existed prior to the submission of a preliminary plat for a major or private street subdivision. An “existing road” may be a street or road created through recordation of a final plat for a

subdivision, a road under maintenance responsibility of the County, a legally created private street, or a U.S. or State numbered highway.

Existing manufactured home park or subdivision: For the purposes of flood damage prevention requirements, a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and final site grading or the pouring of concrete pads) is completed before September 9, 1997.

Expansion to an existing manufactured home park or subdivision: The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads.

Fill: A portion of land surface to which soil or other solid material has been added; the depth above the original ground.

Filling: The placement of any soil or other solid material, either organic or inorganic, on a natural ground surface or excavation.

Finished Grade: The final elevation and contour of the ground after cutting or filling and conforming to the proposed design.

Flood Hazard Boundary Map (FHBM): An official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard have been defined.

Flood Insurance Rate Map (FIRM): An official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard or the risk premium zones applicable to the community.

Flood Insurance Study: The official report provided by the Federal Emergency Management Agency evaluating flood hazards and containing flood profiles and water surface elevations of the base flood.

Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from the:

(a) Overflow of inland or tidal waters; or

(b) Unusual and rapid accumulation or runoff of surface waters from any source.

Flood Plain: Any land area susceptible to inundation by water.

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floor: The top surface of an enclosed area in a building, including basement, i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles or storage, or the floor area of an attic used exclusively for storage.

Grading: Altering the shape of ground surfaces to a predetermined condition; this includes stripping, cutting, filling, stockpiling and shaping, or any combination thereof, and shall include the land in its cut or filled condition.

Greenway: An area of land immediately adjacent to the banks of state waters in its natural state of vegetation, which facilitates the protection of water quality and aquatic habitat.

Ground Elevation: The original elevation of the ground surface prior to cutting or filling.

Highest Adjacent Grade: The highest natural elevation of the ground surface, prior to construction, next to the proposed foundation of a building.

Historic Structure. Any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district.
- (c) Individually listed on a state inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or
- (d) Individually listed on a local inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior, or
 - b. Directly by the Secretary of the Interior in states without approved programs.

Improvements: Physical changes to the land which are necessary to create useable lots including (but not limited to) streets, sewer and water facilities, hydrants, sidewalks, survey monuments, changes to existing utilities and storm drainage systems.

Issuing Authority: The Morgan County Board of Commissioners, acting through its Director of Planning and Development as its designated representative, which has been certified by the Director of the Environmental Protection Division (EPD) of the Department of Natural Resources (DNR) as an issuing authority, pursuant to the Erosion and Sedimentation Act of 1975, as amended, or EPD in those instances where an application for a permit is submitted directly to EPD.

Jurisdiction: That area over which the governing body has authority for planning, zoning and development permitting under the Constitution of the State of Georgia.

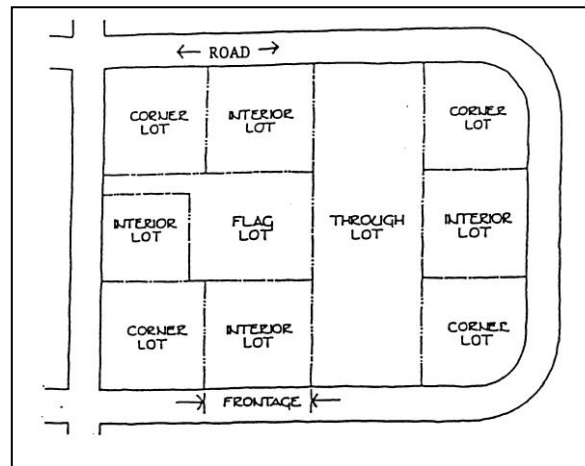
Lake: A body of water one acre or more in surface area, created either by a manmade or natural dam or other means of water impoundment.

Land-Disturbing Activity: Any activity that may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting and filling of land but not including agricultural practices that are exempt under the Erosion and Sedimentation Control Section of the Land Development Activities Article of these Development Regulations.

Lot of Record: A lot which is part of a subdivision lawfully recorded in the office of the Clerk of Superior Court, or a lot described by metes and bounds, the description of which has been so lawfully recorded.

Lot: A parcel of land occupied or capable of being occupied by a use, building or group of buildings devoted to a common use with the customary accessories and open spaces belonging to the same, which is described in a deed or shown on a plat and lawfully recorded in the office of the Superior Court of Morgan County.

Lot, Corner: A lot abutting two or more streets or roads at their intersection.



Lot, Double Frontage: Any lot, other than a corner lot, which has frontage on two streets.

Lot, Reverse Frontage: A double frontage lot on which access is restricted from at least one abutting street or road.

Lot Frontage: See "Lot width."

Lot Depth: The distance measured along a line extending from the lot's frontage, through the mid-point of the lot's width, to the mid-point of the lot line that is most opposite and parallel to the lot width line. For a lot that has more than one frontage, the depth shall be measured from the shortest frontage line. For a lot that has no rear property line, the depth shall be measured at a right angle (90 degrees) to the lot width. For a lot that has more than one rear property line, the depth shall be measured to the mid-point of the property line most nearly opposite and parallel to the lot width.

Lot Width: The linear distance between side lot lines measured at the front building line and at the right-of-way of any street.

Lowest Floor: The lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of other provisions of these regulations.

Manual for Erosion and Sediment Control in Georgia: A publication of the same name published by the Georgia Soil and Water Conservation Commission, and as amended or supplemented from time to time.

Manufactured Home: A structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the secretary of housing and urban development and complies with the standards established under the National Manufactured Housing Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et seq.

Mean Sea Level: The average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the flood plain. For purposes of these regulations, the term "mean sea level" is synonymous with National Geodetic Vertical Datum (NGVD).

Mobile Home: A structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or 40 body feet or more in length or, when erected on site, is 320 or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air-conditioning, and electrical systems contained therein and manufactured prior to June 15, 1976.

Model Home: A dwelling used initially for display purposes that typifies the type of units that will be constructed in the subdivision.

National Geodetic Vertical Datum (NGVD): As corrected in 1929, is a vertical control used as a reference for establishing varying elevations within the flood plain.

Natural Ground Surface: The ground surface in its original state before any grading, excavation or filling.

Nephelometric Turbidity Units (NTU): Numerical units of measure based upon photometric analytical techniques for measuring the light scattered by finely divided particles of a substance in suspension. This technique is used to estimate the extent of turbidity in water in which colloiddally dispersed particles are present.

New Construction: Any structure for which the start of construction commenced after September 9, 1997, and includes any subsequent improvements to the structure.

New Manufactured Home Park or Subdivision: For the purposes of flood damage prevention requirements, a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after September 9, 1997.

One-Hundred-Year Flood Plain: A land area subject to a one (1) percent or greater statistical occurrence probability of flooding in and given year.

Original Parcel: A contiguous parcel of land, recorded in the Office of the Clerk of Superior Court of Morgan County, as it existed immediately prior to the approval of any portion of the parcel being divided as a subdivision.

Owner: A person or other legal entity having or controlling a majority fee simple interest in a property, or their authorized representative.

Pond: A body of standing water less than one acre in surface area, created either by a natural dam, or other means of water impoundment.

Project: The entire proposed development project regardless of the size of the area of land to be disturbed.

Public Improvement: The construction, enlargement, extension or other construction of a facility intended for dedication to the public, including but not limited to a street, curb and gutter, sidewalk, cross drain, catch basin, traffic control and street name sign, or other roadway appurtenance other than a driveway apron connection; domestic water supply system main, fire hydrant, valve or other appurtenance other than a supply line to a building; or sanitary sewerage main or outfall, lift station, force main, manhole or other appurtenance other than a drain line from a building.

Recombination: The joining of existing parcels of record, or portions thereof, provided that additional parcels are not thereby created, and that all resulting parcels comply with the provisions of the zoning district in which it is located.

Recreational Vehicle. A vehicular type of unit primarily designed for recreation, camping, travel or seasonal use which has its own motive power or is mounted on or towed by another vehicle. The basic entities are: travel trailer, folding camping trailer, park trailer, truck camper, motor home and custom van conversions

Re-subdivision: A change in the map of a recorded subdivision plat if such change affects any street layout, area reserved for public use, or any lot line, and includes the further division of platted subdivision lots.

Right-of-Way: That area, distinguished from an easement, which is owned in fee-simple by Morgan County or other government, for the present or future use of roads, streets, and highways, together with its drainage facilities and other supporting uses and structures.

Retracement: A survey plat confirming or establishing the boundary lines and property corners from an existing recorded deed.

Roadway Drainage Structure: A device such as a bridge, culvert, or ditch, composed of a virtually non-erodible material such as concrete, steel, plastic or other such material that conveys water under a roadway by intercepting the flow on one side of a traveled way consisting of one or more defined lanes, with or without shoulder areas, and carrying water to a release point on the other side.

Screening: A method of visually shielding or obscuring one abutting or nearby building, structure, or use from another by fencing, walls, berms, densely planted vegetation, or some combination thereof.

Sediment: Solid material, both organic and inorganic, that is in suspension, is being transported or has been moved from its site of origin by air, water, ice or gravity as a product of erosion.

Sedimentation: The process by which eroded material is transported and deposited by the action of water, wind, ice, or gravity.

Soil and Water Conservation Commission: The Soil and Water Conservation Commission of the State of Georgia.

Soil and Water Conservation District Approved Plan: An erosion and sedimentation control plan approved in writing by the Soil and Water Conservation District.

Soil and Water Conservation District: The Piedmont Soil and Water Conservation District.

Stabilization: The process of establishing an enduring soil cover of vegetation an/or mulch or other ground cover and/or installing temporary or permanent structures for the purpose of

reducing to a minimum the erosion process and the resultant transport of sediment by wind, water, ice or gravity.

Start of Construction: The initiation of new construction or a substantial improvement, as follows:

- (a) For New Construction: The date the development permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start of construction means the first placement of permanent construction of a building, including a manufactured or mobile home, on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured or mobile home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, nor does it include the installation of streets or walkways; the excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main building. (Note: accessory structures are not exempt).
- (b) For a Substantial Improvement: The actual start of construction means the first alteration of any wall, ceiling, floor, or other structural parts of a building, whether or not that alteration affects the external dimensions of the building.

State Waters: Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells and other bodies of surface or subsurface water, natural or 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.

Street: A way for vehicular traffic, whether designated as an "avenue", "road", "boulevard", "highway", "expressway", "alley", or any other term.

Street Frontage: See "Lot width."

Structural Erosion and Sedimentation Control Measures: Measures for the stabilization of erodible or sediment-producing areas by utilizing the mechanical properties of matter for the purpose of either changing the surface of the land or storing, regulating or disposing of runoff to prevent excessive sediment loss. Examples of structural erosion and sedimentation control practices are riprap, sediment basins, dikes, level spreaders, waterways or outlets, diversions, grade stabilization structures, sediment traps and land grading. Such measures can be found in the publication *Manual for Erosion and Sediment Control in Georgia*.

Structure: Anything built, constructed or erected, or established or composed of parts joined together in some definite manner, the use of which requires location on the ground or which is attached to something having permanent location on the ground.

Subdivision site: The entire property for which subdivision approval is requested, including the lots intended for development of residences and community amenities (such as recreation

facilities and stormwater detention facilities), streets and other rights-of-way or easements, and areas to be set aside as open space.

Subdivision: The division of land into two (2) or more parcels, tracts, lots, building sites or other divisions for sale, lease or development.

Subdivision, Estate: A division of an *original parcel* that creates any number of new parcels, with or without a new street, which requires extensive acreage to facilitate a range of rural and agricultural activities.

Subdivision, Conservation: A form of subdivision design which concentrates lots, houses, streets, utilities, and related development activities on the more suitable, and less environmentally sensitive, areas of the site, thereby preserving the steep slopes, wetlands, unsuitable soils, stream corridors and otherwise environmentally sensitive areas in a natural or undisturbed state. The net density of the development is equal to or less than that of traditional subdivision design, but the lot sizes are smaller in order to preserve the environmentally sensitive areas in dedicated, perpetual open space.

Subdivision, Major: A division of an *original parcel* that creates any number of new parcels involving the construction of a new street, stormwater drainage facilities, or the construction or improvement of public utilities that complies with all requirements of the zoning district in which it is located.

Subdivision, Minor: A division of an *original parcel* that creates no more than five (5) parcels, including the remaining portion of the original parcel, fronts along an existing County street and does not require the extension or widening of the street; require the construction of stormwater drainage facilities; or the construction or improvement of public utilities. No further subdivision of the original parcel or resulting parcels from a minor subdivision will be permitted for three (3) year after the date of Minor Subdivision approval. Parcels created as the result of a Minor Subdivisions shall only be further subdivided as a Major Subdivision, involving the installation of a new street.

Subdivision, Private Street: A major subdivision in which the parcels are served by a street held in private ownership and not dedicated to the County. A private street subdivision must meet all requirements of these development regulations that apply to a “Major Subdivision,” except for dedication of the street rights-of-way or easements and drainage structures and easements.

Substantial Damage: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed 50 percent of the market value of the structure before damage occurred.

Substantial Improvement: Any combination of repairs, reconstruction, alteration, or improvements to a building, taking place during the life of a building, in which the cumulative

cost equals or exceeds 50 percent of the market value of the building prior to improvement. The market value of the building should be:

- (a) The appraised value of the building prior to the start of the initial repair or improvement; or
- (b) In the case of damage, the value of the building prior to the damage occurring. This term includes structures that have incurred “substantial damage,” regardless of the actual amount of the actual repair work performed.
- (c) For the purposes of this definition, “substantial improvement” is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. The term does not, however, include those improvements of a building required to comply with existing health, sanitary or safety code specifications which are solely necessary to assure safe living conditions, which have been pre-identified through enforcement of these Development Regulations and not solely triggered by an improvement or repair project.

Substantially improved existing manufactured home park or subdivision: A manufactured home park or subdivision where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

Vegetative Erosion and Sedimentation Control Measures: Measures for the stabilization of erodible or sediment-producing areas by covering the soil with:

- (a) Permanent seeding, sprigging, or planting, producing long-term vegetative cover; or
- (b) Temporary seeding, producing short-term vegetative cover; or
- (c) Sodding, covering areas with a turf of perennial sod-forming grass.
- (d) Such practices can be found in the publication Manual for Erosion and Sediment Control in Georgia.

Watercourse: Any natural or artificial watercourse, stream, river, creek, channel, ditch, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows either continuously or intermittently and which has a definite channel, bed and banks, and including any area adjacent thereto subject to inundation by reason of overflow or floodwater.

Wetlands: Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.

Wetlands, protected: Those wetlands identified on the National Wetlands Inventory maps prepared by the U.S. Fish and Wildlife Service, or otherwise approved by the U.S. Army Corps

of Engineers based on competent studies prepared by a registered and qualified professional engineer.

Zoning Map: The map of Morgan County delineating the zoning districts described within the *Morgan County Zoning Ordinance* related to property lying within unincorporated areas.

Zoning Ordinance: The Zoning Ordinance for Morgan County, Georgia, adopted by the Board of Commissioners of Morgan County, Georgia, and amended from time to time.

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Article 3 – Land Division

Chapter 3.1 – Purpose

This Article sets out the minimum requirements and standards for land division, construction of subdivisions and other land development projects, including general principals of design and layout and requirements for such public facilities, streets, and utilities.

Chapter 3.2 - Conformance to Applicable Rules and Regulations

In addition to the requirements established herein, all subdivision plats shall comply with the following laws, rules and regulations, and written proof of such compliance must be furnished when requested by the Morgan County Director of Planning and Development.

- All applicable statutory provisions.
- The Code of Morgan County Georgia.
- The Morgan County Zoning Ordinance.
- The Official Zoning Map of Morgan County.
- The Morgan County Comprehensive Plan.
- All adopted building and housing codes.
- All other applicable laws, ordinances, and regulations of Morgan County.
- All rules of the Morgan County Health Department and any other appropriate state agencies.
- All rules of the State Department of Transportation, if the subdivision, or any lot contained therein, abuts a state highway.

Chapter 3.3 - Standards Incorporated by Reference

In the case of conflict between the text of these regulations and the standards incorporated by reference, the more stringent shall control.

Section 3.3.1- Standard Design Specifications

The *Construction and Design Standard Details of Morgan County*, also referred to in these regulations as the “Standard Details,” as adopted by the Board of Commissioners and as may be amended from time to time, are incorporated into these regulations as though set forth within the body of these regulations. In the case of a conflict between the Standard Details and the text of these regulations, the more stringent shall control.

Section 3.3.2 – Water and Waste-Water Design Specifications

The Morgan County Utility Department Water and Wastewater Standards, also referred to as “Water and Wastewater Standards,” and *The Morgan County Utility Department Water System Design and Construction Manual*, also referred to as “Water System Design and Construction Manual” as adopted by the Board of Commissioners and as may be amended from time to time, are incorporated into these regulations as though set forth within the body of these regulations. In the case of a conflict between either the Water and Wastewater Standards or the Water System Design and Construction Manual, and the text of these regulations, the more stringent shall control.

Section 3.3.3 - Georgia Department of Transportation Standard Specifications

Unless specifically set forth herein, all materials, methods of construction, and workmanship for the work covered, in reference to street construction and storm drainage construction shall conform to the latest *Construction Standards and Details Manual of the Georgia Department of Transportation*.

Section 3.3.4 - AASHTO Design Standards

Unless specifically set forth herein, design criteria and standards for streets and highways shall conform to the latest edition of the *AASHTO Policy on Geometric Design of Highways and Streets*.

Section 3.3.5 – Traffic Control and Street Striping

The installation of all traffic control devices and street striping shall be governed by the standards contained in the latest edition of the *Manual on Uniform Traffic Control Devices*.

Section 3.3.6 – Stormwater Management

Unless specifically set forth herein, all materials, methods of construction, and workmanship for Stormwater Management shall conform to the latest edition of the *Georgia Stormwater Management Manual*.

Section 3.3.7 – Erosion and Sediment Control

Unless specifically set forth herein, all materials, methods of construction, and workmanship for Erosion and Sediment Control shall conform to the latest edition of the *Manual for Erosion and Sediment Control in Georgia*.

Section 3.3.8 – Accessible Design Standards

Unless specifically set forth herein, all materials, methods of construction, and workmanship for accessibility shall conform to the latest edition of the *ADA Standards for Accessible Design*

Chapter 3.4 – Types of Land Divisions

Section 3.4.1 – Exempt Divisions

Recombination: The joining of existing parcels of record, or portions thereof, provided that additional parcels are not thereby created, and that all resulting parcels comply with the provisions of the zoning district in which it is located.

Retracement: A survey plat confirming or establishing the boundary lines and property corners from an existing recorded deed.

Section 3.4.2 – Subdivisions

Minor Subdivision: A division of an *original parcel* that creates no more than five (5) parcels, including the remaining portion of the original parcel, that fronts along an existing County street and does not require the extension or widening of the street, require the construction of stormwater drainage facilities, or the construction or improvement of public utilities. No further subdivision of the original parcel or resulting parcels from a minor subdivision will be permitted for three (3) years after the date of Minor Subdivision approval. Parcels created as the result of a Minor Subdivisions shall only be further subdivided as a Major Subdivision involving the installation of a new street.

Major Subdivision: A division of an *original parcel* that creates any number of new parcels involving the construction of a new street, stormwater drainage facilities, or the construction or improvement of public utilities and complies with all requirements of the zoning district in which it is located.

Estate Subdivision: A division of an *original parcel* that creates any number of new parcels, with or without a new street, which requires extensive acreage and larger road frontage to facilitate a range of rural and agricultural activities.

Chapter 3.5 – Land Division Submittals

Section 3.5.1 – Exempt Divisions

- 1) Completed application requesting plat approval.
- 2) Application fee for plat review.
- 3) Survey Plat complying with all requirements of the Georgia Plat Act, O.C.G.A. §15-6-67, the Morgan County Zoning Ordinance, and these regulations.

Section 3.5.2 – Minor Subdivisions

- 1) Completed application requesting plat approval.
- 2) Application Fee for plat review.
- 3) Minor Subdivision Plat complying with all requirements of the Georgia Plat Act, O.C.G.A. §15-6-67, the Morgan County Zoning Ordinance, and these regulations.
- 4) Executed right-of-way deed (if required)
- 5) All lots created by the Minor Subdivision shall be pre-approved by the Morgan County Health Department for any newly created lot less than five (5) acres.

Section 3.5.3 – Major Subdivisions

Section 3.5.3.1 – Concept Plan

- 1) Completed application requesting plan review.
- 2) Application fee for Concept Plan review.
- 3) Concept plan complying with all requirements of the Morgan County Zoning Ordinance and these regulations

Section 3.5.3.2 – Preliminary Plat

- 1) Completed application requesting Preliminary Plat approval.
- 2) Application fee for plat review.
- 3) Preliminary Plat complying with all requirements of the Morgan County Zoning Ordinance and these regulations.

Section 3.5.3.3 – Construction Development Plans

- 1) Completed application requesting Construction Development Plan approval.
- 2) Application fee for plan review.
- 3) Erosion and Sediment Control Plan
- 4) Site Clearing and Grading Plan
- 5) Storm Water Management Plan
- 6) Street Improvement Plan
- 7) Water and Sewage Plans
- 8) Tree Protection Plan
- 9) Performance Bonds

Section 3.5.3.4 – Final Plat

- 1) Completed application requesting Final Plat approval.
- 2) Application fee for plat review.
- 3) Final Plat complying with all requirements of the Georgia Plat Act, O.C.G.A. §15-6-67, the Morgan County Zoning Ordinance and these regulations.
- 4) Maintenance Bonds
- 5) Maintenance Plan for Open Space and Conservation Areas
- 6) Private Covenants
- 7) Documentation of Homeowners Association
- 8) Executed right-of-way deeds

Section 3.5.4 – Estate Subdivision

Estate subdivisions utilizing existing county roads shall submit the requirements of a Minor Subdivision.

Estate Subdivisions utilizing newly created streets shall submit the requirements of a Major Subdivision.

Chapter 3.6 – General Design Criteria

Section 3.6.1 – Site Development Criteria

All proposed developments shall conform to the Morgan County Zoning Ordinance, the Comprehensive Plan, and the Development Regulations adopted by the Board of Commissioners at the time of submission to the Director of Planning and Development.

When features of the Comprehensive Plan or other plans adopted by the Board of Commissioners (such as schools or other public-building sites, parks, or other land for public uses) are located, in whole or in part, in a subdivision or other development, such features shall be either dedicated or reserved by the developer for acquisition within a reasonable time by the appropriate public agency.

Every developer of land within unincorporated Morgan County shall provide the project access improvements to serve the project, in accordance with these regulations and other pertinent codes, ordinances, and regulations. Said improvements and associated lands shall be provided at no cost to Morgan County, and shall be dedicated or otherwise transferred, as required, to the public in perpetuity and without covenant or reservation.

All residential, commercial, and industrial developments that require access to a state highway shall not receive a land disturbance permit or building permit until the approval of the Georgia Department of Transportation has been obtained by the applicant on the entrances and exits, curb radii, drainage, and other matters.

Unsuitable land shall not be developed. Land subject to flooding, improper drainage or erosion, and any land deemed to be unsuitable for development due to steep slope, unsuitable soils, or subsurface conditions, etc., shall not be subjected to development in which it may intensify conditions or increase danger to health, safety, life, or property. Unsuitable land shall be incorporated into one of the following:

- Attached to a buildable lot as excess land
- Incorporate into open space for public use
- Placed into a perpetual conservation easement

If the Director or other agency finds that such land is not suitable for public use or does not qualify for an easement, the Director shall require the land to be included into the adjacent land in private ownership.

Section 3.6.1.1 - Areas Reserved for Future Development

If any portion of a development is reserved for future development, the street access shall be installed to the reserved area boundary. This is to prevent future disturbance of adjoining lots or setback issues.

Such a reserved area must be labeled “Reserved for Future Development” on the final subdivision plat.

Such a reserved area will not be eligible for issuance of a building permit unless the lot meets all requirements of the Zoning Ordinance, including minimum lot width and road frontage requirements of the applicable zoning district and development regulations at the time development.

Section 3.6.1.2 - Plats Straddling Political Boundaries

Whenever access to a subdivision is required to cross land in another governmental jurisdiction, the Morgan County Director of Planning and Development may request assurance from the County Attorney, and/or the other county that access is legally established, and that the access road is adequately improved. In general, lot lines shall be laid out to not cross jurisdictional boundary lines.

Section 3.6.1.3 - Name of Subdivision or Development Project

The name of each subdivision or development project must be approved by the Director of Planning and Development. The name shall not duplicate nor closely approximate the name of an existing subdivision or development project in Morgan County or any of its cities. The name of the subdivision or development project will be approved upon preliminary plat or site plan approval.

Section 3.6.2 – Minor Subdivision Design Criteria

This section sets out requirements for subdivision development that ensures the health, safety, and welfare for our community and the citizens of Morgan County, while allowing parcels to be subdivided along existing streets.

Land subdivided as a minor subdivision shall not be further divided for a period of three (3) years from the date of signed final plat approval as recorded in the Clerk of Courts office. Parcels created by a Minor Subdivision shall only be further divided as a Major Subdivision, utilizing a new street.

A minor subdivision does not involve the construction of major public improvements, such as: the extension or widening of an existing street, the construction of or improvements of public utilities, or stormwater drainage facilities. If the storm water characteristics of the existing road are inadequate to accommodate the new lots, the Director of Planning and Development may require improvement of the roadway ditch, as appropriate.

Right-of-way shall be dedicated along the property’s frontage from the centerline of the existing road equal to one-half (1/2) of the minimum requirement for the classification of the road, as established in these regulations.

If the minor subdivision is within 1500 feet of an existing public water line or sanitary sewerage line, the minor subdivision shall be required to extend the mains across the entire frontage of the Minor Subdivision at the developer's expense. All structures shall be required to connect to said lines.

All parcels created as a minor subdivision shall meet the minimum buffer requirements from any state waterway or cemetery.

Section 3.6.2.1 – Development Capacity

An original parcel on an existing street may be subdivided into a total of five (5) parcels including the remaining portion of the original tract meeting the minimum dimensional requirements for the zoning district.

Section 3.6.3 - Major Subdivision Design Criteria

The following improvements shall be provided by the developer at the developer's expense in every major subdivision, individual multi-family, nonresidential development, or mixed-use development in accordance with the standards contained in these regulations.

Right-of-way shall be dedicated along the property's frontage from the centerline of the existing road equal to one-half (1/2) of the minimum requirement for the classification of the road, as established in these regulations.

The storm water carrying capacity of the existing road, whether in an existing ditch or gutter, shall not be compromised. If the storm water characteristics of the existing road are inadequate to accommodate the new lots, the Director of Planning and Development may require improvement of the roadway ditch as appropriate.

All major developments located in the Agricultural (AG) zoning district shall be designed following the Estate Subdivision Criteria. All other major developments shall be designed following the Conservation Design Criteria as provided by these regulations.

All street infrastructure, storm water and drainage facilities and utilities shall be installed per these regulations. All utilities shall be placed underground.

Provide sidewalks on both sides of streets and street lighting spaced appropriately to light all portions of the sidewalks.

Provide and install all traffic control devices and street name signs as approved by Morgan County.

Survey monumentation shall be installed for all street right of ways and individual parcel lines within the development.

Install two paved vehicle parking spaces at the postal delivery cluster boxes and a covered shelter for the cluster boxes.

Create a mandatory homeowners association to provide for collections of adequate payments to maintain and operate said utilities and amenities.

Provide adequate water supply and sewage disposal for the development, if applicable.

Public water service for both domestic use and fire protection shall be provided to every lot in such a subdivision and to every development if public water is available within 1,500 feet. The distance of 1,500 feet will be measured from the utility right-of-way to the nearest property line of the development site. Water mains shall be connected to the existing public water system and extended past each lot. All water system improvements shall meet the Morgan County standards for public water service. A contractor approved by the Morgan County shall install all elements of the water system, including but not limited to mains, valves, service laterals through the curb line, and fire hydrants at the developer's expense.

The minimum fire flow for one-and-two family dwellings is as follows:

Distance Between Buildings (Feet)	Needed Fire Flow (GPM)
More than 100	500
31 - 100	750
11 - 30	1000
Less than 11	1400

A higher fire flow may be required based on occupancy type and size. The required fire flow required to support such a development shall be determined by the International Fire Code, latest edition, and a hydraulic calculation design. Hydrants shall be placed at the entrance to the development and every 500 linear feet within the development.

If a public water system is not available, the developer shall provide a water supply using a community water system or individual wells in conformity with the regulations of the Morgan County Health Department and Georgia Environmental Protection Division. If a community water system is created, it must meet the minimum fire flow requirements listed above for one-and-two family dwellings, following the Morgan County Water Design Standards.

Every lot in such a subdivision and every development shall be connected to a public sanitary sewerage system if sanitary sewerage is available within 1,500 feet of the subdivision. The distance of 1,500 feet will be measured from the utility right-of-way to the nearest property line of the development site. Sewer lines shall be connected to the Morgan County's sanitary sewerage system and extended past each lot in accordance with all County requirements. Every element of the sanitary sewerage system, including but not limited to mains, lift stations, outfalls, and laterals, shall be installed at the developer's expense by a contractor approved by Morgan County.

If a public sewerage system is not available nor under bid or contract to be available, each lot shall be provided with septic tanks or other on-site disposal systems in accordance with the regulations of the Morgan County Health Department, these development regulations and all other applicable laws and regulations.

If a community septic system is created, it must meet Georgia Environmental Protection Division and Morgan County Wastewater Standards, all lots in the entire development site must connect to the community septic system.

Section 3.6.3.1 – Development Capacity

The development capacity of a Major Subdivision will be based on the minimum dimensional requirements for the zoning district.

Section 3.6.4 - Estate Subdivision Design Criteria

The following improvements shall be provided at the developer's expense in every estate subdivision in accordance with the standards contained in these regulations.

Minor Subdivision:

Estate Subdivisions located on an existing street are exempt from the maximum number of lots under Minor Subdivisions.

Right-of-way shall be dedicated along the property's frontage from the centerline of the existing road equal to one-half (1/2) of the minimum requirement for the classification of the road, as established in these regulations.

The storm water carrying capacity of the existing road, whether in an existing ditch or gutter, shall not be compromised. If the storm water characteristics of the existing road are inadequate to accommodate the new lots, the Director of Planning and Development may require improvement of the roadway ditch as appropriate.

If the minor subdivision is within 1500 feet of an existing public water line or sanitary sewerage line, the minor subdivision shall be required to extend the mains across the entire frontage of the Minor Subdivision at the developer's expense. All structures shall be required to connect to said lines.

All parcels created as a minor subdivision shall meet the minimum buffer requirements from any state waterway or cemetery.

Major Subdivision:

Right-of-way shall be dedicated along the property's frontage from the centerline of the existing road equal to one-half (1/2) of the minimum requirement for the classification of the road, as established in these regulations.

All street infrastructure, storm water and drainage facilities and utilities shall be installed per these regulations.

Estate Subdivisions are exempt from the curb and gutter, sidewalks, and street lighting requirements for Major Subdivisions. Storm water drainage shall be handled by way of a minimum eight (8) foot shoulder sloped to a swell ditch.

All utilities shall be placed underground.

Provide and install all traffic control devices and street name signs as approved by Morgan County.

Survey monumentation shall be installed for all street right of ways and individual parcel lines within the development.

Install two paved vehicle parking spaces at the postal delivery cluster boxes and a covered shelter for the cluster boxes.

Create a mandatory homeowners association to provide for collections of adequate payments to maintain and operate said utilities and amenities.

Provide adequate water supply and sewage disposal for the development, if applicable.

Public water service for both domestic use and fire protection shall be provided to every lot in such a subdivision and to every development if public water is available within 1,500 feet. The distance of 1,500 feet will be measured from the utility right-of-way to the nearest property line of the development site. Water mains shall be connected to the existing public water system and extended past each lot. All water system improvements shall meet the Morgan County standards for public water service. A contractor approved by the Morgan County shall install all elements of the water system, including but not limited to mains, valves, service laterals through the curb line, and fire hydrants at the developer's expense.

The minimum fire flow for one-and-two family dwellings is as follows:

Distance Between Buildings (Feet)	Needed Fire Flow (GPM)
More than 100	500
31 - 100	750
11 - 30	1000
Less than 11	1400

A higher fire flow may be required based on occupancy type and size. The required fire flow required to support such a development shall be determined by the International Fire Code, latest edition, and a hydraulic calculation design. Hydrants shall be placed at the entrance to the development and every 500 linear feet within the development.

If a public water system is not available, the developer shall provide a water supply using a community water system or individual wells in conformity with the regulations of the Morgan County Health Department and Georgia Environmental Protection Division. If a community water system is created, it must meet the minimum fire flow requirements listed above for one-and-two family dwellings, following the Morgan County Water Design Standards.

Every lot in such a subdivision and every development shall be connected to a public sanitary sewerage system if sanitary sewerage is available within 1,500 feet of the subdivision. The

distance of 1,500 feet will be measured from the utility right-of-way to the nearest property line of the development site. Sewer lines shall be connected to the Morgan County’s sanitary sewerage system and extended past each lot in accordance with all County requirements. Every element of the sanitary sewerage system, including but not limited to mains, lift stations, outfalls, and laterals, shall be installed at the developer’s expense by a contractor approved by Morgan County.

If a public sewerage system is not available nor under bid or contract to be available, each lot shall be provided with septic tanks or other on-site disposal systems in accordance with the regulations of the Morgan County Health Department, these development regulations and all other applicable laws and regulations.

If a community septic system is created, it must meet Georgia Environmental Protection Division and Morgan County standards, all lots in the entire development site must connect to the community septic system.

Section 3.6.4.1 – Development Capacity and Lot Dimensions

The following are the minimum dimensions within Estate Subdivisions.

Zoning District	Lot Size	Lot Width	Front Setback	Side Setback	Rear Setback
Agricultural (AG)	12	400 ft	100 ft	100 ft	100 ft
Agricultural Residential (AR)	5	300 ft	100 ft	75 ft	75 ft
Low Density Residential (R-1)	3	300 ft	100 ft	50 ft	50 ft

Section 3.6.5 – Conservation Subdivision Design Criteria

Conservation design concentrates lots, houses, streets, utilities, and related development activities on the more suitable, and less environmentally sensitive, areas of the site, thereby preserving the steep slopes, wetlands, unsuitable soils, stream corridors and otherwise environmentally sensitive areas in a natural or undisturbed state. The net density of the development is equal to or less than that of traditional subdivision design, but the lot sizes are smaller, in order, to preserve the environmentally sensitive areas in dedicated, perpetual open space.

Section 3.6.5.1 – Purpose of Conservation Design

- Provides for conservation of open land, including those areas containing unique and sensitive natural features such as woodlands, steep slopes, streams, floodplains, and wetlands, by setting them aside from development.
- Provide greater design flexibility and efficiency of services and infrastructure, including the opportunity to reduce length of roads, utility runs, and the amount of paving required for residential development
- Provides for the reduction of erosion, sedimentation, and pollution by the retention of existing vegetation and the minimization the impact of development.

- Provides a mechanism to enhance water quality of streams and waterways, and to protect valuable groundwater resources.
- Creates neighborhoods with direct visual access to open land, with amenities in the form of neighborhood open space.
- Provides multiple options to minimize impacts on environmental resources, such as streams, wetlands, and floodplains; and the disturbance of natural or cultural features, such as mature woodlands, wildlife habitats, historic structures, and archeological sites.
- Minimizes the appearance of perceived density, by minimizing views of new development from existing roads.
- Provides the opportunity for enhanced passive recreational use by residents.

Section 3.6.5.2 – Conservation Subdivision Design

All Major Subdivisions in the districts listed below, shall be designed utilizing Conservation Design Criteria.

- Agricultural Residential (AR)
- Low Density Residential (R-1)
- Low Density Lake Residential (LR-1)
- Medium Density Residential (R-2)
- Medium Density Lake Residential (LR-2)
- High Density Residential (R-3)
- High Density Lake Residential (LR-3)

Section 3.6.5.3 - Development Capacity

The development capacity of a development is assumed to be the gross acreage of the site, divided by the minimum lot size required by the zoning district.

Conservation areas shall be identified consisting of a minimum of thirty percent (30%) of the gross area of a conservation subdivision and shall be designated as permanently protected conservation area.

The development capacity of a development is also limited based on water and waste-water capabilities of the site. Under no circumstances shall a proposed development be allowed to exceed the maximum number of lots beyond the capabilities of water supply and waste-water disposal for the site.

Nothing contained in these regulations shall be construed as to prevent the Health Department, after study of the conditions existing in a proposed subdivision, from requiring that all or any portion of the area of such subdivision shall not be built upon or that the minimum lot sizes set

forth in these regulations are inadequate and must be increased to ensure the protection of the public health.

Lot size

Flexibility is given in the chart below relating to the minimum lot size and other dimensional requirements for Conservation Subdivisions:

Zoning District	Minimum Parcel Acreage	Minimum Parcel Acreage w/o Utilities
Agricultural Residential (AR)	0.75 acre ¹	2 acres ³
Low Density Residential (R-1)	0.75 acre ¹	1.5 acres ³
Low Density Lake Residential (LR-1)	0.75 acre ¹	1.5 acres ³
Medium Density Residential (R-2)	0.75 acre ¹	1.5 acres ³
Medium Density Lake Residential (LR-2)	0.75 acre ¹	1.5 acres ³
High Density Residential (R-3)	0.75 acre ²	N/A
High Density Lake Residential (LR-3)	0.75 acre ²	N/A

¹Permitted only when public/private water requirements met.

² Permitted only if public/private water and wastewater requirements are met.

³ When a well and septic tank is required on each lot.

Lot Dimensions

Flexibility is given in the chart below relating to the minimum lot dimension requirements for Conservation Subdivisions:

Zoning District	Lot Width	Front Setback	Side Setback	Rear Setback
Agricultural Residential (AR)	100 ft ¹ / 150ft ³	30 ft	10 ft	20 ft
Low Density Residential (R-1)	100 ft ¹ / 150ft ³	30 ft	10 ft	20 ft
Low Density Lake Residential (LR-1)	100 ft ¹ / 150ft ³	30 ft	10 ft ⁴	20 ft ⁴
Medium Density Residential (R-2)	100 ft ¹ / 150ft ³	30 ft	10 ft	20 ft
Medium Density Lake Residential (LR-2)	100 ft ¹ / 150ft ³	30 ft	10 ft ⁴	20 ft ⁴
High Density Residential (R-3)	100 ft ² / 150ft ³	30 ft	30 ft	30 ft
High Density Lake Residential (LR-3)	100 ft ² / 150ft ³	30 ft	30 ft ⁴	30 ft ⁴

¹Permitted only when public/private water requirements met.

² Permitted only if public/private water and wastewater requirements are met.

³ When a well and septic tank is required on each lot.

⁴A required 40-foot setback must be maintained from the Georgia Power right of way on Lake Oconee.

Section 3.6.5.4 – Design of Blocks

The design of blocks shall be determined based on the following:

- Adequate building sites suitable to the needs of the type of development. Blocks within a new development shall not be less than 1200 feet in length nor greater than 2,100 feet in length between street intersections.

- Designed in compliance with applicable zoning requirements as to lot width, lot size and setbacks.
- Designed for the need for convenient access, circulation, control, and safety of street traffic.
- Limitations of topography.
- Nonresidential blocks for non- residential use shall be of such length and width as may be suitable for the prospective use, including adequate provision for off-street parking and service. The Director of Planning and Development may require one or more public easements or alleys of not less than 12 feet in width to extend entirely across the block for vehicular access, pedestrian crosswalks, fire protection or utilities.

Section 3.6.5.5 – Lot Design

Each lot shall contain a building envelope large enough to allow for the placement of buildings and other structures so that they will not encroach on the required setbacks for the district or encroach into a flood plain, drainage or flood hazard area.

Each lot shall contain a building envelope large enough to allow for the placement of buildings and other structures, regardless of topography or any other environmental issue, which will not encroach on the required setbacks for the district.

Each corner lot shall be sufficiently large enough to allow the placement of the building in conformance with the required front setback from both streets.

The minimum lot width required by the zoning district or these regulations shall not be reduced for the depth of the lot.

Side lot lines shall be at right angles to straight street lines or radial to curved street lines, including cul-de-sacs.

Each lot adjoining the radial curve of a cul-de-sac shall maintain a minimum lot width at the street right of way of sixty (60) feet and shall meet the required lot width at the building line.

Flag lots and through lots or double frontage lots are prohibited. Through lots or double frontage lots may be allowed when alley access is required.

No lot shall be designed to permit the rear of a structure to face an existing or new street.

Section 3.6.5.6 - Required Setbacks and Buffers

In a Conservation Subdivision, no building shall be located within 100 feet of the periphery of the subdivision site or within 300 feet of the right of way of an existing road. Such area between the subdivision's building lots and the periphery of the subdivision site may be included within the open space areas of the subdivision.

In major or minor subdivision, an undisturbed buffer of 100 feet shall be maintained surrounding any Local, State and Federal Protected Conservation Areas (including, streams, wetlands, flood hazard areas, threatened or endangered wildlife habitats, cemeteries, and/or properties listed on or eligible for the National Register of Historic Places, and other specific identified cultural resource areas (as defined the Zoning Ordinance, Article 12 Resource Conservation). Such undisturbed buffers may be included within the open space areas of the subdivision if the buffer area is subject to a conservation easement.

Section 3.6.5.7 – Identification of Federal or State Protected Conservation Areas

Federal and State protected conservation areas must be identified and mapped. If Federal and State protected conservation areas do not exceed then a minimum of thirty percent (30%) of the gross area of a conservation subdivision shall be designated as a conservation area.

Section 3.6.5.8 - Designation of Conservation Areas

Protected conservation areas are areas that are required to be preserved or protected by State or Federal law. These areas shall be included in a Conservation Area and shall be indicated on the preliminary plat and final plat as undisturbed buffers or unbuildable areas. The areas include:

- **Flood hazard areas.**

All areas within the 100-year floodplain but lying outside any floodway, wetland or other designated Conservation Area fall under this category. The boundaries of the 100-year floodplain are designated as the "flood hazard area" on maps prepared by the Federal Emergency Management Agency (FEMA), and must be confirmed as to their specific location on the Preliminary and Final Plat.

- **Required stream buffers**

Undisturbed greenways extending 25 feet from the banks of all perennial streams and other state waters.

- **Wetlands and hydric soils classified as "unsuitable"**

Wetlands are illustrated generally on the Wetlands Inventory Maps published by the U.S. Fish and Wildlife Service and are delineated by the U.S. Corps of Engineers. Soils classified as "unsuitable" often coincide with wetlands and include all soils designated under Group 6 Soils in Morgan County are shown on the Soil Survey Maps prepared by the USDA Natural Resource Conservation Service (formerly the Soil Conservation Service).

- **Cemeteries**

Any cemetery or place of burial recognized by the Morgan County Tax Commissioner as tax exempt (under O.C.G.A. §48-5-41), and any “family plot” or other burial ground discovered on the site, must be protected under the requirements of State law (O.C.G.A. §36-72-1 *et seq.*). State law currently defines “burial ground” and “cemetery” as follows:

“Burial ground” means an area dedicated to and used for interment of human remains. The term shall include privately owned burial plots, individually and collectively, once human remains have been buried therein. The fact that the area was used for burial purposes shall be evidence that it was set aside for burial purposes.

“Cemetery” or “cemeteries” means any land or structure in this state dedicated to and used, or intended to be used, for interment of human remains. It may be either a burial park for earth interments or a mausoleum for vault or crypt interments or a combination of one or more thereof.

Whenever a development site contains or is adjacent to a cemetery, the following cemetery protection measures shall be required:

- An undisturbed or planted 25-foot grassed or vegetated buffer shall be required around the perimeter of the known boundary of said cemetery.
- If the boundary of an existing cemetery is unknown, then a 100-foot undisturbed buffer shall be placed around the entire perimeter of the outer most visible indicators of potential grave sites.
- Cemeteries that are not fenced prior to development must be fenced with a minimum four-foot high, black coated chain-link fence or other appropriate fencing with gates. The fence shall encompass the entire known boundary of the cemetery.
- In instances where a cemetery includes an existing fence, the existing fence may be considered to satisfy this requirement, if it encompasses the entire cemetery.
- A ten (10) foot perpetual ingress/egress easement shall be indicated on the development survey from the cemetery to the nearest street.
- No blasting shall be allowed within 500 feet of a cemetery.
- No drainage shall be directed towards a cemetery.
- The developer is responsible for any damage to a cemetery during construction of the development.

- **Wildlife habitats of threatened or endangered species**

The following have been identified by the Federal and/or the State governments as threatened or endangered species in Morgan County:

Threatened or Endangered Species Identified in Morgan County		
Common Name	Biological Name	Habitat
Bald eagle	<i>Haliaeetus leucocephalus</i>	Inland waterways and estuarine areas in Georgia. Active eagle nests were located in Morgan County 1994 and 1997.
Red-cockaded woodpecker	<i>Picoides borealis</i>	Nest in mature pine with low understory vegetation (<1.5m); forage in pine and pine hardwood stands >30 years of age, preferably >10" dbh.
Bay star-vine	<i>Schisandra glabra</i>	Twining on subcanopy and understory trees/shrubs in rich alluvial woods.
Piedmont barren strawberry	<i>Waldsteinia lobata</i>	Rocky acedic woods along streams with mountain laurel; rarely in drier upland oak-hickory-pine woods.
Source: U.S. Fish and Wildlife Service.		

Section 3.6.5.9 - Supplementary Conservation Areas

Conservation areas are areas that are encouraged to be preserved but are not required to be preserved or protected under State or Federal law. These include:

- Areas with steep slopes over 25% which comprise 5,000 square feet or more of contiguous area.

Slopes greater than 25% are to be identified from the topographic data required for the Preliminary Plat. Areas comprising 5,000 contiguous square feet or less are not considered Conservation Areas.

- Areas with slopes of 15% to 25% greater than 40,000 square feet.

Slopes between 15% and 25% are to be identified from the topographic data required for the Preliminary Plat. Areas comprising 40,000 square feet or less of contiguous are not considered Conservation Areas.

- Soils with exposed bedrock or rock outcroppings of 40,000 square feet or greater.
Areas with exposed bedrock or rock outcroppings must be identified through observation on each site. Areas comprising less than 40,000 contiguous square feet are not considered Conservation Areas.
- Areas with soils classified as “poorly drained” greater than 80,000 square feet.
Soils classified as “poorly drained” include those designated as such under Group 4 and all soils listed under Group 5 shown on the Soil Survey Maps prepared by the USDA Natural Resource Conservation Service. Such areas comprising 80,000 contiguous square feet or less are not considered Conservation Areas.

Group 4 – Poorly Drained Soils Percolation Rates (10-15 min/in)	Group 5 - Poorly Drained Soils Percolation Rates (5-10 min/in)
Leon	Alpaha
Mascotte	Ogeechee
Sapelo	Pasquotank
St. Johns	Pelham
	Plummer
	Riceboro

- Buffer areas around wetlands and habitats of endangered species.
Additional lands in their natural state provided around designated wetlands and critical wildlife habitats as protective buffers are recognized as Conservation Areas. To qualify, a wetland buffer must extend at least 100 feet from the wetland, and a buffer around a wildlife habitat must be at least 100 feet deep.
- Mature timber stands or significant trees.
Forests and timberlands that have developed mature stands of trees qualify for conservation consideration. Individual trees that are specimen trees or otherwise have significance through their size, age, species, or historic value may be designated as a Conservation Area to the extent of the tree’s dripline.
- Registered historic or archeological assets.
Sites or areas registered with the State or the National Register of Historic Places qualify under this category since preservation is desirable but not mandated by law, shall include a buffer of 100 feet. Information regarding all such sites is available from the Georgia Office of Historic Preservation.
- Viewshed protection areas.
These areas are set aside either to screen the view of the subdivision development from abutting roadways or to protect existing scenic views within the subdivision or to protect rural heritage features. Examples of rural heritage features include the following:
Rural Heritage Features may include any of the following:

Mature tree groves
Rock outcroppings
Historic structures
Agricultural fields
Natural water features

Section 3.6.5.10 – Conservation Area Design Criteria

The following principles shall guide the layout of the conservation areas set aside within the development.

Conservation areas must be designed to preserve valuable natural resources, such as stream greenways and wetlands, to the greatest extent practical.

Fragmentation of conservation areas must be minimized so that these resource areas are not divided into numerous small parcels located in various parts of the development. To the greatest extent practical, the conservation areas should be designated as a single block with logical, straightforward boundaries. Long, thin strips of conservation land should be avoided unless necessary to connect other significant areas or when they are designed to protect linear resources such as streams, steep slopes, or trails.

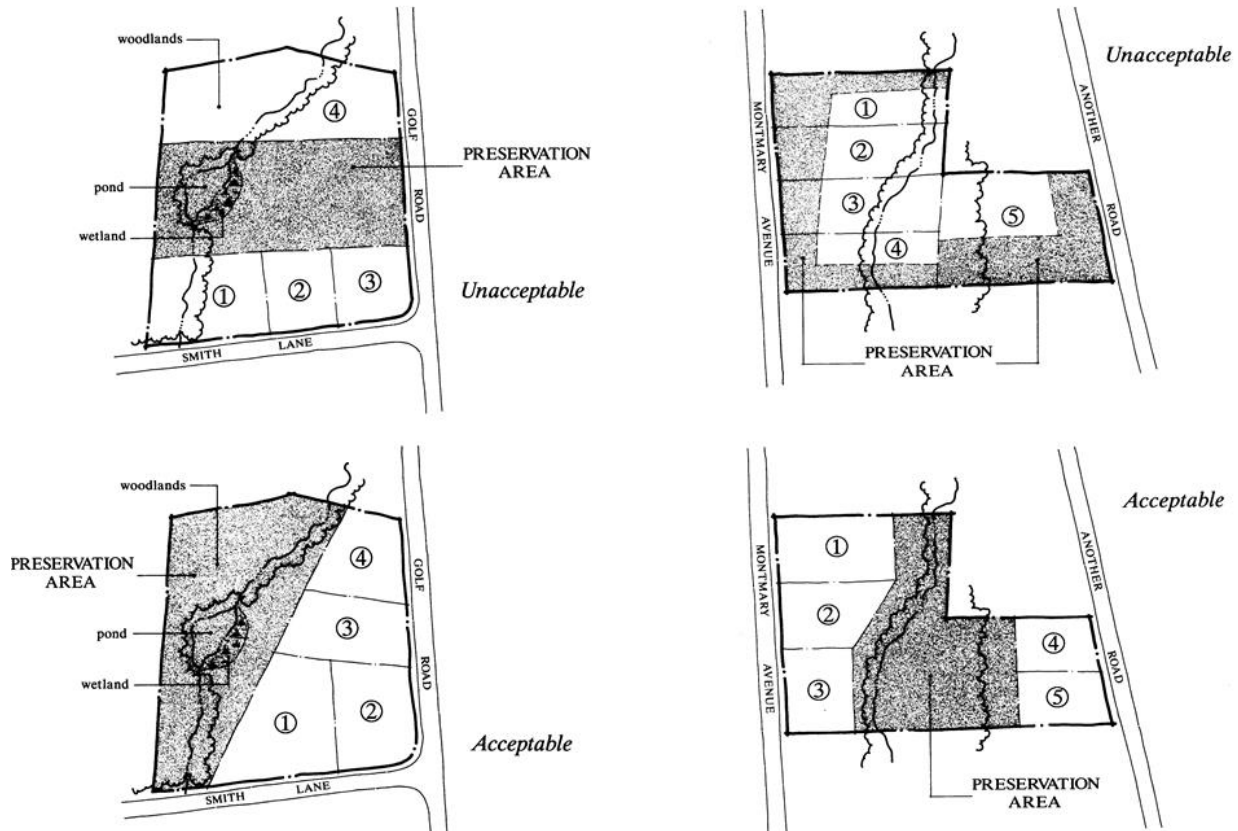
The minimum width of any conservation area shall be a minimum of 100 feet, as measured perpendicular to the centerline between the boundaries of the conservation area.

Parkways between road travel lanes designated as conservation areas, shall be a minimum of 26 feet in width.

Viewshed buffers intended to screen the view of the subdivision development, which must be at least 300 feet in width unless the topography of the land adequately screens the view of the buildings in the subdivision from the abutting roadway.

The minimum size of any open space area shall be two acres of contiguous land, except for the following:

- Buffer areas around wetlands or habitats of endangered or threatened species, provided that the combination of the buffer area and the wetland or wildlife habitat must contain at least two acres of contiguous area.
- Historic or archeological assets and specimen trees that can be adequately protected by an area of less than two acres.
- Where path systems cross an internal subdivision street, the access points must be directly across from each other and clearly identified both to the motorist and pedestrian by signage and crosswalk striping.



Example of Conservation Design

Section 3.6.5.10.1 – Use of Conservation Areas for Screening

If intended to screen the subdivision development, the viewshed buffer must be adequately vegetated with trees and understory growth to provide an adequate screening effect. If intended to preserve a scenic view, the viewshed protection area must provide an adequate width or orientation to preserve the viewshed.

Section 3.6.5.10.2 – Use of Conservation Areas for Village Greens and Parkways

These areas create neighborhood assets by providing open space and passive recreation close to the homes in a subdivision. A village green is an open space area surrounded by streets and/or building lots on at least three sides and intended for common neighborhood use. A parkway is a narrow strip of open space surrounded by streets on all sides, intended as a landscaped element or passive recreation area for the neighborhood.

Section 3.6.5.10.3 – Use of Conservation Areas for Passive Recreational Areas

Common areas solely designated and improved for passive recreational activities, such as picnicking, walking, relaxation and repose, may be treated as Conservation Areas. Active recreation areas, including but not limited to golf courses, swimming pools, sports fields and courts, and community buildings and grounds are not considered conservation uses or Conservation Areas.

Section 3.6.5.10.4 – Undisturbed Areas in Conservation Areas

Certain areas by their very nature must remain in their natural, undisturbed state. Such undisturbed areas include floodways, state water greenways, viewshed buffers, critical wildlife habitats, and wetlands.

Section 3.6.5.10.5 – Permitted Uses in the Permanently Protected Conservation Areas

The following uses are permitted in open space land areas to the extent that they are compatible with the protection and preservation of areas required by law but not otherwise required to remain undisturbed.

Conservation of open land in its natural state (for example, woodland, open field, or managed meadow).

Agricultural and horticultural uses, including raising crops, pastureland, hay production, orchards, and other low impact viable agricultural or horticultural operations. The following uses are excluded: commercial livestock, swine, poultry and dairy operations.

Pastureland for horses used solely for recreational purposes.

Silviculture, in keeping with established standards for selective harvesting and sustained yield forestry, and best management practices endorsed by the Georgia Forestry Commission.

Neighborhood open space uses such as village greens, commons, picnic areas, community gardens, non-commercial fishing ponds, trails, and similar low-impact passive recreational uses. The following uses are excluded: motorized off-road vehicles, rifle ranges, golf courses, sports fields and courts, community recreation buildings and grounds, swimming pools, and other active recreation uses.

Stormwater detention areas designed, landscaped, and available for use as an integral part of the open space.

Easements for drainage, access, sewer or water lines, or other public purposes.

Above-ground utility and street rights-of-way may traverse open space areas but shall not count toward the minimum required open space land.

Section 3.6.5.11 - Ownership of Conservation Areas

Perpetual Conservation Easement Required.

All conservation areas in a conservation subdivision shall be permanently protected from further subdivision, development, and unauthorized use, by a perpetual conservation easement. The conservation easement shall be approved by the Board of Commissioners and donated to a private nonprofit conservation organization or land trust and/or donated to a non-profit homeowner's association.

The following guidelines are required to be incorporated into any conservation easement:

- The easement shall recognize and describe in a statement of purpose the special qualities of the property subject to the easement. The conditions within the tract subject to the conservation easement shall be shown a site map and depicted by photographs.
- The easement shall identify the owner of the property subject to the easement, the holder of the easement, and co-signer, and the responsibilities of the property owner, easement holder, and co-signer.
- The easement shall specifically and clearly identify the boundaries of the property subject to the easement, either by site plan or on the final subdivision plat.
- The easement shall indicate any restrictions as to what the owner may do with the property and specifically delineates what may not be done with the property.
- The easement shall provide for the right of the easement holder and co-signer to inspect the property to assure observance of restrictions. It also shall provide for enforcement procedures.
- The easement shall provide for the maintenance of the open space.
- The easement shall contain provisions governing its amendment, including provisions that the easement shall not be altered except with the express written permission of the easement holder, property owner, and any co-signers.
- Any additional conservation or open space areas in a conservation subdivision not included in the easement shall be permanently protected through ownership of the home owners association or by a non-profit, a private non-profit conservation organization or land trust.

Section 3.6.5.11.1 - Private Nonprofit Conservation Organization or Land Trust

With the County's approval, the open space may be transferred, in whole or in part, to a private nonprofit conservation organization or land trust, provided that:

- The organization is a bona fide conservation organization intended to exist indefinitely.
- The conveyance contains appropriate provisions for proper transfer, in the event, that the organization becomes unwilling or unable to continue carrying out its functions.

- The organization demonstrates to the satisfaction of Morgan County that the organization is financially capable of executing its responsibilities, including stewardship and maintenance of the open space.
- The developer provides to the organization a financial subsidy for the maintenance and operation costs of the open space and any associated facilities prior to the approval of a final plat on the property. The financial subsidy shall include an amount no less than the estimated taxes, operation, and maintenance costs for the open space to be incurred for a period of no fewer than 3 years from the time at which ownership of the open space will be turned over to the organization.

Section 3.6.5.11.2 - Homeowner’s Association

Open space may be owned and managed in common by a non-profit homeowner’s association, subject to the following requirements:

- The developer of the subdivision shall obtain approval, prior to the approval of a preliminary plat, of a description of the homeowner’s association, including bylaws and methods for maintaining open space.
- The homeowner’s association shall be established by the subdivision developer and endowed with a financial subsidy from the developer prior to the approval of a final plat on the property. The amount of the financial subsidy shall be no less than that required by the plan for maintenance of open space and operation of common facilities approved for the subdivision or development (see Article 6). The amount of the financial subsidy shall include an amount no less than the estimated taxes, operation, and maintenance costs for the open space to be incurred for a period of no fewer than 3 years from the time at which control of the association will be turned over to the purchasers of the subdivision lots or homes.
- Membership of each non-open space lot owner in the subdivision shall be mandatory and automatic.
- The homeowner’s association shall be responsible for maintenance, insurance, and taxes on the open space within the subdivision. The association shall be required to assess dues for the maintenance of open space, purchase of insurance, and payment of taxes, unless another income source is proven to be available. Members of the association shall share equitably the costs of open space development and maintenance as indicated in bylaws.
- The association shall be empowered with the legal ability to place liens on non-open space lot owners for failure to pay association dues.
- The homeowner’s association shall not be dissolved without the consent of the Board of Commissioners. If common ownership of the open space by a homeowner’s association is proposed and approved, then the open space shall be subject to permanent deed and final plat restrictions or covenants on the future use of the open space, in addition to the requirement of a conservation easement.

- The Board of Commissioners may require that the homeowner’s association establish a minimum amount of funds to be initially deposited and maintained in a maintenance account.

Section 3.6.5.11.3 - Multiple Ownerships

In some cases, different parties, depending on the actual use of the open space and the resources that are being protected, may own different portions of the open space. For instance, the portion of the open space that may provide important assets to the life of the neighborhood, village greens, passive recreation areas, horse riding pasturage or open vistas, may be most appropriately owned and maintained by a homeowner’s association, while critically important features requiring non-use preservation, such as a forested floodplain or the habitat of endangered wildlife, may be best donated to a conservation organization.

Section 3.6.5.11.4 – Maintenance of Conservation Areas

The cost and responsibility for maintenance of the open space and any facilities located in the open space shall be the responsibility of the property owner unless that responsibility is specifically transferred as part of the conservation easement.

The applicant shall, at the time of preliminary plat submission, provide a plan for maintenance of open space and operation of common facilities in accordance with the following requirements:

- The plan shall define ownership.
- The plan shall establish necessary regular and periodic operation and maintenance responsibilities for the various kinds of open space.
- The plan shall establish staffing responsibility, insurance requirements, and associated costs and define the means for funding the maintenance of the open space and operation of any common facilities on an ongoing basis. Such funding plan shall include the means for funding long-term capital improvements as well as regular yearly operating and maintenance costs; and
- Any changes to the maintenance plan shall be approved by the County.

In the event, that the organization established to maintain the open space and the common facilities, or any successor organization thereto, fails to maintain all or any portion thereof in reasonable order and condition, the County may assume responsibility for maintenance, in which case any escrow funds shall be paid to Morgan County and any prior existing maintenance agreements shall be revoked or suspended. The County thereupon may enter the premises and take corrective action, including extended maintenance. The costs of such corrective or continuing action may be charged to the owner of the open space or common facilities and/or to the individual property owners of the subdivision. Such costs may include administrative costs and penalties. Costs may be recovered as follows:

- Through property assessments.

- The County may apportion the costs among the property owners in the subdivision as an assessment, payable over one or more years. Such assessment shall become a lien on said properties until satisfied. Notice of such lien shall be filed by the County in the office of the Clerk of the Superior Court.
- Through special taxes.
- The County may establish 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.

Chapter 3.7 - Street Addresses

When a building or structure is erected on any land covered by these regulations, the number assigned shall conform to the existing address numbering system.

The street address shall be posted on each lot at the street right-of-way with four (4) high reflective numbers on a blue reflective background.

Chapter 3.8 – Postal Delivery Requirements

Major Subdivisions:

Centralized delivery is the Postal Service’s preference for new addresses, whether residential or commercial. These delivery areas must be on the right side of the road when entering the development. These areas shall be located outside the normal flow of traffic for the development and fully accessible to meet ADA guidelines.

Cluster boxes shall be located under a shelter to provide all weather access to the residents and business owners of the development.

Minor Subdivisions:

Individual mailboxes on existing streets must be approved by the U.S, Postal Service.

To safeguard the health and welfare of the traveling public and to ensure uniform standards of function and beautification of the county highway system, individual mailboxes shall be constructed as follows:

- The mailbox shall be placed a minimum distance from the edge of pavement of three (3) feet to the open door of the receptacle. The height of the mailbox shall be 41 to 45 inches above finished grade to the bottom of the receptacle.
- All posts shall have a maximum width of four inches by four inches or, if round, the post shall have no greater than a four-inch diameter. If a metal post is used to support the mailbox, such post shall be hollow.
- The support structure or post of the mailbox and the encasement or housing for the mailbox shall not be constructed with masonry material or of any other material which will not readily yield upon impact with a vehicle.

For more details see the: *U.S. Postal Service National Delivery Planning Standards – A Guide for Builders and Developers*

Chapter 3.9 - Sight Triangle at Street and Driveway Intersections

A minimum visibility triangle shall be located at every street intersection with another street or a private driveway in accordance with the requirements contained in the Standard Details.

Minimum sight distances shall be maintained at the intersection of every driveway exit or street with another street, depending on street classification in accordance with the requirements contained in the Standard Details.

The planting of trees or other vegetation or the location of structures exceeding three (3) feet in height that would obstruct the clear sight across the minimum visibility triangle shall be prohibited.

Chapter 3.10 - Easements

Easements shall be required in connection with subdivisions or developments for the following purposes.

Section 3.10.1 - Utility Easements

Whenever it is necessary or desirable to locate a public utility line outside of the street right-of-way, the utility line shall be in an easement dedicated for such purpose. Easements for water and sanitary sewers shall be a minimum of 20 feet wide and may be required to be wider depending on the depth of cut to maintain a 1:1 open cut slope for the trench, or as otherwise determined by the Board of Commissioners.

Table 3-10 - Drainage Easements for Drainage Pipes	
Pipe Diameter	Easement Width
15 to 48 inches	20 feet
48 to 66 inches	30 feet
72 inches or more	40 feet

Section 3.10.2 - Water Course and Drainage Easements

Drainage easements shall be cleared and opened for man-made ditches at the time of development to control surface water run-off. Run-off slopes and side slopes shall be specified by the developer's engineer according to good engineering practices.

A publicly dedicated drainage easement is to be provided along any perennial stream or water impoundment within a development located outside a street right-of-way. The easement is to be substantially centered on the watercourse or surround the high-water line of the impoundment and shall be of such width as to include all-natural greenways required by these regulations and for adequate access by maintenance equipment.

A publicly dedicated drainage easement is to be provided along any drainage channel or drainage pipe located outside a street right-of-way. All easements shall be no less than 20 feet wide when used as an open ditch. Piped storm drainage shall have a minimum easement width as shown in

Drainage easements off the street right-of-way shall be clearly defined on the plat and deed of the individual property owner, and such property owner shall keep the easement free of obstructions and maintain that part of the easement within the property owner's boundary line so that free and maximum flow is always maintained.

Section 3.10.3 - Overlapping Easements

Easements for sanitary sewers and drainage purposes may be combined but must be a minimum of 30 feet or more if in combination, depending on the required drainage pipe size as determined by the Board of Commissioners.

Chapter 3.11 - Location of Utilities

All utilities shall be placed underground.

All underground utilities shall be shown on construction drawings placed within the right-of-way for the project and approved by the Director of Planning and Development.

All utilities beneath pavement shall be installed and the ditch backfilled and thoroughly compacted before the base course is installed. Any utilities installed after the base course is installed must be bored and sleeved.

All utility manholes and valve boxes shall be brought to the finished grade within the roadway section.

Section 3.11.1 - Electrical Power

All electrical power servicing a development shall be placed underground, sixteen (16) feet from the back of curb or edge of pavement. All electrical power lines shall have a minimum of four (4) feet of cover.

Section 3.11.2 - Street Lighting on Public or Private Roads

Street lighting for the public or private streets and sidewalks in the unincorporated area of Morgan County is the responsibility of the developer or property owner's association. No street lighting will be provided by Morgan County for any type of development.

Section 3.11.3 - Installation of Street Lights

The installation and operation of lighting fixtures located within or adjoining the rights-of-way of any public or private street in the unincorporated areas of the Morgan County shall comply the following procedures:

- Lighting luminaries or fixtures installed within the public rights-of-way or adjacent to, for the purpose of lighting streets, sidewalks or parking areas, or for the use of security, shall require the approval of Morgan County before installation of such lights.
- Plans and specifications shall be submitted for approval with sufficient detail and clarity showing placement, lumens, and illumination patterns to prevent glare from being a hazard to or interfering with the normal use of the public or private rights-of-way.
- Lighting luminaries and fixtures shall be designed and installed to prevent light pollution by use of down lighting.
- Pole mounted lighting fixtures shall be no taller than 20 feet above finished grade.
- Pole mounted lighting fixtures shall be placed eleven (11) feet from back of curb.
- All lighting luminaries and fixtures shall be LED.

Section 3.11.4 – Installation Telephone Lines

All telephone lines servicing a development shall be placed underground, fourteen (14) feet from the back of curb or edge of pavement. All telephone lines shall have a minimum of two (2) feet of cover.

Section 3.11.5 – Installation Cable Lines

All cable lines servicing a development shall be placed underground, thirteen (13) feet from the back of curb or edge of pavement. All cable lines shall have a minimum of two (2) feet of cover.

Section 3.11.6 – Installation Gas Lines

All gas lines servicing a development shall be placed, twelve (12) feet from the back of curb or edge of pavement. All cable lines shall have a minimum of three (3) feet of cover.

Section 3.11.7 – Installation Water Lines

All water lines and hydrants servicing a development shall be placed, nine (9) feet from the back of curb or edge of pavement. All water lines shall have a minimum of four (4) feet of cover.

Water taps for each lot shall be installed at installation of water main, with a water line stub line to property line.

Section 3.11.8 – Installation Sanitary Sewer Lines

All sanitary sewer lines servicing a development shall not be placed in the center of street. All sanitary sewer lines shall be placed nine (9) feet from back of curb or edge of pavement on the opposite side of road from the water line and have a minimum of four (4) feet of cover.

Sanitary sewer taps for each lot shall be made at time of installation of the sewer main, with a stub line installed to a clean out tee at property line.

Section 3.11.9 – Installation of Storm Sewer Lines

All storm sewer lines servicing a development shall be placed along the edge of street curb. Lines running under the street shall be perpendicular to the street. All storm sewer lines within the right-of-way shall have a minimum of four (4) feet of cover.

Section 3.11.10 - Pavement Cuts

All utility construction plans and work within County right-of-way shall be reviewed and approved by the Director of Planning and Development.

All utility infrastructure must be bored and sleeved under any existing street.

No existing County roads can be open cut unless the circumstance necessitates it for repairs or connections to existing infrastructure and approved by the Director of Planning and Development.

Section 3.11.10.1 – Pavement Repair

When the necessity of open cutting an existing street, all trenches under existing paving shall be backfilled in 6-inch lifts and compacted to a minimum of 98% compaction on a standard proctor test. The pavement shall be saw cut to a width of 12 inches either side of opened trench and excavated to allow for a minimum of six (6) inches of 4,000 psi concrete. The wearing course of two (2) inches of 12.5 mm super-pave asphalt shall be installed only after concrete has fully cured.

Chapter 3.12 - Storm Drainage

An adequate drainage system, including necessary ditches, pipes, culverts, drains, inlets, bridges, etc., shall be provided for the proper drainage of all surface water.

All persons proposing development or construction in Morgan County shall prepare a storm water management plan. No final subdivision plat shall be approved and no development or building permit shall be issued until and unless the storm water management plan, including engineering

plans and specifications, has been reviewed and approved by the Director of Planning and Development, and has been installed, except as exempt below.

Exemptions from Storm Drainage Requirements: The following development activities are exempt from the provisions of this Section and the requirement of providing a stormwater management plan:

- Agricultural land management.
- Additions or modifications to existing single-family detached dwellings.

Georgia Department of Transportation Standard Specifications and Details shall be used for construction of all storm water management structures and appurtenances.

Erosion Control practices shall comply with the Manual for Erosion and Sediment Control in Georgia and these regulations.

Section 3.12.1 - Hydrologic and Hydraulic Study Required

Storm water detention facilities providing for the storage and controlled release of runoff shall be required for any development activity that will increase the peak rate of discharge. Hydrologic and hydraulic calculations are required to specify existing and proposed conditions for storm water conveyance and detention facilities. A hydrology and hydraulic study shall be required for all storm water detention facilities.

All hydrology and hydraulic studies shall be prepared and sealed by a design professional registered to practice in the State of Georgia and must include the following:

- A signed Engineer's Statement as provided here:

I, the undersigned, hereby attest to the accuracy of the information contained in the hydrology report prepared for _____, dated _____. This report was prepared under my supervision and represents, to the best of my knowledge, a true accurate description of the storm water conditions for this site, both before and after the construction of the proposed development. The storm water run-off from the subject site after development will be maintain at or less than the existing run-off rate from the site prior to development. The proposed development as indicated in the report and in the plans for _____, dated _____, will not, from a storm water standpoint, adversely impact upstream or downstream property owners or existing drainage facilities.

- A narrative of site description
- A summary showing existing and developed conditions and allowable release rate, including any bypass or offsite sub-basins, for the 2-, 5-, 10-, 25-, 50-, and 100-year storm events.
- A detailed explanation of the methodology used for hydraulic and hydrologic calculations
- The following exhibits:
 - a. Drainage area maps for existing and proposed conditions
 - b. Sub-basin delineation and identification
 - c. Drainage area, hydrologic data/parameters
 - d. Detail of outlet control structure

Section 3.12.2 - Standards to be Used in Designing Detention Facilities

Permanent detention facilities will be required, and shall be designed so that the following standards shall apply:

- If it is proposed to make a new or existing lake a part of a subdivision, the developer shall be required to submit a breach analysis and show the dam breach zone on the plans.
- All storm water detention facilities shall be designed to for up to the 100-year storm event.
- Detention facilities shall be subject to the provisions of Georgia Safe Dam Program, and the Georgia EPD Rules for Dam Safety (Chapter 391-3-8).
- Detention facilities shall provide a minimum of 2 feet of freeboard between the maximum water surface elevation and the top of the detention berm.
- An emergency overflow device for a detention pond shall be designed to pass the 100-year peak developed inflow without overtopping the dam in the event the primary outlet control structure becomes obstructed.
- Pond discharge locations shall be in defined drainage ditches. The developer's engineer shall include in the hydrology study a discussion of existing conditions downstream of the detention pond and an explanation of how downstream property owners will not be adversely affected by the "concentrated" runoff. If there is an existing storm drainage system within one hundred and fifty (150) feet of the discharge point of the outlet pipe for the pond, then the developer shall extend the outlet pipe and tie-in to the existing system.
- All closed drainage systems (i.e., culverts, pipes, etc.) must have a headwall on the inflow and outflow ends meeting DOT standards, along with the required rip rap or other erosion and sediment control device(s) found in the Manual for Erosion and Sediment control in Georgia. As part of the hydrological study, consideration should be given to the flow capacity of downstream drainage structures.
- The steepest fill slopes shall be 3:1 and cut slopes shall be no steeper than 3:1. Slopes proposed to be steeper shall be reviewed by the Director of Planning and Development.
- A 10-foot-wide access road that runs on top of the dam shall be required around the circumference of the pond, where topography does not prohibit this.
- A fence of high quality, durable material, including wood, iron, or other metal, shall be required for all detention facilities. Metal fences which are prone to rust or deterioration, such as chain link, are acceptable if they are coated with black Teflon or similar material to protect against deterioration. The fence must also comply with the following standards:
 - The fence shall be at least 6 feet high.
 - Fence posts shall be set in concrete 10 feet on centers.
 - There shall be a minimum 10-foot-wide locked gate for access.
 - The fence shall be installed completely around the pond and containing the dike and access road.

All hydrology and hydraulic studies shall meet the standards and employ the methods listed here:

- The reservoir routing method or an equivalent method shall be used in sizing detention ponds (the bowstring method is not acceptable.) Output from this routing is required for each design storm.
- Runoff from areas that bypass detention must be shown to be less than or equal to pre-developed flow rates in the receiving waterway.
- The minimum time of concentration used for hydrologic calculations shall be 5 minutes
- Intensity-Duration-Frequency curves supplied by Morgan County or synthesized from Hydro-35 data
- The maximum drainage area for use of the Rational Method is 100 acres.

Section 3.12.3 - Grading and Drainage Plans

Grading and drainage plan shall be included in all storm water management plans and shall include the items and meet the standards listed below:

- The location, size and length of all existing drainage structures shall be shown on a topographic layout with two-foot contour intervals. Existing and proposed contours shall be shown.
- The 25-year storm even shall be used in designing all storm drains.
- Calculations showing how size of each drainage structure was determined (drainage area, runoff coefficient, flow path for inlet time, etc.) subject to approval of the Director of Planning and Development.
- Storm sewer catch basins, drop inlets, manholes, and junction boxes shall be designed by the developer's engineer to Georgia Department of Transportation Standards and subject to the final approval of the Director of Planning and Development.
- Catch basins shall be located outside of intersection radii unless unusual circumstances cause undue hardship, in which case the Director of Planning and Development may waive this requirement.
- Inlet spacing shall be designed for a maximum gutter spread of 8 feet for the 100-year storm and shall be limited to a maximum distance as follows:
 - Five hundred feet on grades up to 5%.
 - Four hundred feet on grades from 5% to 8%.
- Cul-de-sacs on downhill street grades shall require catch basin throat design and cul-de-sac grading detail.
- Subdrainage will be installed to control the surplus ground water by intercepting sidehill seepage or by lowering or regulating the ground water level where such conditions exist.
- A certification by the supplier of the pipe specifications for each pipe shall be required before installation.

- Bridges shall be designed for a 100-year storm event.
- Energy dissipation devices, such as splash pads, rip rap, stilling basins, shall be provided at the outlet of every culvert and piped discharge system. The size and type of energy dissipation device to be used shall be designed in accordance with sound engineering practices. If riprap is used, the area of riprap shall be designed in accordance with the Manual for Erosion and sediment control in Georgia, but in no case shall be less than 6 times the pipe diameter for the length and 3 times the pipe diameter for the width.

Section 3.12.4 - Cross Drains

Cross drains under streets shall not be less than 18 inches in size.

Minimum Clearances:

- Eighteen inches between the bottom of the street base and the exterior crown of the culvert. In all cases at least 24 inches of cover shall be provided.
- A minimum of 6 inches between underground utilities and exterior crown of culverts.
- The inlet and outlet end of all storm drainpipes including driveway pipe shall have either flared-end sections or concrete headwalls that meet the standards of the Georgia Department of Transportation 1120 or 1125.
- All storm drainage shall extend to the detention facility.
- Maximum continuous length of pipe shall be 300 feet for pipes less than 42 inches.
- Junction boxes having access to the pipe shall be constructed to meet the requirements of Georgia Department of Transportation Standard 1030D (or most current).

Section 3.12.5 - Storm Drain Profiles

All stormwater management plans shall include storm drain profiles that show:

- Existing and proposed grade
- Scale – Horizontal: consistent with Grading and Drainage Plan
- Vertical: factor of 5 to 10 with respect to Horizontal scale
- Structure Number from Grading and Drainage Plan
- Show Hydraulic Grade Line (HGL)
- Pipe Material
- Length
- Upstream and downstream invert elevations

All stormwater management plans shall include a pipe chart showing the following information:

- Upstream and downstream structure numbers

- Drainage area
- Runoff coefficient
- Sub-basin time of concentration
- System time of concentration
- Rainfall intensity
- Incremental flow at each basin
- Cumulative flow conveyed in the system to that point
- Pipe diameter, material, length and slope
- Velocity at design flow
- Minimum 3 fps
- Velocity at full flow
- Upstream and downstream invert elevations
- Upstream and downstream HGL elevations
- Minimum 1 foot between HGL and throat
- Elevation of throat of structure
- Provide a minimum of 0.2 feet drop between inverts across the structure
- When pipe sizes increase, match crowns of pipes

Section 3.12.6 - Open Channels

All open channels shall be profiled at the same scale as the storm drain conduits. The stormwater management plan shall include a typical section of the channel, provided for each reach if the cross-section changes. A maximum slope of 3% along the centerline of the channel is permitted. Exit velocities from storm drainpipe for the 100-year storm shall not exceed 3fps for vegetative channel lining, or 5fps when rocks or cobbles are used for channel lining. Other materials may not be used for channel lining.

Section 3.12.7 - Materials and Installation

Table 3-12 sets out guidelines for the use of storm sewer pipes by pipe material and type of installation.

Georgia DOT Standard 1030D (or most current) shall be used in determining class (concrete) or gauge of pipe under fill, method of backfilling and pipe installation.

Only reinforced concrete pipe shall be used within street rights-of-way for arterial roads, and major and minor collectors. Concrete pipe shall not be used on grades exceeding 10%. Metal pipe may be used within the rights-of-way of local streets and for driveway culverts. Metal pipe shall either

be corrugated steel (AASHTO M-36) with aluminized Type II or bituminous coating, or corrugated aluminum alloy pipe (AASHTO M-196).

Corrugated high density polyethylene (HDPE) pipe, smooth lined type “S”, may only be used for residential driveway applications and must be manufactured and installed in strict compliance with Georgia DOT Standard 1030-P HDPE applications shall not exceed 36 inches in diameter.

Pipe installation shall conform to Georgia Department of Transportation Standard Specifications for Construction of Roads and Bridges. Before any traffic over a storm drain is allowed, the developer shall provide an adequate depth and width of compacted backfill to protect the structure from damage or displacement. The developer shall remove any debris or silt that constricts the flow through a pipe as often as necessary to maintain drainage. All pipe structures shall be cleaned before the work is accepted. Any damage or displacement that may occur due to traffic or erosion shall be repaired or corrected at the developer’s expense.

Storm drainage pipe shall be bedded in Type 57 gravel.

Section 3.12.8 - Driveway Culverts

Where a wet weather drainage ditch exists between the proposed road and 20 feet into the lot, the design professional shall size the driveway culvert as if the driveway was at the lowest point on that lot. The construction plans shall show the minimum driveway pipe size required.

Driveway culverts may be any of the types of pipe materials shown on Table 3-12 for longitudinal pipe installation.

The inlet and outlet end of all driveway culverts shall have either flared-end sections or concrete headwalls that meet the standards of Georgia Department of Transportation 1120 or 1125.

Section 3.12.9 - Field Changes

Minor changes in construction plans caused by field conditions shall be made at the direction of the Road Superintendent and the Director of Planning and Development with the cost of such changes to be paid by the developer. All changes are to be documented as revisions to the approved development plans and correctly shown on the as-built surveys. Discrepancies between the as-built surveys and the approved development plans may result in delays in approving final plats or certificates of occupancy.

Table 3-12

Selection Guidelines for Storm Drainage Piping

Type of Pipe Installation	Reinforced Concrete Pipe (RCP)	Corrugated Steel AASHTO M-36		Corrugated Aluminum AASHTO M-196	Plastic AASHTO M-294	Reinforced Concrete Box Culvert Per Ga. DOT Standards
		Aluminized Type II CMP	Bituminous Coated CMP	Aluminum Alloy CMP	Corr. High Density Polyethylene Smooth Lined	
LONGITUDINAL Grade less than 10%	YES	YES	YES	YES	See Note 1	n/a
LONGITUDINAL Grade 10% or more	NO	YES	YES	YES	See Note 1	n/a
CROSS DRAIN Local Street	YES	YES	YES	YES	NO	n/a
CROSS DRAIN Collector or Arterial St.	YES	NO	NO	NO	NO	n/a
CROSS DRAIN Flowing stream appl.	YES	See Note 3	NO		NO	n/a
CROSS DRAIN 25 year flow >200 cfs Fill depth > 18 feet	See Note 2	See Notes 2 & 3	NO	See Note 2	NO	YES
Note 1	Corrugated high density polyethylene pipe, smooth lined type "S", can only be used for residential driveway applications and must be manufactured and installed in strict compliance with Georgia DOT Standard 1030-P. HDPE applications shall not exceed 36 inches in diameter.					
Note 2	Reinforced concrete box culverts are required under excessive flow and/or fill depth conditions. Approved pipe materials may be utilized in some instances, based on the County engineer's assessment of existing conditions and future maintenance requirements.					
Note 3	The addition of a Type "A" full bituminous coating is required for application. (AASHTO M-190)					

Chapter 3.13 - Streets

Section 3.13.1 - Access

An approved street meeting the requirements of this Article shall serve every development and every lot within a subdivision.

Every minor or major subdivision, multi-family, or nonresidential development shall have direct access to the public street system via a paved roadway.

When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged and designed to allow for the opening of future streets and to provide access to those areas not presently served by streets.

No subdivision or development shall be designed in a way that would eliminate street access to adjoining parcels of land.

Reserved strips are prohibited.

Subdivision or other streets that intersect a State or U.S. numbered highway shall do so at intervals of not less than 800 feet, or as required by the Georgia Department of Transportation, whichever is greater. On all other roads, at least 300 feet must separate street intersections on the same side of the road, measured centerline to centerline. Compliance with sight distance requirements of these development regulations may require greater distances between street intersections.

Section 3.13.2 - Classification of Streets

The street classification determines the required standards of design and construction for the street. Streets are classified in a street hierarchy system based on the following:

- The classification as shown on a Morgan County Multi-Modal Transportation Plan, as adopted as part of the Morgan County Comprehensive Plan dated July 18, 2017, which is hereby incorporated by reference.
- If not classified in an adopted Transportation Plan, the number of dwelling units that the road directly and exclusively serves or the average daily volume of traffic the road will carry, whichever is greater, determine its classification. The classifications of streets and roads based on the number of dwelling units or average daily traffic are shown in Table 3.13.2.

Table 3.13.2 - Classification of Streets		
Street Classification	Maximum Number of Dwelling units	Maximum Average Daily Traffic ¹
Arterial	500+	5,000+
Major Collector	250 - 500	2,500 – 5,000
Minor Collector	26 - 250	250 – 2,500
Local Street	1 - 25	250

¹ As determined using average traffic generation factors from *Traffic Generation*, published by the Institute of Transportation Engineers, latest edition.

Section 3.13.3 - Street Class

All streets in Morgan County, Georgia, are divided into five (5) classes as shown in the Morgan County Road Network Map, as adopted as part of the Morgan County Comprehensive Plan (latest adopted), which is hereby incorporated by reference.

Arterial

A minor arterial is designed to provide cross-town and cross county street access. These roadways are usually multi-lane, although in some less developed areas they may be two lane streets. With access to development, there are often driveways that run directly into thoroughfares and, occasionally, on-street parking. Typical traffic volumes range over 5,000 vehicles per day.

Major Collector

Major collectors move traffic from large residential areas and other local traffic generators such as schools, parks, office, and retail areas to principal and minor arterials. Generally, these are two to four lane roads with frequent intersections. Traffic volumes are between 2,501 and 5,000 vehicles per day.

Minor Collector

Minor collectors are streets designated to collect traffic from the network of local streets and transport this traffic to the arterial system. Minor collectors are typically two to four lane facilities with an average daily traffic volume of 251 to 2500 vehicles,

Local Street

A street used primarily in residential subdivisions or within nonresidential developments for access to abutting properties. Use of these streets for through traffic is discouraged. Local streets typically average daily traffic volume less than 250 vehicles.

Section 3.13.4 - Relation to Present and Future Street System

The street pattern within a development or subdivision shall provide for the continuation or appropriate projection of the existing street pattern at the same or greater width, but in no case less than the required minimum width, unless the Director of Planning and Development deems such extension undesirable.

- Existing streets that adjoin a development or subdivision boundary shall be deemed a part of the subdivision.
- Proposed minor and major subdivisions, private street subdivisions, multi-family, and nonresidential developments accessing an existing County road that has less than 20 feet of pavement shall be required to upgrade the road. The road shall be upgraded from the centerline of the roadway along the subdivision or development's frontage on the existing road to ½ of the minimum right-of-way and paving requirement for the classification of the road.
- When a future street or road, as proposed in the Comprehensive Plan or adopted Transportation Plan, adjoins or traverses the subdivision or development project, the future right-of-way shall be platted as part of the subdivision or development project. No development will be allowed within the platted future right-of-way except for drives and landscaping, and the platted future right-of-way is to be treated as a lot line for the provision of all setback lines as required by this Article. A right-of-way agreement shall be executed before the Director of Planning and Development approves the development.

Section 3.13.5 - Street Construction Standards and Specifications

Unless otherwise stated herein, all materials, methods of construction, and workmanship for the work covered in reference to street construction shall conform to the latest specifications of the Georgia Department of Transportation.

Section 3.13.5.1 - Design Speed

All new streets shall be designed by street classification in Table 3.13.5.1 to maintain safe vehicle operation with respect topography, curvature, and the adjacent land use.

Table 3.13.5.1 - Street Design and Right of Way Requirements		
Street Classification	Minimum Design Speed	Right of Way Width
Arterials	55 mph	120 Feet
Major Collector & Truck Routes	45 mph	80 Feet
Minor Collector	35 mph	80 Feet
Local	25 mph	60 Feet
Cul-de-sac	N/A	65 Foot Radius
Alley	15 mph	16 Feet

Section 3.13.5.2 - Right-of-Way

Right of way is measured by measuring one half of the required right-of-way for a street from the center line of road to the adjoining property boundary line.

Existing streets that adjoin a development or subdivision boundary shall be deemed a part of the subdivision. The proposed street system within a subdivision shall have the right-of-way of existing streets extended no less than the required minimum width in Table.

Subdivisions that adjoin only one side of an existing street shall dedicate to the Board of Commissioners one-half of the additional right-of-way needed to meet the minimum width requirement for the street. If any part of the subdivision includes both sides of an existing street, the required additional right-of-way shall be dedicated on each side.

All new public streets shall be shown on the final plat and dedicated by right-of-way deed to the Board of Commissioners prior to the acceptance of said street.

Section 3.13.5.3 - Vertical Alignment of Streets

All streets shall have a minimum grade of 1 percent. Minimum grade on cul-de-sacs should be 2% to maintain 1% in curb line.

The maximum grades approaching intersections shall not exceed the values shown in Table 3.14.5.3 for not less than 100 feet, measured from the nearest right-of-way line at the point of intersection.

Under no circumstance is a curved street to be reverse super elevated. All streets (unless super elevated) shall have a two percent (2%) rise to center crown above gutter elevation. Crown slopes shall be transitioned over 50-feet from any intersection, to provide a proper tie-in at the mainline edge of pavement.

Section 3.13.5.4 - Horizontal Alignment of Streets

Where a deflection angle of more than 10 degrees in the alignment of a street occurs, the radius of curvature of the center line of said street and the minimum tangent between reverse curves shall be not less than what is shown in Table 3.13.5.3.

Curved streets shall have a minimum tangent of 100 feet at intersections as measured from the centerline of cross streets.

Street jogs with centerline offsets of less than 120 feet on interior subdivision streets and 300 feet on existing streets shall not be allowed.

Table 3.13.5.3 - Street Alignment Requirements					
Vertical Alignment				Horizontal Alignment	
Street Classifications	Grade	Cross Slope	Maximum Grade Approaching Intersections	Minimum Radius of Curvature of Center Lines	Minimum Tangent Between Reverse Curves
Arterials	1% - 6%	2 %	3 %	885 Feet	300 Feet
Major Collector & Truck Routes	1% - 6%	2 %	3 %	500 Feet	200 Feet
Minor Collector	1% - 8%	2 %	4 %	420 Feet	100 Feet
Local	1% - 8%	2 %	4 %	300 Feet	100 Feet
Cul-de-sac	2% - 4%	2 %	4 %	N/A	N/A
Alley	1% - 4%	2 %	4 %	N/A	N/A

Section 3.13.5.5 – Intersections

All streets shall intersect at an interior angle of no less than 80 degrees, and as near a right angle as possible. The angle of intersection is to be measured at the intersection of the street centerlines. Such intersecting streets shall provide an uninterrupted line of sight from the center point of the intersection for not less than the minimum sight distance required in accordance with these regulations.

Islands at intersections shall be subject to individual approval by the Director of Planning and Development. In no case shall any object (landscaping, monument, etc.) extend more than 3 feet above the back of the curb within the right-of-way of the intersecting street.

Curb lines or edge of pavement at street intersections shall have a radius of curvature of not less than 30 feet for arterials and major collectors, 25 feet for minor collectors, and 10 feet for local streets.

Intersecting street right-of-way lines shall parallel the back of curb (or edge of pavement) of the roadway or shall be mitered along both streets from the point of the right-of-way lines projected to their intersection, in order to maintain the minimum required shoulder width continuously along the roadway.

The sight distance for horizontal curves at intersections shall be as required by the Morgan County Standard Details.

Section 3.13.5.6 - Cul-de-sac Streets

A cul-de-sac street is defined as any street within a subdivision that require a vehicle to turn around (180 degrees) to return to the county road or highway that provides access to the subdivision.

Cul-de-sac streets shall be avoided in subdivisions unless other street alternatives are not feasible.

A cul-de-sac street shall be no more than 1,500 feet long unless necessitated by topographic or other conditions approved by the Director of Planning and Development or located in a subdivision where lot sizes exceed 20 acres.

Cul-de-sac streets shall terminate in a circular turnaround having a minimum right-of-way of at least 130 feet in diameter, and a paved turnaround with a minimum outside diameter of 90 feet.

Dead end streets that are approved to be longer than 1,500 feet, shall have an intersecting street or a permanent circular turn-around every 1,500 feet or less, meeting the same diameters for right-of-way and paved turnaround as required for the turnaround at the end of the cul-de-sac.

A dead-end street turnaround other than a cul-de-sac shall not be allowed.

Section 3.13.5.7 - Alleys

Alleys shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the Director of Planning and Development of the need for alleys.

Alleys where specifically authorized or required shall comply with the following minimum design standards:

The alley width shall be no more than 12 feet, exclusive of curb and gutter, paved to local street standards.

Dead-end alleys shall be prohibited.

Each end of an alleys shall terminate at a street intersection.

The following are the minimum requirements for all new streets constructed subject to a subdivision or development.

Section 3.13.6.1 - Testing and Quantities

The following requirements shall be followed when constructing a new street:

Table 3.13.6.1 - Compaction Testing Requirements		
Test to Be Performed	Minimum Number of Tests	Testing Standards Thresholds
Subgrade Compaction	Each 100 linear feet of roadway and for every 2-foot of lift and one (1) for every 10 linear feet (length and width) of fill.	Minimum 98% - Standard Proctor Test
Base Compaction	Each 100 linear feet of roadway	Minimum 98% - Standard Proctor Test
Asphalt Density	Each 500 linear feet of roadway	Minimum 92% - Laboratory Density
Asphalt Thickness	Each 100 linear feet of roadway	Deficient thickness – Maximum ¼ inch
Stormwater and Utility Ditches	Each 10 linear feet within the right of way	Minimum 98% - Standard Proctor Test

- All compaction and roll tests shall be scheduled with Morgan County, no less than 24 hours in advance.
- The developer shall ensure that all required testing identified in Table 3.13.6.1 Compaction Testing Requirements are conducted and reported to Morgan County. The cost of all testing and quality control shall be performed at the expense of the developer by a third-party qualified testing laboratory.
- All compaction testing shall be conducted utilizing either Standard Proctor or Nuclear Density Testing equipment.
- All subgrade and base course roll test shall be witnessed by a representative of Morgan County utilizing a fully loaded, 18 ton hauling capacity, tandem dump truck provided by the developer or contractor. An indentation greater than 1/2 inch or pumping conditions during the Roll Test for the subgrade compaction will require remediation and retesting.

- Compaction testing will be required at no more than 100 linear foot intervals and at every 2 foot of fill or more for all roadway sub-grades. Morgan County reserves the right to specify the number, location, and selection of test areas.
- Copies of all bill of lading for GAB, Binder and Asphalt shall be forwarded to Morgan County for a record of quantities used for road construction.

Section 3.13.6.2 - Paving

Street Base and Paving Requirements

Street Classification	Pavement Width	Lane Width	Base Course	Prime Coat	Sub-Binder Course	Binder Course	Tack Coat	Surface Course
Arterials	28 Feet	12 Feet	10 Inches GAB	Yes	4 Inches 25 mm Superpave	3 Inches 19 mm Superpave	Yes	2 Inches 12.5 mm Superpave
Major Collector & Truck Routes	26 Feet	12 Feet	10 Inches GAB	Yes	N/A	4 Inches 19 mm Superpave	Yes	2 Inches 12.5 mm Superpave
Minor Collector	24 Feet	12 Feet	10 Inches GAB	Yes	N/A	4 Inches 19 mm Superpave	Yes	2 Inches 9.5 mm Superpave
Local	20 Feet	10 Feet	8 Inches GAB	Yes	N/A	3 Inches 19 mm Superpave	Yes	2 Inches 9.5 mm Superpave
Cul-de-sac	45 Foot Radius	14 Feet	8 Inches GAB	Yes	N/A	3 Inches 19 mm Superpave	Yes	2 Inches 9.5 mm Superpave
Alley	12 Feet	12 Feet	8 Inches GAB	Yes	N/A	3 Inches 19 mm Superpave	Yes	2 Inches 9.5 mm Superpave

Streets without Curb and Gutter

Shoulder Width	Shoulder Cross Slope	Ditch Foreslope	Ditch Bottom	Ditch Backslope	Obstruction Clear Zone
8 Feet	4% Max	4:1	4 Feet	4:1	Up to 5 Feet from back of Right of Way

Section 3.13.6.3 - Subgrade Preparation for All Streets

Subgrade preparation shall be in accordance with Georgia Department of Transportation specifications.

Removal of unsuitable material. If any sections of the subgrade are composed of topsoil, organic, or other unsuitable or unstable material, such material shall be removed and replaced with suitable material and then thoroughly compacted as specified for fill or stabilized.

Fill material shall be placed in uniform, horizontal layers of not more than six (6) inch lifts. Moisture content shall be adjusted as necessary to compact material to a minimum of 98

percent of maximum dry density. Compaction test shall be at a rate of 1 per 10 linear feet of fill width and length. Compaction test shall be conducted every 24-inches of fill material lift and shall be conducted within each lane of travel and each side of street, within the right of way.

After all storm drainage, water, sanitary sewer and other utilities installed within the right-of-way as required, and the backfill in all such ditches thoroughly compacted and tested at a rate of 1 per 10 linear feet of utility trench to a minimum of 98 percent of maximum dry density, the subgrade shall be brought to final grade as shown on the plans.

All utility crossings within the right-of-way must be installed prior to subgrade approval. All manhole covers, clean outs and valves must be flush with top of intermediate (binder) course for new roadway pavement. Manhole covers, cleanouts and valves will be required to be required to be adjusted flush when final surface course is installed.

Final subgrade shall require a compaction test at a rate of 1 per 100 linear feet of roadway to a minimum of 98 percent of maximum dry density. Test sites shall alternate lanes at 50-foot intervals. The subgrade also must pass roll test prior to placement of the base material.

The roll test of the subgrade shall be observed and approved by a Morgan County Inspector prior to base material installation.

Section 3.13.6.4 - Base Course Preparation for All Streets

After the compaction test and roll test on the subgrade has been approved by Morgan County, the base course shall be installed to the specifications below.

- The base course shall consist of compacted graded aggregate base (GAB) meeting Georgia Department of Transportation specifications.
- Base material (GAB) shall be placed in uniform, horizontal layers of not more than six (6) inch lifts. Moisture content shall be adjusted as necessary to compact material.
- Base material (GAB) shall extend under all curbing on all new streets requiring curb and gutter.
- Base material (GAB) shall extend a minimum of one (1) foot beyond the edge of pavement on all streets that do not require curb and gutter.

- The roll test of the base material shall be observed and approved by a Morgan County Inspector prior to binder course installation.

Section 3.13.6.5 - Curb and Gutter Requirements

All streets within a development shall install curbing meeting the following requirements:

Street Classification	Profile	Minimum Size	Minimum Strength	Bituminous Expansion Joint	Pre-shaped Expansion Joints
Arterials	N/A	N/A	N/A	N/A	N/A
Major Collector & Truck Routes	Vertical	8" x 14" x 24"	4,000 PSI at 28 days	At structures and every 250 linear feet	Every 10 linear feet
Minor Collector	Vertical	6" x 12" x 24"	4,000 PSI at 28 days	At structures and every 250 linear feet	Every 10 linear feet
Local	Vertical	6" x 12" x 24"	4,000 PSI at 28 days	At structures and every 250 linear feet	Every 10 linear feet
Cul-de-sac	Vertical	6" x 12" x 24"	4,000 PSI at 28 days	At structures and every 250 linear feet	Every 10 linear feet
Alley	Vertical	6" x 12" x 24"	4,000 PSI at 28 days	At structures and every 250 linear feet	Every 10 linear feet

- The curb and gutter shall extend beyond the minimum pavement width for the street classification.
- Concrete shall be Class "D" (as defined by Georgia Department of Transportation) and have a minimum strength of 4,000 PSI at 28 days.
- Typical minimum section shall be 6" x 24" x 12" or 8" x 24" x 14".
- Vertical profile curbing only.
- Base material (GAB) shall extend under all curbing on all new streets requiring curb and gutter.
- Curb and gutter shall be set true to line and grade, be field staked, and finished to the section shown on the plans.
- One-half inch expansion joints or pre-molded bituminous expansion joint material shall be provided at all structures and radius points and at intervals not to exceed 250 feet in the remainder of the curb and gutter.
- Pre-shaped expansion/contraction joints shall be placed every 10 feet along the curb and gutter.
- Inferior workmanship or unprofessional construction methods resulting in unacceptable curb and gutter will be cause for rejection of the finished work.
- Disturbed areas along all curbing shall be backfilled, stabilized, and grassed.

Section 3.13.6.6 - Binder Course Preparation for All Streets

After the base course being thoroughly compacted, curbing installed and brought to grade, an intermediate binder course shall be installed meeting the following requirements:

- A bituminous prime coat, meeting Georgia Department of Transportation specifications, shall be installed on the prepared and approved base course.
- A thin layer of sand shall then be applied to the bituminous prime coat, meeting Georgia Department of Transportation specifications.
- Temporary drainage pipes shall be installed at all drainage structures
- Following an inspection by a Morgan County Inspector, a binder course of compacted of Superpave shall be applied.

Section 3.13.6.7 - Surface Course Preparation for All Streets

After the binder course has been inspected and approved surface course shall be installed meeting the following requirements:

- The base course shall be cleaned of any dirt or debris.
- A bituminous tack coat, per Georgia Department of Transportation specifications, shall be installed on the prepared and approved binder course.
- The final asphaltic surface course consisting of Superpave Type II shall be applied.
- Stripping shall be installed, per Georgia Department of Transportation specifications
- Upon the final acceptance of the final surface course, a maintenance bond shall be required for a period of 24 months following the date of approval.

Section 3.13.7 - Sidewalks and Curb Ramps

Sidewalks and curb ramps shall be constructed in all new residential and non-residential developments or redevelopments along all abutting or internal streets, existing or new, private, or public. Whenever a discrepancy occurs between the design and construction standards of these regulations and any state or federal regulation, then the most restrictive shall apply.

Table 3.13.7.1 - Sidewalk Requirements							
Street Classification	Width	Thickness	Slope	Strength	Expansion Joints	Compaction	Detectable Warnings
Arterials	5 Feet	4 Inches	2%	3000 psi at 28 days	5 Linear Feet	95 %	At Intersection
Major Collector & Truck Routes	5 Feet	4 Inches	2%	3000 psi at 28 days	5 Linear Feet	95 %	At Intersection
Minor Collector	5 Feet	4 Inches	2%	3000 psi at 28 days	5 Linear Feet	95 %	At Intersection
Local	5 Feet	4 Inches	2%	3000 psi at 28 days	5 Linear Feet	95 %	At Intersection
Cul-de-sac	5 Feet	4 Inches	2%	3000 psi at 28 days	5 Linear Feet	95 %	No
Alley	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Section 3.13.7.1 – General Requirements

Sidewalks and curb ramps shall be installed as follows:

- Sidewalks and curb ramps shall be installed on both sides of all new streets within Residential and Non-residential developments and on abutting external streets.
- All new sidewalks shall connect to the adjacent property's sidewalks.
- Sidewalks and curb ramps as part of passive or active recreation areas, common areas and open space must be installed prior to the approval of the Final Plat.
- Residential contractors shall install sidewalks and curb ramps not required to be installed by developer on residential lots prior to release of the Certificate of Occupancy for the residential structure.
- A performance surety or escrow account shall be submitted to Morgan County for sidewalks and curb ramps not yet installed. The surety or escrow account shall be in an

amount acceptable to the county to complete the installation of the sidewalks and curb ramps.

Section 3.13.7.2 - Sidewalk Design and Construction Standards

Sidewalks shall be constructed in accordance with the requirements of these regulations. The Director is authorized to grant modifications upon specific application due to topographic or drainage difficulty as well as alternative design proposals after receiving a recommendation from a design professional.

- The subgrade on which sidewalks are to be placed shall have a minimum compaction rate of 95% dry density.
- All sidewalks shall be at least five (5) feet wide on all new streets and on abutting external streets.
- All sidewalks shall be constructed with a minimum thickness of four (4) inches of concrete with a minimum strength of 3,000 PSI at 28 days.
- All sidewalks shall have one-half (1/2) inch expansion joints or pre-molded bituminous expansion joint material shall be provided when abutting all structures and radius points. Pre-shaped expansion/contraction joints shall be placed every five (5) linear feet along the length of the sidewalk.
- All sidewalks shall be constructed with a cross slope of two (2) percent. Sidewalks shall maintain this cross slope at driveway crossings or transition the sidewalk to a driveway with ramps.
- All sidewalks shall be located a minimum of two (2) feet from the back of curb. The area between the curb and the sidewalk shall consist of grass or landscaping. Where no curb exists, sidewalks, including appropriate storm-water infrastructure, shall be constructed in a location acceptable to Morgan County.
- All sidewalks and curb ramps shall meet the requirements of the Americans with Disabilities Act.
- Intersection radius curb ramps shall be provided at street intersections. Straight ramps may be provided at intersections of curbed driveways and at streets without sidewalks.

- All curb ramps leading into a vehicular path of travel shall install detectable warnings.
- Crosswalk striping shall be required at all street intersections for all residential and non-residential projects.
- Inferior workmanship or unprofessional construction methods resulting in unacceptable sidewalks or ramps will be cause for rejection of the finished work.
- All disturbed areas resulting from sidewalk construction shall be backfilled, stabilized, and grassed or landscaped.
- Sidewalks located in the right-of-way of roads under the jurisdiction of the Georgia Department of Transportation shall be constructed in accordance with Georgia Department of Transportation design and construction standards.
- Damage to roads, sidewalks, curbs, and ramps caused by construction or development activity shall be repaired at no cost to the County within 30 days or prior to issuance of a Certificate of Occupancy, whichever is earlier.

Chapter 3.14 - Traffic Control Devices

The developer shall submit a list of proposed street names and traffic control signs for approval.

A traffic control plan must also be submitted showing location and placement of all signage conforming to the Manual on Uniform Traffic Control Devices.

Section 3.14.1 - Traffic Signals and Signs

All traffic signals and signs shall conform to the Manual on Uniform Traffic Control Devices

Section 3.14.2 - Traffic Control Signs

Street signs, traffic control signs, and devices such as striping and signalization, shall be provided and installed by the developer.

Section 3.14.3 - Street Name Signs

In no case shall the name for a proposed street duplicate existing street names in Morgan County or any of its cities, irrespective of the use of a suffix such as: street, avenue, boulevard, road, pike, drive, way, place, court or other derivatives.

The name of each intersecting street shall be mounted at the intersection including existing streets.

Public street name signs shall have a green background with white lettering mounted on square punched posts with square anchors.

Private street name signs shall have a blue background with white lettering mounted on channelized posts.

Alternate post and sign material shall be subject to the review and approval by Morgan County.

Chapter 3.15 - Striping Requirements

All newly constructed streets and existing streets being widened with one or more additional lanes shall be striped. Striping paint shall meet Georgia Department of Transportation standards and conform to the Manual on Uniform Traffic Control Devices.

Article 2	Glossary	2-1
Chapter 2.1	Purpose of Article	2-1
Chapter 2.2	Defined Words and Phrases	2-1

Suggested Changes

Section 3.4.2 – Subdivisions

Family Legacy Subdivision: A division of an *original parcel* that creates no more than five (5) parcels, including the remaining portion of the original parcel, that fronts along an existing County street and does not require the extension or widening of the street, require the construction of stormwater drainage facilities, or the construction or improvement of public utilities. No further subdivision of the original parcel or resulting parcels from a Family Legacy Subdivision will be permitted for three (3) years after the date of Family Legacy Subdivision approval. Parcels created as the result of a Family Legacy Subdivisions shall only be further subdivided as a Major Subdivision involving the installation of a new street.

Family Legacy Subdivisions that do not meet the required road frontage requirement for each parcel shall install a private twenty two (22) foot wide gravel road to county standards with a minimum of a 60-foot deeded right of way. Each parcel will then be required front on said private road with the required road frontage for the zoning district. Any future divisions of said family legacy parcel(s) shall require said private road to be paved to county standards in place at the time of division and right of way dedicated to Morgan County.

Section 3.6.3 - Major Subdivision Design (Criteria relating to sidewalks and street lighting)

Conservation Subdivisions of more than twenty (20) lots shall provide sidewalks on both sides of streets and street lighting spaced appropriately to light all portions of the sidewalks

Conservation Subdivisions of six (6) to twenty (20) lots are required to an install sidewalk on one side of street connecting to the postal delivery cluster boxes.

Conservation Subdivisions of five (5) lots or less are not required to have sidewalks.

Section 3.6.4.1 – Development Capacity and Lot Dimensions

The following are the minimum dimensions within Estate Subdivisions.

Zoning District	Lot Size	Lot Width	Front Setback	Side Setback	Rear Setback
Agricultural (AG)	10	300 ft ¹	100 ft	100 ft	100 ft
Agricultural Residential (AR)	5	300 ft	100 ft	75 ft	75 ft
Low Density Residential (R-1)	3	300 ft	100 ft	50 ft	50 ft

Section 3.6.5.2 – Conservation Subdivision Design

Agricultural (AG)

Conservation Area shall be a minimum of 60% of the of the gross area of a conservation subdivision and shall be designated as permanently protected conservation area. With a mandatory agricultural and/or horticultural use as identified in **Section 3.6.5.10.5 Permitted Uses in the Permanently Protected Conservation Areas**

The development capacity of a development is assumed to be the gross acreage of the site, divided by the minimum lot size required by the zoning district.

The development capacity of a development is also limited based on water and waste-water capabilities of the site. Under no circumstances shall a proposed development be allowed to exceed the maximum number of lots beyond the capabilities of water supply and waste-water disposal for the site.

Nothing contained in these regulations shall be construed as to prevent the Health Department, after study of the conditions existing in a proposed subdivision, from requiring that all or any portion of the area of such subdivision shall not be built upon or that the minimum lot sizes set forth in these regulations are inadequate and must be increased to ensure the protection of the public health.

Lot Size

Zoning District	Minimum Parcel Acreage	Minimum Parcel Acreage w/o Utilities
Agricultural (AG)	1.5 acre¹	3 Acres³
Agricultural Residential (AR)	0.75 acre ¹	2 acres ³
Low Density Residential (R-1)	0.75 acre ¹	1.5 acres ³
Low Density Lake Residential (LR-1)	0.75 acre ¹	1.5 acres ³
Medium Density Residential (R-2)	0.75 acre ¹	1.5 acres ³
Medium Density Lake Residential (LR-2)	0.75 acre ¹	1.5 acres ³
High Density Residential (R-3)	0.75 acre ²	N/A
High Density Lake Residential (LR-3)	0.75 acre ²	N/A

¹Permitted only when public/private water requirements met.

² Permitted only if public/private water and wastewater requirements are met.

³ When a well and septic tank is required on each lot.

Lot Dimensions

Flexibility is given in the chart below relating to the minimum lot dimension requirements for Conservation Subdivisions:

Zoning District	Lot Width	Front Setback	Side Setback	Rear Setback
Agricultural	100 ft¹ / 150ft³	30 ft	10 ft	20 ft
Agricultural Residential (AR)	100 ft ¹ / 150ft ³	30 ft	10 ft	20 ft
Low Density Residential (R-1)	100 ft ¹ / 150ft ³	30 ft	10 ft	20 ft
Low Density Lake Residential (LR-1)	100 ft ¹ / 150ft ³	30 ft	10 ft ⁴	20 ft ⁴
Medium Density Residential (R-2)	100 ft ¹ / 150ft ³	30 ft	10 ft	20 ft
Medium Density Lake Residential (LR-2)	100 ft ¹ / 150ft ³	30 ft	10 ft ⁴	20 ft ⁴
High Density Residential (R-3)	100 ft ² / 150ft ³	30 ft	30 ft	30 ft
High Density Lake Residential (LR-3)	100 ft ² / 150ft ³	30 ft	30 ft ⁴	30 ft ⁴

¹Permitted only when public/private water requirements met.

² Permitted only if public/private water and wastewater requirements are met.

³ When a well and septic tank is required on each lot.

⁴A required 40-foot setback must be maintained from the Georgia Power right of way on Lake Oconee.



MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

Background/History/Details:

What action are you seeking from the Board of Commissioners?

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Approved by Purchasing

Manager's Approval

Staff Notes:

Chapter 10 - ANIMALS

ARTICLE I – General Provisions

Sec. 10-1 – Purpose.

The purpose of this chapter is to create the position of animal ~~services control~~ officer; to establish his or her duties; **to educate the public in proper pet care and pet ownership**; to provide regulations for the **rabies** vaccination of dogs **and cats**; to provide for the confinement, disposition and humane disposal of ~~dogs~~ **domestic animals**; to provide for regulating **domestic animals and fowl** running at large; to provide for the classification and registration of dangerous ~~animals~~ **dogs, potentially dangerous animals vicious dogs** and exotic animals in the county; to provide for requirements for possessing such ~~animals~~ **dangerous dogs, vicious dogs** or exotic animals; to provide grounds for the confiscation and disposition of such ~~animals~~ **dogs** or exotic animals; to comply with the provisions of O.C.G.A. § 4-8-20 et seq.; and for other purposes.

(Code 2000, § 30-101; Ord. of 2-5-2002, § 2(exh. B(30-101)); Ord. of 9-12-2006, § 30-101)

ARTICLE II – Definitions

Sec. 10-2 - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandoned Animal means any domestic animal or livestock unattended or not cared for in excess of 36 hours.

Adequate food means ~~palatable~~ **sufficient quantity of** non-contaminated and nutritionally ~~adequate food~~ **healthy sustenance, appropriate to the animal and is** fed according to the species requirements or is fed as directed by a veterinarian **and is sufficient to prevent starvation, malnutrition or risk to the animal's health.** Garbage, spoiled, rancid or contaminated food is not adequate.

Adequate Shelter means protective cover appropriate for the species and adequate space to maintain the animal in good health and prevents pain, suffering or significant risk to the animal's health. Adequate shelter shall consist of a completely enclosed structure with 3 to 4 sides with a door opening, a constructed floor, and a roof. It shall be clean, dry and compatible with current weather and age, size, species and condition of the animal. The structure shall be of sufficient size to allow the animal to stand, turn around, lie down and go in and out of the

structure comfortably. Adequate shelter must be compatible with the number of animals on the property

1. Adequate shelter includes but is not limited to:
 - a. Sufficient coverage and insulation to protect from extreme hot and cold temperatures;
 - b. Sufficient protection from the elements to keep the animal dry;
 - c. Sufficient shade and ventilation to prevent overheating and/or dehydrating; and
 - d. Adequate bedding or resting area suitable for the animal.
2. Materials not suitable for shelters include, but are not limited to;
 - a. Inadequately insulated containers;
 - b. Plastic kennels or airline-type shipping crates;
 - c. Metal drums;
 - d. Abandoned or parked vehicles;
 - e. Uncovered porches or decks;
 - f. Lean-to's
 - g. Any other structure that fails to provide sufficient protection from the elements.

Adequate Veterinary Care means care from or under the direction of a veterinarian and necessary to maintain health, or to prevent suffering from infections, parasites, disease; or any other condition/injury where withholding or neglecting to provide such care would endanger the health or welfare of the animal or promote the spread of diseases.

Adequate water means clean, fresh, potable water offered to animals **in adequate supply at suitable intervals according to species** or as directed by a veterinarian.

Adult means a person at least 18 years of age.

Animal means all types of animals, domesticated and wild, **male and female, singular and plural.**

Animal establishment means any pet shop, grooming shop, animal auction, kennel, performing animal exhibition, or animal shelter, except this term shall not include veterinary medical facilities, licensed research facilities, facilities operated by government agencies, or licensed animal dealers regulated by the USDA.

Animal ~~control~~ Services officer ("ASO") means an individual selected by the County pursuant to O.C.G.A. § 4-8-22 to aid in the administration and enforcement of this chapter.

Animal shelter means a facility designated or recognized by the county for the purpose of impounding or caring for animals.

Animal under immediate control of owner means:

1. Any animal controlled within the property of its owner
2. Any animal secured by a leash with a collar, or enclosed by way of a fence or other enclosure
3. Any animal at heel or beside a competent person and obedient to the person's commands.
4. Any animal inside a vehicle driven or parked on the streets.

At large means. off the premises of the owner of the animal ~~or fowl~~, and not under the immediate control of the owner.

Board means the county board of commissioners.

Business days mean Monday, Tuesday, Wednesday, Thursday, and Friday. Saturdays, Sundays, and official federal, state and county holidays are not business days.

Cat means small quadruped, of the feline family, typically domesticated.

Certificate means a vaccination certificate issued at the time of vaccination, by a licensed veterinarian, with the license number, name and address of the dog or cat's owner and the date of vaccination.

Classified Dog means a dog that has been classified as either Dangerous or Vicious per this chapter.

County manager means the individual so appointed to serve by the county board of commissioners.

Cruelty to Animals means causing the death or unjustified pain or suffering to any animal by an act or omission, or willful neglect.

Dangerous ~~animal~~ Dog ~~means any animal that:~~ shall have the same definition as set out in O.C.G.A. § 4-8-20, *et seq.*, known as the *Responsible Dog Ownership Law*, which is any dog that:

1. Causes a substantial puncture of a person's skin by teeth without causing serious injury; provided, however, that a nip, scratch, or abrasion shall not be sufficient to classify a dog as dangerous under this definition;
2. Aggressively attacks in a manner that causes a person to reasonably believe that the dog posed an imminent threat of serious injury to such person or another person although no such injury occurs; provided, however, that the acts of barking, growling, or showing of teeth by a dog shall not be sufficient to classify a dog as dangerous under this definition; or

3. While off the owner's property, kills a pet; provided, however this shall not apply where death is caused by a dog working or training as a hunting, herding or predator control dog.

~~(1) Inflicts a severe injury on a human being or other animal without provocation on public or private property at any time after the effective date of the ordinance from which this chapter is derived; or~~

~~(2) Aggressively bites, attacks or endangers the safety of humans or other animals without provocation after the animal has been classified as a potentially dangerous animal and after the owner has been notified of such classification.~~

Dead animal means any carcass or parts of a carcass of any animal.

Dog means ~~a common canine quadruped, mainly domesticated.~~ any domesticated species of the canine genus.

Domesticated animals means: ~~those taxa of animals which have traditionally lived in a state of dependence on and under the dominion and control of man and have been kept as tame pets, raised as livestock, or used for commercial breeding purposes, including, but not limited to, dogs, cats, and poultry. Animals which live in a captive or tame state and which lack a genetic distinction from members of the same taxon living in the wild are presumptively wild animals.~~

1. Dogs and Cats;
2. Domesticated species of Fowl and Livestock: and
3. Ferrets, rabbits, guinea pigs, or other animals commonly kept as pets and not classified by the State of Georgia as a wild or exotic animal.

EAID means an electronic identification device: microchip or similar device.

Equine means a horse, pony, mule, donkey, or hinny.

Excessively loud and disturbing noise means continual repetitive noise which a person inside a residence can clearly hear and distinguish from the background ambient noise, and which can be ascertained and identified as to its nature and source.

Exotic animal means any wild animal, wildlife, vertebrate or invertebrate recognized by the state as a wild animal, wildlife, exotic or hybrid, or **any animals** regulated by state law in O.C.G.A. § 27-5-5. irrespective of its actual or asserted state of docility, domesticity, tameness or intended use and/or capable of causing severe injury by means of venoms, poisons, toxins, constriction or bite. The term "exotic animal" shall not include psittaciformes, ferrets, miniature pigs, hamsters, guinea pigs, gerbils, chinchillas, dogs, cats, or llamas, or any other animals recognized by the state as customarily and legally obtained and kept as a pet or snakes that are exotic animals and are recognized as pets by the state (boa, python, etc.) less than four feet in length.

Feral means existing in a wild or untamed state ~~since birth~~ or having returned to an untamed state from domestication.

Fowl means ~~any and all fowl, domesticated and wild~~ warm-blooded, feathered, flying or non-flying animal.

Guard Dog means any dog which has been trained to attack persons or other animals independently or upon verbal command and any dog which, while not so trained, is reasonably expected to perform as a guardian of property.

Humane Care means, but is not limited to, the provision of adequate heat, ventilation, sanitary shelter, ~~care provided by a licensed veterinarian, and adequate wholesome fresh~~ food and adequate ~~access to potable~~ water ~~at all times~~, consistent with the normal requirements and feeding habits of the animal's size, species and breed.

Impoundment means the action of taking physical control of an animal by an Animal Services Officer or other persons empowered to act by law or Ordinance and the subsequent transportation of such animal to the Animal Services Facility.

Inoculate means vaccination, by a state-licensed veterinarian, of a specified dose of anti-rabies vaccine to an animal, such vaccine having the U.S. government license number or approval stamped on the label of the vaccine container and having been approved by the state department of human resources.

Kennel means an establishment, ~~other than an animal shelter, where dogs and cats are maintained~~ for breeding, selling, training, ~~or~~ boarding, holding or other similar purposes for a fee or compensation. ~~dogs or cats.~~

Licensing authority means the county agency or designated representative thereof charged with administering the issuance and/or revocation of permits and licenses under this chapter.

Livestock means bovine (cows), caprine (goats), equine (horses), ovine (sheep), porcine (pigs), ratite (ostrich) and llamas.

Llama means a South American Camelid which is an animal of the genus lama, commonly referred to as a "one llama," including llamas, alpacas, guanacos, and vicunas.

Local government means ~~the county board of commissioners.~~ the public administration of Morgan County and its Board of Commissioners.

Mail means to send by certified mail or statutory overnight delivery to the recipient's last known address.

Neutered means rendered permanently incapable of reproduction.

Nuisance means a dog or cat that:

1. Damages property other than the property of the owner;
2. Soils, defiles or defecates on public roads, walks or recreation areas, or on private property other than the owner's, unless such waste is immediately removed and properly disposed of by the owner;
3. Disturbs trash or other refuse, causes unsanitary, dangerous or offensive conditions;
4. Causes a disturbance by excessively loud, continuous and disturbing noises; or
5. Chases vehicles, or molests, attacks or interferes with persons or other domestic animals on public or private property. ~~or otherwise causes any damage to any property, private or public.~~

Obstruction of an Officer means obstruction, interference, or hindrance of an Animal Services officer or law enforcement officer in the discharge or the official duties.

Owner means any natural person or any legal entity, including, but not limited to, a corporation, a partnership, firm, or trust owning, possessing, keeping or having custody or control of any domesticated animal within the county. In the case of a dog owned by a minor, the term "Owner" includes the parents or person in loco parentis with custody or the minor. Owner does not include a feral cat colony caretaker.

Person means any person, firm, corporation, entity, partnership, society or association.

Pet means any domestic animal legally kept by an owner for the primary purpose of pleasure as opposed to for commercial or agricultural purposes.

Pet Dealer means any person/entity that sells, offers to sell, exchanges, or offers for adoption dogs, cats, birds, fish, reptiles, or other customary pets. However, a person who sells only animals that he or she has produced and raised, not to exceed 30 animals a year, shall not be considered a pet dealer unless such person is licensed for a business by a local government of has a Georgia sales tax number.

~~Potentially dangerous animal means any animal that without provocation bites a human being or other animal, but does not inflict a severe injury.~~

Poultry means domestic fowl including, but not limited to, waterfowl such as geese and ducks, and birds which are bred for meat and egg production, exhibition, or competition. Such term shall not include ratites, which are considered as livestock.

Proper Animal Health Care means a program of disease control and prevention, veterinary care and, when necessary, humane euthanasia.

Proper Enclosure means an enclosure for keeping a dangerous ~~animal or potentially dangerous animal~~ or vicious dog securely confined indoors, or outdoors in a securely enclosed and locked pen, fence or structure suitable to prevent the entry of young children and which prevents designed to prevent the animal from escaping. Any such pen or structure shall have secure

sides and a secure top, and, if the animal is enclosed within a fence, all sides of the fence shall be of sufficient height, and the bottom of the fence shall be constructed or secured in such a manner, as to prevent the animal's escape either from over or under the fence. Any such enclosure shall also provide protection from the elements for the animal.

Proper enclosure (exotic animal) means a structure constructed, based on requirements of the animal's size, species and breed, to provide sufficient strength to contain the animal securely in all directions and restrict the entrance of unwanted animals and people, protect the animals from injury or suffering, with sufficient space for each animal to turn about freely and to easily move about. Standards used or recognized by federal or state laboratories, universities or accredited zoos shall be utilized by the county to determine the suitability of the structure.

~~***Qualified dog pound*** means any dog pound operated by the local government or by an entity with whom the local government has a written agreement regarding the boarding of dogs.~~

Records of an appropriate authority means records of any state, county or municipal law enforcement agency; records of any county board of health; records of any federal, state, or local court; or records of an animal control officer or animal control board as provided in this section and by the laws of the state.

Sanitary means in clean, healthy condition; hygienic; consistent with the normal requirements of the animal's living area, size, species and breed.

Secure Enclosure means locked pen or structure sufficient to prevent an animal from escaping and preventing other animals entering.

Serious Injury means the same as stated in O.C.G.A. § 4-8-20 et seq., which is any physical injury that creates a substantial risk of death; results in death, broken or dislocated bones, lacerations requiring multiple sutures, or disfiguring avulsions; requires plastic surgery or admission to a hospital; or results in protracted impairment of health, including transmission of an infection or contagious disease; or impairment of the function of any bodily organ.

Service of notice means a notice that will be made by official representatives of the county animal control pertaining to any activity governed by this document, and shall include one of the following:

1. Delivery in person of verbal information and/or written documents;
2. Delivery by mail, regular or certified;
3. Delivery by notice of written documents posted in a conspicuous place; or
4. Delivery of information by phone.

~~***Severe injury*** means any physical injury that results in broken bones or disfiguring lacerations requiring multiple sutures or cosmetic surgery, or physical injury that results in hospital treatment or death.~~

Tethered means attached to a stationary object or pulley system by a chain, rope, cable, or similar device. This shall not include using a leash for walking purposes.

Veterinarian means any person who holds a license to practice veterinary medicine in the state.

Vicious Dog means the same as stated in O.C.G.A. § 4-8-20 *et seq.*, which is a dog that inflicts serious injury on a person or that causes serious injury to a person resulting from reasonable attempts to escape from the dog's attack.

Wild animal means any animal which is not wildlife and is not normally a domesticated animal in this state. This term specifically includes any hybrid or cross between any combination of a wild animal, wildlife, and a domesticated animal. Offspring from all subsequent generations of such crosses or hybrids are wild animals.

Wildlife means any vertebrate or invertebrate animal life indigenous to this state or any species introduced or specified by the state and includes fish, mammals, birds, fish, amphibians, reptiles, crustaceans, and mollusks or any part thereof.

Willful Neglect means the intentional withholding of food and water required by an animal to prevent starvation or dehydration

(Code 2000, § 30-102; Ord. of 2-5-2002, § 2(exh. B(30-102)); Ord. of 9-12-2006, § 30-102)

State Law reference— Similar provisions, O.C.G.A. § 4-8-21.

ARTICLE III – JURISDICTIONS, EXCEPTIONS TO DEFINITIONS, HEARINGS AND ANIMAL SERVICES OFFICER APPOINTMENT.

Sec. 10-3 – Jurisdiction and exceptions to definitions.

- (a) The jurisdiction of the local government for the enforcement of this chapter shall be the unincorporated areas of the county.
- ~~(b) The terms "dangerous animal" and potentially dangerous animal as defined in section 10-2, shall not include the following: (Moved to Dangerous dog section)~~
 - ~~(1) A dog that inflicts an injury upon a person when the dog is being used by a law enforcement officer to carry out the law enforcement officer's official duties; or~~
 - ~~(2) An animal that inflicts an injury within the meaning of this chapter if the injury was sustained by a person who, at the time, was committing a willful trespass or other tort, or was tormenting, abusing or assaulting the animal, or had in the past~~

~~been observed or reported to have tormented, abused, or assaulted the animal, or was committing or attempting to commit a crime.~~

- (b) Nothing in this chapter shall prohibit the lawful use of any animal in the preparation for and/or the conducting of hunting.
- (c) No section of this chapter shall apply to livestock, poultry or any animal that is raised solely for human consumption unless it is an exotic animal.
- (d) The animal ~~control~~ services officer is authorized to impound animals related to violations of this chapter.
- (e) The animal ~~control~~ services officer is authorized to issue citations for violations of this chapter.

(Code 2000, § 30-103; Ord. of 2-5-2002, § 2(exh. B(30-103)); Ord. of 9-12-2006, § 30-103)

State Law reference— Similar provisions, O.C.G.A. § 4-8-21.

Sec. 10-4 - Hearings.

- (a) The hearings provided for in section 10-13 shall be held by the county board of commissioners.
- (b) Any person shall furnish his or her name, address and telephone number when for any reason contacting the county board of commissioners, the animal control officer or any employee of the local government or of a constitutional officer of the county regarding any matter governed under this chapter.

(Code 2000, § 30-104; Ord. of 2-5-2002, § 2(exh. B(30-104)); Ord. of 9-12-2006, § 30-104)

~~State Law Reference - County authorized to create animal control board and empower it to hear and determine matters regarding dangerous dogs and potentially dangerous dogs, O.C.G.A. § 4-8-22. (The county does not have an animal control board)~~

Sec. 10-5 - Animal ~~control~~ Services officer appointment.

The county may appoint an animal ~~control~~ services officer. The animal ~~control~~ services officer shall serve at the pleasure of the county. The animal ~~control~~ services officer shall have the power to issue citations for violations of this chapter. The animal ~~control~~ services officers' compensation shall be established from time to time by the county. At the discretion of the county, the animal ~~control~~ services officer position may be an additional job given to an existing employee of the county or an employee of a constitutional officer of the county.

(Code 2000, § 30-105; Ord. of 2-5-2002, § 2(exh. B(30-105)); Ord. of 9-12-2006, § 30-105)

ARTICLE IV – RABIES VACCINATION AND IDENTIFICATION

Sec. 10-6 - Rabies inoculation required.

- (a) When appropriate for the species, all animals over four (4) months of age within the county must be inoculated for rabies by a state-licensed veterinarian.
- (b) A certificate of inoculation for rabies shall be issued to the owner of each animal vaccinated, along with an inoculation tag indicating the year issued. The owner must, upon request, provide to the animal control officer a copy of the rabies certificate.
- (c) The rabies tag shall be secured to a collar on the animal in a manner that it cannot be easily removed or lost by the animal.
- (d) Any person convicted for a violation of this section shall be guilty of a misdemeanor.

(Code 2000, § 30-106; Ord. of 2-5-2002, § 2(exh. B(30-106)); Ord. of 9-12-2006, § 30-106)

State Law reference— County governing authority is responsible for and has power to control rabies through the regulation, licensing, and required inoculation of animals within jurisdiction, O.C.G.A. § 31-19-1 et seq.

ARTICLE V – ENFORCEMENT

Sec. 10-7 – Abandonment; At Large; Animal Care; Noise; Nuisance; Feral Animals Dogs; Cruelty; Humane Care; Dead Animal Disposal.

- (a) No person shall permit any dogfight, cockfight, bullfight, or any other combat between animals or between animals and humans.
- (b) No **person or** owner of an animal shall abandon any animal or dead animal.
- (c) An owner of any **dog or cat animal or fowl** who no longer has the means or will to properly care for said animal may voluntarily surrender the animal to the county, **space permitting, and upon payment of the fee designated by the county.** To be valid, the surrender of an animal must be accompanied by the written certification and statement of surrender form as provided by the county. Upon the completion of this surrender form, the animal described shall become the property of the county and may be **adopted, transferred to a licensed rescue group or** humanely disposed of immediately at the discretion of the animal control **services** officer.

- (d) No dog owner in the county shall permit same to emit any excessively loud and disturbing noise.
- (e) Any feral animal may be captured and may immediately become the property of the county. The feral animal may be humanely disposed of immediately at the discretion of the Animal ~~control~~ Services officer. If the feral animal cannot reasonably and/or safely be captured, then reasonable means may be used to ensure the public safety, including but not limited to immediate destruction of the animal. The Animal ~~control~~ Services officer shall have discretion in determining whether an animal is a feral animal or is a domesticated animal with an owner.
- (f) No animal may be permitted to be a nuisance **as described in this chapter.**
- (g) It shall be unlawful for any person to work an animal who is lame, starved or in a famished condition, or to overload, whip, beat, maim, bruise, deprive of food, torture or abuse, in any manner, any animal.
- (h) It shall be unlawful for any person to cause pain, suffering, or death of any living animal, either by an overt act or by any omission or neglect.
- (i) It shall be unlawful for an owner of an animal to fail to provide that animal with humane care **as described in this chapter.**
- (j) It shall be unlawful for any person within the county who owns or is caring for an animal that has died or has been killed to abandon the animal, its parts, or blood.
- (k) The owner may dispose of the body by burning, incineration, burial, rendering, or any method using appropriate disposal technology which has been approved by the local government. Disposal of animal carcasses by any of the approved methods must be completed within 12 hours after death or discovery of the carcass. Carcasses which are buried must be buried at least three feet below the ground level and have not less than three feet of earth over the carcass.
- (l) **No animal shall be at large and must remain under the immediate control of the owner as described in this chapter.**
- ~~(n)~~ (m) Any person convicted for a violation of this section shall be guilty of a misdemeanor.

(Code 2000, § 30-107; Ord. of 2-5-2002, § 2(exh. B(30-107)); Ord. of 9-12-2006, § 30-107)

State Law reference — Georgia Animal Protection Act authorizes county to enact and enforce animal protection ordinances, O.C.G.A. § 4-11-18; dead animal disposal, O.C.G.A. §§ 4-5-3, 4-5-5.

State Law reference — Unlawful to allow livestock to run at large or stray, O.C.G.A. § 4-3-3; unlawful to allow dangerous dogs to roam outside of a proper enclosure without a muzzle and restraint by a leash held by a responsible person, O.C.G.A. § 4-8-26.

ARTICLE VI – DEFENSE OF PROPERTY; IMPOUNDS BY THE PUBLIC

Sec. 10-8 - Defense of person or property.

- (a) Any person may defend his or her person or property, or the person or property of another, from injury or damage caused by an animal.
- (b) Any person may injure or kill an animal reasonably believed to constitute a threat of injury or damage to person, property or domesticated animal.
- (c) The method used to injure or kill such animal shall be as humane as possible under the circumstances. Any person who humanely injures or kills an animal under these circumstances shall incur no civil or criminal liability for such injury or death.

(Code 2000, § 30-108; Ord. of 2-5-2002, § 2(exh. B(30-108)); Ord. of 9-12-2006, § 30-108)

Sec. 10-9 - ~~Property owner or injured party may impound.~~ Private party impounds.

Any person finding a ~~threatening or annoying~~ stray, feral or owned animal ~~or fowl, upon his or her property~~ **within the district of Morgan County**, after making a reasonable attempt to find the owner of such animal ~~or fowl~~, may remove it, **but must take it to the Morgan County Animal Shelter to carry out said animal's stray hold.** If ~~no such shelter is available~~ **said person wishes**, he or she may hold the animal ~~or fowl~~ in his or her own possession, ~~and as soon as possible~~ **but must** notify the Animal **Services department** ~~control officer~~ of this custody, giving a description of the animal, ~~or fowl~~ and the name of the owner if known **and the location in which the animal was found. The animal's stray hold shall still apply.** ~~Persons impounding animals under these circumstances must notify county animal control of the impound and either deliver the animal to animal control or make the animal available for collection.~~

(Code 2000, § 30-109; Ord. of 2-5-2002, § 2(exh. B(30-108)); Ord. of 9-12-2006, § 30-109)

Sec. 10-10. ~~At large animals.~~ (At large moved to the enforcement section)

~~(a) Animals shall not be at large.~~

~~(Code 2000, § 30-110, Ord. of 2-5-2002, § 2(exh. B(30-110)), Ord. of 9-12-2006, § 30-110)~~

~~**State Law Reference**— Unlawful to allow livestock to run at large or stray, O.C.G.A. § 4-3-3, unlawful to allow dangerous dogs to roam outside of a proper enclosure without a muzzle and restraint by a leash held by a responsible person, O.C.G.A. § 4-8-26.~~

ARTICLE VII – TETHERING

Sec. 10-10. – Tethering

It shall be unlawful for any domestic animal to be chained, tied, fastened or otherwise tethered to dog houses, trees, fences, vehicles or other stationary objects as a means of permanent confinement, except that the animal may be temporarily confined by a tether while attended by its owner or at the discretion of the Morgan County Animal Services director. Any tether used must be attached to a collar or harness and shall not be wrapped directly around the animal's neck. Such tethers shall not be excessively heavy or weighted and must not inhibit the animal's movement.

ARTICLE VIII – OWNER 'S LIABILITY FOR COSTS; DISPOSITION AND PROCEDURES FOR ANIMALS IMPOUNDED

Sec. 10-11. - Owner liable for costs of impoundment.

The owner of an impounded animal shall be liable for the cost of maintenance of said animal during such impoundment. In addition, said owner shall be liable for all other actual expenses of the county, including but not limited to veterinarian fees. All said costs shall be payable prior to the owner retrieving said animal, or upon the disposal of such animal, whichever event first occurs.

(Code 2000, § 30-111; Ord. of 2-5-2002, § 2(exh. B(30-111)); Ord. of 9-12-2006, § 30-111)

State Law reference— Similar provisions, O.C.G.A. § 4-11-9.3(c).

- **Sec. 10-12. - Disposition of unretrieved ~~animals. cats and dogs~~**

(a) The owner of an impounded animal that the county recognizes as an owned animal shall have three business days to retrieve said animal after service of notice. Upon expiration of the three business days, said animal may be disposed of by legally recognized means of return to the owner, adoption, agency transfer or euthanasia. In cases involving seriously injured and/or diseased owned animals, the available information will be used to make a reasonable attempt at contacting the owner. If the owner cannot be reached and/or secure the animal in a reasonable amount of time, based on the animal's condition, the animal will be euthanized.

(b) Animals recognized by the county as stray or feral will be held in accordance with county animal control policies and procedures.

(c) Upon adoption by any person of any animal under the control of the county, such animal shall be required to undergo a spay/neuter procedure as determined by the county before the adoption is complete. All persons adopting animals shall sign all forms required by the county and pay all required fees to the local government. Once adopted, the animal becomes the sole responsibility of the new owner.

(d) All dogs and cats adopted from the Morgan County Animal Shelter will be microchipped prior to their departure. Dogs and cats reclaimed from the shelter will be microchipped at the discretion of the Morgan County animal shelter.

(Code 2000, § 30-112; Ord. of 2-5-2002, § 2(exh. B(30-112)); Ord. of 9-12-2006, § 30-112)

State Law reference— Similar provisions, O.C.G.A. §§ 4-11-9.4—4-11-9.6.

ARTICLE IX – DANGEROUS AND VICIOUS DOGS

Sec. 10-13. - Procedures for classifying dangerous ~~animals~~ dogs and vicious dogs.

~~potentially dangerous animals; notice; hearing.~~

(a) The Animal ~~control~~ **Services** officer, upon receiving a report of a **dog believed to be dangerous animal or potentially dangerous animal or vicious**, shall make such investigations as ~~may be necessary to determine whether such dog is subject to classification. the animal should be classified as dangerous or potentially dangerous, or reclassified as a dangerous animal if previously classified as a potentially dangerous animal~~

(b) Should the Animal ~~control~~ **Services** officer determine that an ~~animal~~ **a dog is subject to classification as dangerous or vicious**, ~~is dangerous animal or potentially dangerous animal the animal control shall classify such animal accordingly~~ Animal **Services control officer** shall then notify the dog's ~~animal's~~ owner of such classification. The notice to the owner shall meet the following requirements:

- (1) The notice shall be in writing and mailed by certified mail to the owner's last known address;
- (2) The notice shall include a summary of the ~~animal control officer's~~ findings that formed the basis for the **dog's animal's** classification as dangerous or **vicious**; ~~potentially dangerous animal;~~
- (3) The notice shall be dated and shall state that the owner, within 15 days after the date shown on the notice, has a right to request a hearing on the Animal ~~control~~

~~Services~~ officer's determination that the ~~dog animal~~ is dangerous or vicious; ~~animal or potentially dangerous animal;~~

- (4) The notice shall state that the hearing, if requested, shall be before the county board of commissioners;
- (5) The notice shall state that if a hearing is not requested, the Animal ~~control~~ ~~Services~~ officer's determination ~~that the animal is a dangerous animal or potentially dangerous animal~~ will become effective for all purposes on a date specified in the notice, which shall be after the last day on which the owner has a right to request a hearing; and
- (6) The notice shall include a form to request a hearing before the county board of commissioners and shall provide specific instructions on mailing or delivering such request to the board. When the county board of commissioners receives a request for a hearing as provided in subsection of this section, it shall schedule such hearing within 30 days after receiving the request. The board shall notify the ~~animal dog~~ owner in writing by certified mail of the date, time and place of the hearing. Such notice shall be mailed to the ~~animal dog~~ owner at least ten days prior to the date of the hearing. At the hearing, the owner of the ~~animal dog~~ shall be given the opportunity to testify and present evidence and cross examine witnesses. In addition, the board shall receive at the hearing such other evidence and hear such other testimony as the board may find reasonably necessary to make a determination either to sustain, modify, or overrule the Animal ~~control~~ ~~Services~~ officer's classification of the ~~animal dog~~. Within ten days after the date of the hearing, the county board of commissioners shall notify the ~~animal dog's~~ owner in writing by certified mail of its determination on the matter. If such determination is that the ~~animal dog~~ is dangerous or vicious ~~animal or potentially dangerous animal~~, the notice shall specify the effective date of the determinations of the date of the original classification by the Animal ~~control~~ ~~Services'~~ officer.

(Code 2000, § 30-113; Ord. of 2-5-2002, § 2(exh. B(30-113)); Ord. of 9-12-2006, § 30-113)

State Law reference— Similar provision regarding investigation and determination of a dangerous dog, O.C.G.A. §§ 4-8-23, 4-8-24.

Sec. 10-14. - Requirements for possessing a ~~dangerous or potentially dangerous animal~~ and registering a classified dog.

(a) No one shall have, own or possess within the county a ~~dangerous animal or potentially dangerous animal~~ dangerous or vicious dog without a certificate of registration. Animal ~~Services~~ may set a reasonable fee for issuance of such registration certificate. Certificates of registration shall be nontransferable and only be issued to a person 18 or older. No more than one certificate of registration shall be issued per domicile. No owner may keep a dangerous or vicious dog within 200 yards of any aquatic center, church, convenience store, daycare,

grocery store, hospital, humane society, library, nursing home, park, playground, restaurant, school, skilled nursing unit, or walking trail, due in part to these being frequented by children and senior citizens, and in some cases, food present. No Certificates shall be issued to any person who has been convicted of two or more violations of this article. No person shall own more than one vicious dog. No certificate for a vicious dog shall be issued to any person who has been convicted of: a serious violent felony defined in O.C.G.A. § 17-10-6.1 or a felony of dog fighting in O.C.G.A. § 16-12-37 or the felony of aggravated cruelty to animals in O.C.G.A. § 16-12-4; or a felony involving trafficking in cocaine, illegal drugs, marijuana, methamphetamine, or ecstasy in O.C.G.A. § 16-13-31 and O.C.G.A. § 16-13-31.1, from the time of conviction until two years after completion of sentence, nor any person residing with such person.

(b) The Animal ~~Services control~~ officer shall issue a certificate of registration to the owner of a dangerous ~~animal or potentially dangerous animal~~ or vicious dog only if the owner presents to the Animal ~~control~~ ~~Services~~ officer sufficient evidence of

(1) ~~A proper enclosure to confine the dangerous animal or potentially dangerous animal.~~ An enclosure designed to securely confine the dangerous dog on the owner's property, indoors, or in a securely locked and enclosed pen, fence, or structure suitable to prevent the dangerous dog from leaving such property;

(2) ~~Proof of current rabies inoculation in the form of a certificate from a veterinarian that the dog has been surgically sterilized, has a current rabies vaccination and has been microchipped;~~

(3) The posting of ~~the premises all entrances where the dangerous animal or potentially dangerous animal is located~~ with clearly visible signs warning that there is a dangerous ~~animal~~ or vicious dog on the property with a symbol designed to inform small children of such dangerous or vicious dog. The owner of a ~~dangerous animal or potentially dangerous animal~~ or vicious dog shall receive such sign from the animal ~~control~~ ~~services~~ officer at the time the owner pays the annual registration fee as required in subsection (d) of this section.

(c) In addition to the requirements of subsection (b) of this section, the owner of a ~~dangerous animal~~ vicious dog shall present to the animal control officer evidence of:

(1) A policy of insurance in the amount of at least ~~\$15,000.00~~ \$50,000.00 issued by an insurer authorized to transact business in the state insuring the owner ~~of the dangerous animal~~ against liability for any injuries inflicted by the dog ~~animal~~; or

~~(2) A surety bond in the amount of \$15,000.00 or more issued by a surety company authorized to transact business in the state payable to any person or persons injured by the dangerous animal.~~

(d) The owner of a dangerous ~~animal or potentially dangerous animal~~ or vicious dog shall pay an annual registration fee at the time the annual certificate of registration is issued. The annual registration fee shall be set by the county on an annual basis. Certificates of registration shall be renewed annually by the owner in the month of the initial registration.

(e) The owner of a dangerous ~~animal or potentially dangerous animal~~ or vicious dog shall notify the animal control officer if the animal is moving out of the county or to a different location within the county.

(f) The owner of a dangerous ~~animal or potentially dangerous animal~~ or vicious dog who is a new resident of the county shall within ten days register such animal as required hereunder and present to the animal control officer a current certificate of rabies inoculation.

(g) The owner of a dangerous ~~animal or potentially dangerous animal~~ or vicious dog shall notify the animal control services officer within 24 hours if the animal is at large, ~~is unconfined~~, has bitten and/or attacked a human or has died. ~~been sold or donated. If the animal has been sold or donated, the owner shall provide the animal control officer with the name, address and telephone number of the new owner of the animal.~~

(h) A vicious dog shall not be transferred, sold or donated to any other person unless it is relinquished to a governmental facility or veterinarian to be euthanized.

(Code 2000, § 30-114; Ord. of 2-5-2002, § 2(exh. B(30-114)); Ord. of 9-12-2006, § 30-114)

State Law reference— Similar provision regarding dangerous dogs, O.C.G.A. § 4-8-25.

Sec. 10-15. - Restrictions on permitting dangerous or potentially dangerous animals outside a proper enclosure.

(a) ~~It shall be unlawful for an owner of a dangerous animal dog to permit the animal to be outside a proper enclosure unless the animal is muzzled and restrained by a substantial chain, leash or container and is under the adequate physical control of a responsible person adult. The muzzle or container shall be made in a manner that will prevent the animal from biting any person. The muzzle or container shall not cause injury to the animal or interfere with its respiration. For animals other than dogs, an animal inside of an adequate container, approved by a veterinarian, shall be considered as muzzled. Dangerous dogs must always be muzzled when they are outside of a proper enclosure. It shall be unlawful for a dangerous dog to be unattended with minors or outside a proper enclosure unless the dog is restrained by a substantial chain or leash not longer than six feet, and is under the restraint of a responsible person capable of preventing the dog from engaging any other human or animal, or the dog is contained in a closed and locked cage or crate, or the dog is working or training as a hunting dog, herding dog, or predator control dog, subject to the limitations below.~~

- (b) ~~It shall be unlawful for the owner of a potentially dangerous animal to permit the animal to be outside a proper enclosure unless the animal is restrained by a substantial chain or leash and is under the physical restraint of a responsible person. It shall be unlawful for a vicious dog to be unattended with minors or outside a proper enclosure unless the dog is in a closed and locked cage or crate or is muzzled and is restrained by a substantial chain or leash not longer than six feet and is under the restraint of a responsible person capable of preventing the dog from engaging any other human or animal. The muzzle shall prevent biting, but not cause injury to the dog or interfere with vision or respiration.~~
- (c) A proper enclosure must keep a dog securely confined indoors or in a securely enclosed and locked pen, fence or structure that prevents the dog from escaping and prevents the entry of young children. It shall have secure sides and top, and, if the dog is within a fence, all sides of the fence shall be of sufficient height and the bottom of the fence shall be constructed or secured to prevent escape. It shall be at least 25 feet from the front door and any utility meter point to protect utility employees and the public. It shall also provide protection from the elements.
- (d) Training, hunting, herding (working) exemption from dangerous dog restraint/leash requirement: the person working the dog must be the owner and doing so per all DNR requirements including without limitation a valid hunting license. Working cannot take place off the property of the owner, unless with written permission and acknowledgement of danger of the dog by the landowner, and only with a dog that will instantly respond to verbal commands or the owner, including without limitation to immediately return to the owner.

(Code 2000, § 30-115; Ord. of 2-5-2002, § 2(exh. B(30-115)); Ord. of 9-12-2006, § 30-115)

State Law reference— Similar provision regarding dangerous dogs, O.C.G.A. § 4-8-26.

Sec. 10-16. – Confiscation of ~~dangerous or vicious dogs animals~~; ~~Exceptions. grounds;~~ ~~disposition.~~

(a) ~~A dangerous animal shall be immediately confiscated by the animal control officer or by a law enforcement officer or by another person authorized by the animal control officer if any requirement of this section or sections 10-14 and 10-15 is not met. If any violation of this article occurs, the dog shall be immediately confiscated by Animal Services or law enforcement. A refusal to surrender a dog shall be a separate violation.~~

(b) ~~A potentially dangerous animal shall be confiscated in the same manner as a dangerous animal if any requirement of this section or sections 10-14 and 10-15 is not met. A confiscated dog shall be returned upon owner's demonstration of future compliance with the rules that were violated, and payment of confiscation costs. If the owner has not complied within 20 days~~

of confiscation or demonstrated a satisfactory plan to promptly comply, said dog shall be humanely euthanized. Criminal prosecution shall not be stayed due to return or euthanasia.

~~(c) Any animal that has been confiscated under this section shall be returned to its owner only upon the owner's full compliance with this chapter as determined by the animal control officer and upon payment of reasonable confiscation costs. In the event the owner has not fully complied with this chapter within 20 days of the date the animal is confiscated, the animal shall be destroyed in an expeditious and humane manner. A dog that inflicts injury when used by law enforcement to carry out official duties shall not be a dangerous or vicious dog. Nor if any injury was sustained by a person who: was committing a willful criminal trespass, or was tormenting, abusing or assaulting the dog, or had in the past tormented, abused or assaulted the dog, or was committing or attempting a crime.~~

(Code 2000, § 30-116; Ord. of 2-5-2002, § 2(exh. B(30-116)); Ord. of 9-12-2006, § 30-116)

ARTICLE X – WILD AND EXOTIC ANIMALS

Sec. 10-17. - Requirements for possessing an exotic animal.

(a) No person shall be the owner of an exotic animal without a certificate of registration issued by the county.

(b) The animal ~~services control~~ officer shall issue a certificate of registration to the owner of the exotic animal only if the owner presents to the animal ~~services control~~ officer sufficient evidence of ~~proper licensing by state or federal agencies with an inspection report demonstrating compliance with the housing requirements of O.C.G.A. § 27-5-6.~~

~~(1) A proper enclosure for an exotic animal.~~

~~(2) Proper animal health care.~~

~~(3) Ability of the owner to provide humane care and to properly handle and control the exotic animal.~~

~~(4) The posting of the premises where the exotic animal is located with a clearly visible sign warning as to the types and numbers of exotic animals located. This sign will have to be approved for use by the animal ~~services control~~ officer.~~

~~(5) Keeping and transporting said animal in a manner set forth in O.C.G.A. § 27-5-6.~~

(c) The owner of the exotic animal shall pay a registration fee set by the county on an annual basis.

(d) The owner of the exotic animal shall notify the animal ~~control~~ **services** officer if the exotic animal is moving out of the county.

(e) The owner of an exotic animal shall register it within ten days of moving to the county **or the purchase or birth of a new wild or exotic animal.**

(f) The owner of an exotic animal shall not allow it to be at large. The owner must immediately notify animal **services** ~~control~~ of any escape of the exotic animal.

(g) The owner of an exotic animal that attacks a human must **immediately** notify animal **services** ~~control~~ of the attack once care of the victim has been secured.

(h) The owner must notify the animal **services** ~~control~~ officer within 24 hours of the sale or transfer of ownership of the exotic animal. The owner shall provide the name, address and telephone number of the new owner.

(Code 2000, § 30-117; Ord. of 2-5-2002, § 2(exh. B(30-117)); Ord. of 9-12-2006, § 30-117)

State Law reference— Similar provisions, O.C.G.A. §§ 27-5-4, 27-5-6.

ARTICLE XI – PENALTIES; LIABILITY; PURSUIT; INTERFERENCE

Sec. 10-18. - Violations; penalties.

(a) Any person convicted for a violation of this chapter shall be subject to the general penalty described in [section 1-9](#). Each day a violation continues shall constitute a separate offense.

(b) In addition to the penalties for violations under this chapter or state law, **and at the discretion of the Morgan County Animal Services department**, a dangerous animal which bites or attacks a human being shall be immediately confiscated by the animal control officer or by a law enforcement officer or by another person authorized by the animal control officer and, thereafter, the dangerous animal shall be destroyed in an expeditious and humane manner or by any other legal means.

(b) All penalties provided for in this section are in addition to those provided for under the laws of the state.

(Code 2000, § 30-118; Ord. of 2-5-2002, § 2(exh. B(30-118)); Ord. of 9-12-2006, § 30-118)

State Law reference— Similar provision for destruction of potentially dangerous dogs by county, O.C.G.A. § 4-8-27.

Sec. 10-19. - Liability for damages.

It is the intent of this chapter that the owner of a dangerous ~~or vicious dog animal or potentially dangerous animal~~ shall be solely liable for any injury to or death of a person caused by such ~~animal~~ dog. Under no circumstances shall the county, any employee, agent, or official thereof, any constitutional officer of the county, or any employee, or agent of such constitutional officer, who enforces or fails to enforce this chapter, be held liable for any damages to any person who suffers an injury inflicted by an animal.

(Code 2000, § 30-119; Ord. of 2-5-2002, § 2(exh. B(30-119)); Ord. of 9-12-2006, § 30-119)

State Law reference— Similar provision regarding dangerous dogs, O.C.G.A. § 4-8-27.

Sec. 10-20. – Pursuit and Interference

(a) Any employee or agent of the county or a constitutional officer of the county empowered to perform any duty under this chapter is hereby authorized to go upon any premises to seize for impounding a dog or other animal which the employee is in immediate pursuit of, with the exception of any occupied building into which the dog or other animal may enter. In the latter case, if the occupant or owner of the premises gives permission to enter the premises, the employee or agent may remove said dog or other animal.

(b) It shall be unlawful for any person to, in any manner, interfere with, hinder, resist, obstruct, or molest such employee or agent in the performance of his or her duties, or for any person to remove any animal from the animal ~~services control~~ vehicle or animal shelter without the permission of the said employee or agent.

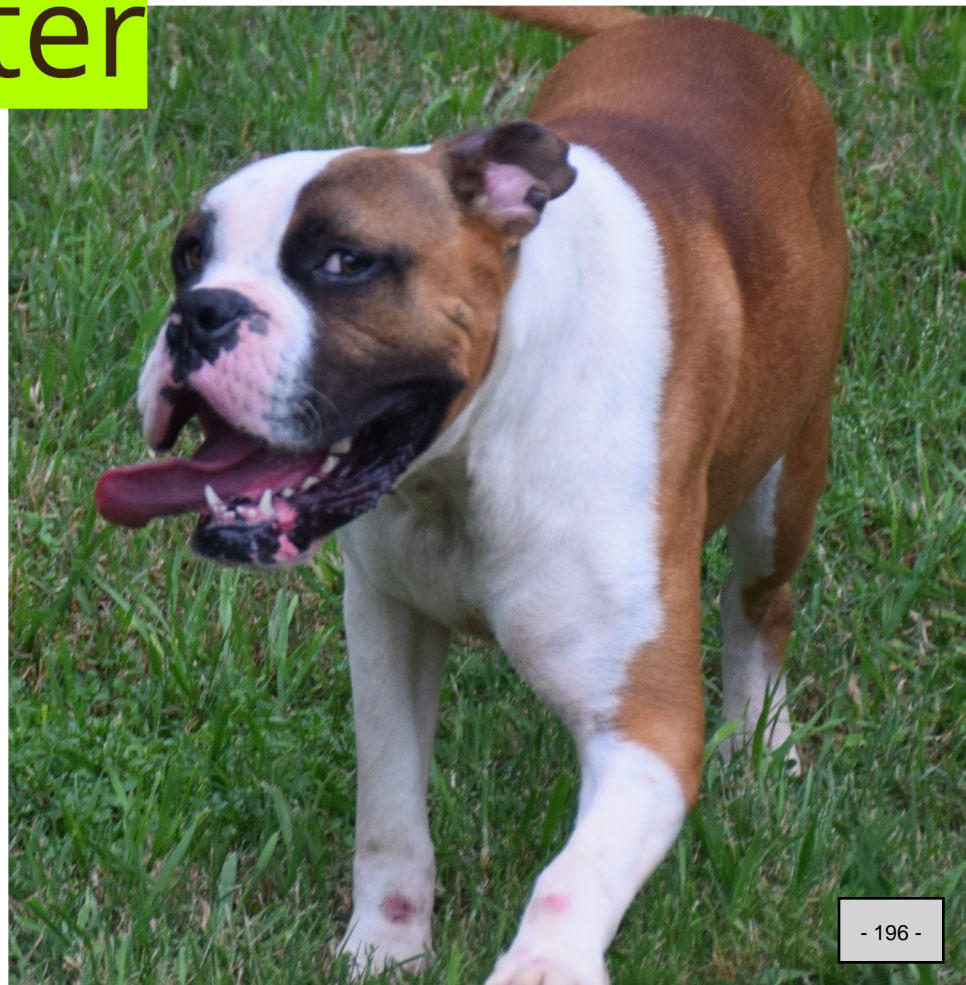
(Code 2000, § 30-120; Ord. of 2-5-2002, § 2(exh. B(30-120)); Ord. of 9-12-2006, § 30-120)

State Law reference— Unlawful to interfere with animal control officer's discharge of duties, O.C.G.A. § 4-1-6.

Before



After











MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

Background/History/Details:

What action are you seeking from the Board of Commissioners?

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Approved by Purchasing

Manager's Approval

Staff Notes:

MORGAN COUNTY, GEORGIA

FIRE FIGHTING AUTOMATIC AID ASSISTANCE AGREEMENT

THIS AGREEMENT is made between the City of Madison, acting through its Mayor and Council ("City") and MORGAN COUNTY, GEORGIA ("County") acting through its Board of Commissioners.

WITNESSETH:

WHEREAS, the parties hereto each have fire-fighting capabilities; and

WHEREAS, the parties wish to supplement the fire protection available in their areas; and

WHEREAS, the fire departments are dispatched on a 24 hours a day, 7 days a week, basis by the dispatch center; and

WHEREAS, the City of Madison and the territory served by Station 2 and 16 is contiguous, and in some case overlaps, such that the integration of fire fighting capabilities is feasible and desirable; and

WHEREAS, it will be in the interest of the taxpayers for each of the parties to assist the other under certain terms and conditions;

NOW, THEREFORE, in consideration of Ten dollars and other valuable consideration, the receipt and sufficiency of which are acknowledged, the parties agree as follows:

1.

The recitals set forth in the preamble above are made a part of the body of this agreement by reference. The rendering of assistance here under shall be provided upon proper notification from dispatch, although the City does not have to dispatch more than one fire vehicle outside the Madison city limits.

2.

City shall be the first responder for all fires in the City Territory including structural fires.

3.

The "City Territory" is defined as all territory within the city limits of Madison, Georgia.

4.

The Fire Department of the City which are organized under State of Georgia Compliance #104011F/124 shall be automatically dispatched only to certain areas outside the City Territory

for structural fires based on need, i.e. any structural fire within the area crosshatched on Exhibit "A" shall be responded to by the City with one fire truck as an automatic second responder. Any other emergency which is within the County shall be responded to by the City on a mutual aid basis, i.e., promptly responded to with available needed equipment to an emergency based on the request of the County.

5.

The County Fire departments which are organized under State of Georgia Compliance #102022F/0794 shall be automatically dispatched to all structural fires within the City Territory based on need, i.e., any structural fire within the city Territory shall be responded to by one engine of the County Fire Department as an automatic second responder. Any other emergency which is within the City Territory shall be responded to by County Fire Departments based on a mutual aid basis, i.e., promptly responded to with available needed equipment to an emergency based on the request of the City.

6.

Given the alternating jurisdictional variation along and the resulting potential for confusion of jurisdiction along the Highway 441 Bypass area, the Fire Department of the City shall be automatically dispatched to certain areas outside of the City Territory with needed equipment and manpower as an automatic responder along with county fire units, specifically including all emergencies (i.e. accident, fuel spills) within the area crosshatched on Exhibit "A", namely all physical addresses and/or properties with abutting frontage along the Highway 441 bypass from its intersection with Highway 441S to its intersection with Highway 441N and continuing to Highway 441N intersection with Arbor Lane. This same agreement will include all of Bass Rd.

7.

Pursuant to Georgia Law, the political subdivision (City of Madison or Morgan County) in which any equipment is used pursuant to this agreement shall be liable for any loss or damage thereto and shall pay any expense incurred as a result of such loss or damage.

8.

Except as set forth above, the parties hereto waive all claims against each other for compensation for any loss, damage, personal injury or death which occurs hereunder. The City shall hold harmless and indemnify the County from and against all claims, damages, losses and expenses in case it shall be necessary to defend or file any action that arises out of the performance by a City employee of the services herein provided which are caused by the said employee's negligent acts or omissions. The County shall hold harmless and indemnify the City from and against all claims, damages, losses and expenses in case it shall be necessary to defend or file any action that arises out of the performance of a County employee of the services herein provided which are caused by said employee's negligent acts or omissions. In the event a lawsuit, claim, or any other legal action is taken against the City or County that may occur in the discharge of the duties that are not a result of a negligent act of the City or County, the City and County mutually agree to defend their

common interests by selecting a lead attorney and they will share equally in the cost of the defense of said common interest.

9.

All services performed hereunder shall be rendered without reimbursement.

10.

Services performed by said Morgan County fire stations shall be rendered without reimbursement since City residence pay County taxes.

11.

The ranking officer of the fire department of the area of alarm shall assume full charge of the operations, but if he specifically requests a senior officer of a fire department furnishing assistance to assume command, he shall not, by relinquishing command, be relieved of his responsibility for the operation. However, the apparatus, personnel, and equipment of the agency rendering assistance shall be under the immediate supervision of the senior officer of the fire department rendering assistance.

12.

The fire department chiefs of the parties to this agreement are authorized and directed to draft any detailed plans and procedures of operations necessary to effectively implement this agreement. Such plans and standard procedures shall become effective upon written acceptance by City and County.

13.

The Chiefs and training officers of the fire departments of all parties to this agreement will plan the training necessary to ensure familiarizations and competency with the other parties' equipment. The City and the County will to the extent possible use their best efforts to coordinate and conduct training sessions for fire personnel together whenever it is practical, feasible and economical. Such training should be carried out at least quarterly at a site which is mutually selected. In addition, any pre-fire planning, hydrant surveys and any other beneficial or required training shall be planned and accomplished.

14.

Georgia law shall govern the validity of this agreement, the construction of its terms and the interpretation of the rights or duties of the parties.

15.

If any one or more provision(s) of this agreement is held to be illegal, invalid, or unenforceable under present or future laws effective during the term hereof such provision(s) shall be fully severable. The agreement shall be construed and enforced as if such illegal, invalid or unenforceable provision(s) had never comprised a part hereof or thereto; and the remaining provisions hereof or thereof shall remain in full force and effect and shall not be affected by the illegal, invalid or unenforceable provision(s) or by its (their) severance herefrom or therefrom. Furthermore, in lieu of such illegal, invalid or unenforceable provision(s), there shall be added automatically as a part hereof or thereto one or more provision or provisions that is (are) similar in terms to such illegal, invalid or unenforceable provision(s) as may be possible and still be legal, valid and enforceable.

16.

The parties signing this agreement hereby state that they have the authority to bind the entity on whose behalf they are signing.

17.

In case by reason of force majeure, any party hereto shall be rendered unable wholly, or in part, to carry out its obligations under this agreement, then if such party shall give notice and full particulars of such force majeure in writing to the other party within a reasonable time after occurrence of the event or cause relied on, the obligation of the party giving such notice, so far as it is affected by such force majeure, shall be suspended during the continuance of the inability then claimed, but for no longer period. Such party shall endeavor to remove or overcome such inability with all reasonable dispatch. The term "force majeure" as employed herein, shall mean act(s) of God, strikes, lockout(s) or other industrial disturbance(s), act(s) of a public enemy, order(s) of any kind of the Government of the United States or the State of Georgia or any civil or military authority, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, restraint of government and people, civil disturbances, explosions, breakage or accident(s) to machines on pipe lines, or any other cause(s) outside the party's control which prevent performance under this agreement.

18.

This agreement will be binding on the parties hereto for the period of the 1st day of _____, 2021 and ending at midnight the 30th day of _____, 20____. Either party hereto may cancel and terminate this agreement at the end of any fiscal year after _____ 30, 20____, provided notice of such intention to so terminate and cancel the agreement shall be given not later than 60 days prior to the end of said fiscal year, otherwise, it shall remain in force on a yearly basis until the end of the stated term. Provided, however, if either of the parties hereto shall fail or refuse to comply with any of the provisions herein, the other party shall have the option, upon sixty (60) days written notice given to the party in default, to terminate this agreement, without incurring any further liability or responsibility to either party hereunder. Upon any termination herein, in order to facilitate an orderly transaction with the minimum community confusion, the County will advertise the contract termination date and necessary information in the local legal organ four (4) consecutive issues prior to said termination. Time is and shall be of the essence of this agreement.

19.

This agreement supersedes all prior discussions and agreements between the parties and contains the sole and entire understanding between the parties with respect to transactions contemplated by this agreement. All promises, inducements, offers, solicitations, agreements, representations and warranties heretofore made between the parties, if any, are superseded by this agreement. This agreement shall not be modified or amended except by written instrument executed by or on behalf of the parties in the same manner in which this agreement is executed. At any time hereafter, the parties may by mutual written amendment to this agreement increase or decrease the personnel, and likewise increase or decrease the level of service provided. In the absence of such amendment or notice of cancellation of this agreement as hereinafter provided, the terms and conditions hereof shall continue during the term of this agreement. No course of action or waiver of rights hereunder shall constitute a waiver of such right or action.

20.

No failure of any party to exercise any power given under this agreement or to insist upon strict compliance with any obligation specified in this agreement, and no custom or practice at variance with the terms of this agreement, shall constitute a waiver of any party's right to demand exact compliance with the terms of this agreement.

21.

This agreement shall become effective upon the date hereof and shall remain in full force and effect until cancelled by mutual agreement of both parties or by written notice by one party to the other, giving thirty (30) days notice of said cancellation.

22.

This agreement shall be binding upon the parties hereto, their successors in office, and their successors and assigns.

SO AGREED, this ____ day of _____, 2021.

CITY OF MADISON (SEAL)

BY: _____
Fred Perriman, Mayor

Attest: _____
Ashley Hawk, City Clerk

MORGAN COUNTY, GEORGIA (SEAL)

By: _____
Philipp Von Hanstein, Chairman

Attest: _____
Leslie Brandt, County Clerk



MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

Background/History/Details:

Morgan County received a request from Mark Giles from Georgia Department of Transportation to formally abandon CR 235, Approximately 2,570 feet in length. CR 235 is a loop road on Athens Highway near the Apalachee River. The road has been closed for several years, but was never formally abandoned.

The subject road only effects two property owners. Most, if not all, of the road is contained on property owned by Plainview Development, LLC. The Stratton's utilize one end of the road as part of their driveway.

What action are you seeking from the Board of Commissioners?

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

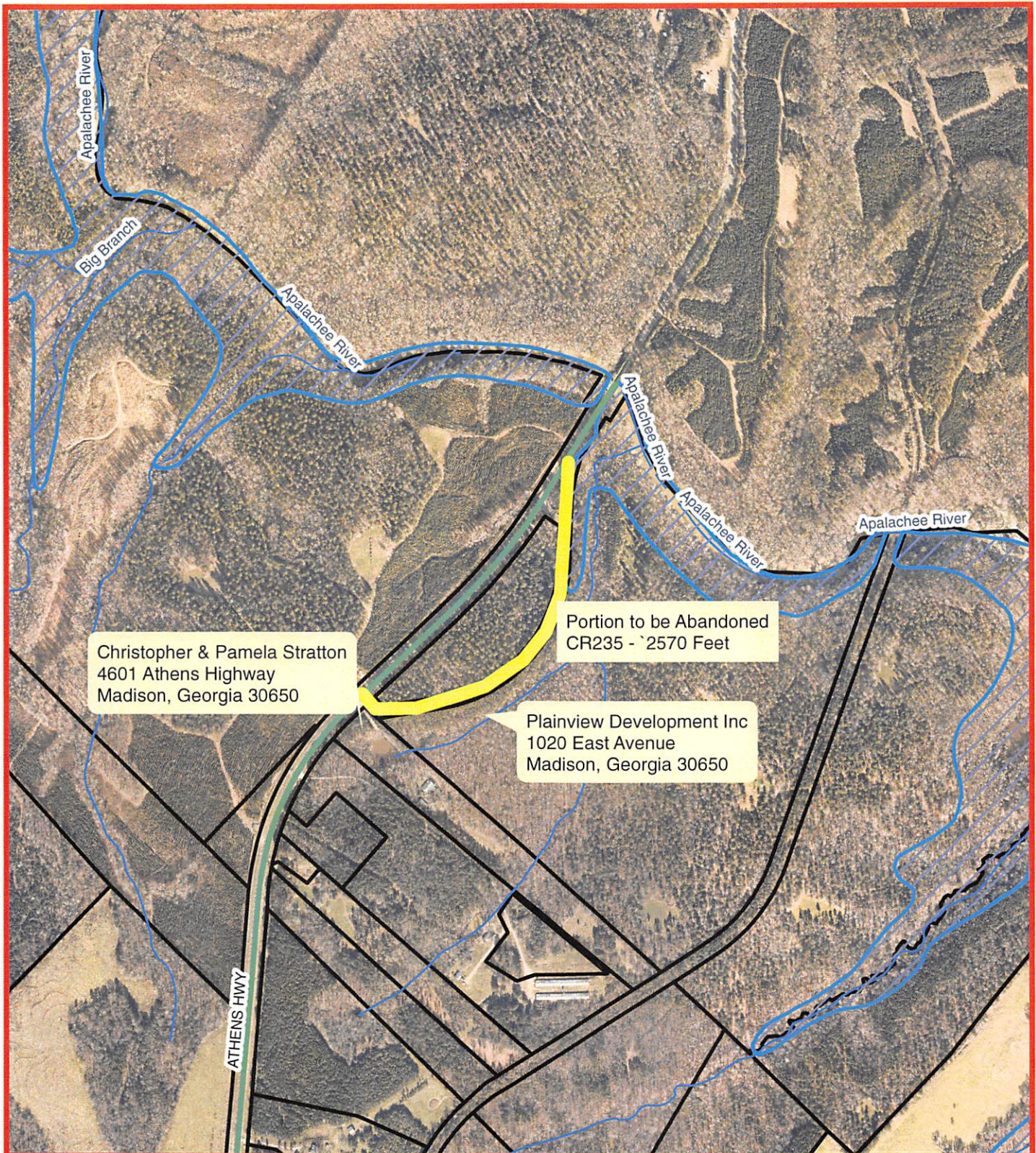
Approved by Finance

Approved by Purchasing

Manager's Approval

Staff Notes:

GDOT Request to Abandon CR235





MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

Abandonment of a portion of County Road 67, Cumming Drive

Background/History/Details:

Cumming Drive is a dirt road located off of Atlanta Highway.

Morgan County received a request to abandon approximately 1,595 feet of CR67, Cumming Drive. Barbara Williams Sauerbier requested that the County formerly abandon the portion of Cumming Drive that proceeds into her property. She has had issues with people trespassing on her property and would like to install a gate across the road at her property boundary.

This request will not impact any other properties that adjoin Cumming Drive.

What action are you seeking from the Board of Commissioners?

A motion to abandon a portion of CR 67, Cumming Drive.

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

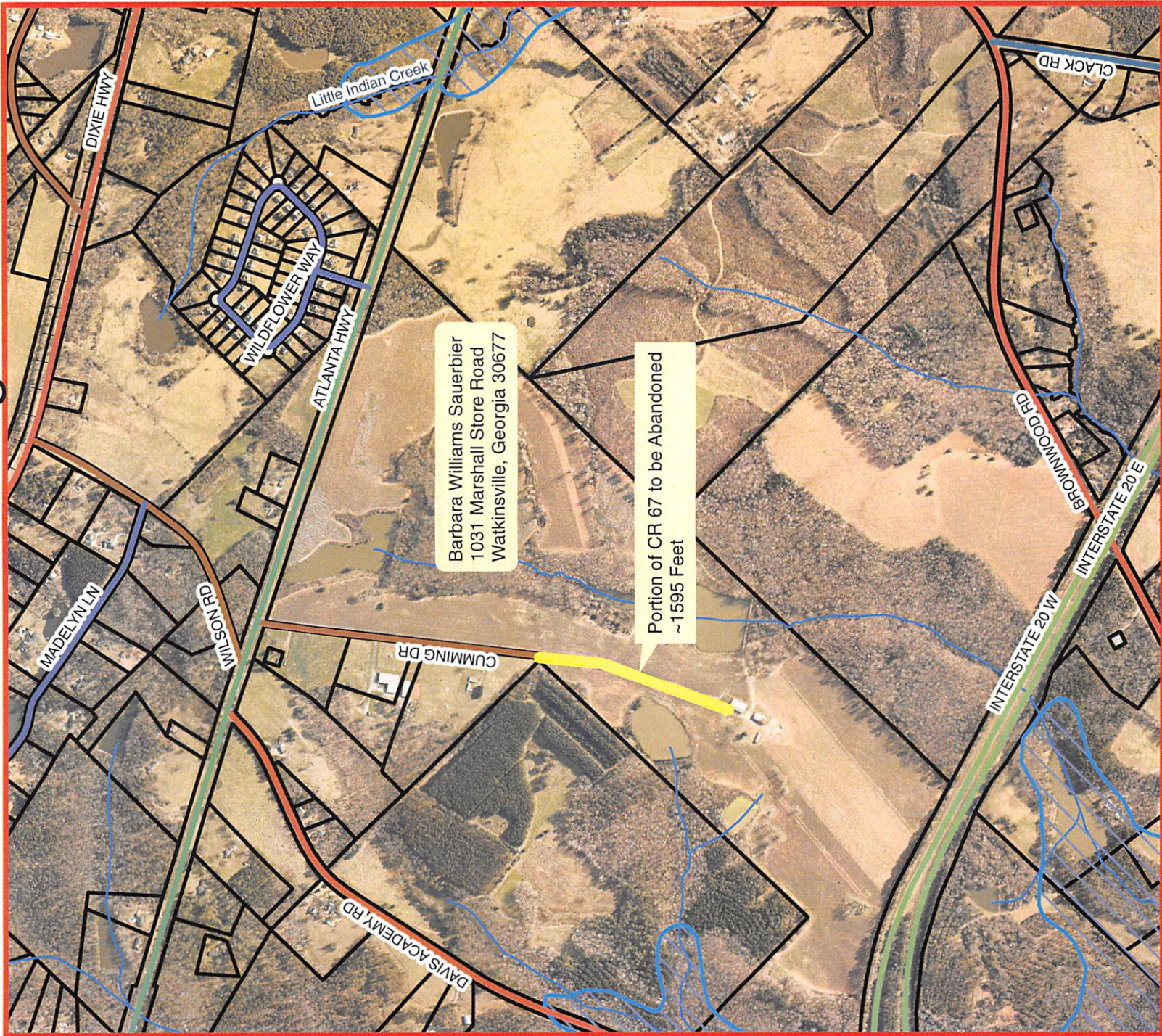
Approved by Finance

Approved by Purchasing

Manager's Approval

Staff Notes:

Request to Abandon a portion of CR67 - Cumming Drive



February 12, 2021

Morgan County

Attn: Chuck Jarrells


This is in regards to my property at the Following address:

1390 Atlanta Hwy
Madison, GA 30650

I would like the county to allow me to add a gate to my Property entrance. I am asking that my road at my Property line be abandoned by the county.

If you any questions you can email me or reach me at 770-601-0772.

Thanking you in advance,



Barbara Williams
Barbie7777@comcast.net

Morgan Co.
Chuck Jarrells

I am requesting the County
road be abandoned at my
property line at:

1390 Atlanta Hwy
Madison, Ga 30450

I would like to put up a gate.

Thanking you in Advance,

Barbara Williams

770-401-0772

barbie7771@comcast.net



MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

Background/History/Details:

The 911 Center currently has 3 radio positions because in the past there has only been 3 consoles. Now that we have upgraded and have a fourth console the only piece of equipment that we are lacking on the fourth console is a radio position. I received a quote from Gunby Communications, who is our telex provider and performs maintenance. They are currently the only Public Safety telex maintenance provider in the state.

What action are you seeking from the Board of Commissioners?

I would like to use money within my existing budget to pay for a fourth radio position. We have seen a cost savings in education & training as well as travel due to the pandemic and have enough money to buy this without increasing my budget.

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Approved by Purchasing

Manager's Approval

Staff Notes:



39 Collier Road, Toccoa, GA 30577
 Phone 706.886.4406 Fax 866.326.1558

Prepared by: John Smith
 General Manager

Quotation For: Morgan County 911
 Address: _____

Contact Name Amanda Proctor
 Contact Number _____

Comments or Special Instructions:

KENWOOD



1 Position 24 line Telex Consoles with NENA Radio/Telephone Headset integration. Customer to provide computer, monitor, mouse/keyboard and headsets. PC to conform to Telex specifications provided. GCI maintenance is for Telex components provided. PC Maintenance is responsibility of customer. No software to be loaded on PC without GCI notification and approval.

QUANTITY	DESCRIPTION	UNIT PRICE		AMOUNT
1	CSOFT 24 line license	\$5,082.00		\$5,082.00
1	ADHB4 Audio Interface	\$3,152.00		\$3,152.00
1	foot switch	\$125.00		\$125.00
1	Web 8 port AC Power Switch	\$282.00		\$282.00
1	Misc Cabling/Materials	\$100.00		\$100.00
1	Installation	\$1,800.00	\$1,800.00	
SUBTOTAL				\$8,741.00
TAX RATE				0.00%
SALES TAX				-
OPTIONAL SPARES				\$0.00
LABOR				\$1,800.00
TOTAL PRICE INCLUDING SPARES				\$10,541.00

Factory Authorized Sales and Service
 KENWOOD Land Mobile Radio
 EVENTIDE Digital Voice Recording Systems
 TELEX NEXUS Dispatch Console Systems
 FLEETTALK NETWORK DEALER

THANK YOU FOR YOUR BUSINESS!



MORGAN COUNTY AGENDA REQUEST

Department:

Presenter(s):

Meeting Date: mm/dd/yyyy

Type of Request:

Wording for the Agenda:

Background/History/Details:

What action are you seeking from the Board of Commissioners?

If this item requires funding, please describe:

Has this request been considered within the past two years?

If so, when?

Is Audio-Visual Equipment Required for this Request?*

Backup Provided with Request?

*** All audio-visual material must be submitted to the County Clerk's Office no later than 48 hours prior to the meeting. It is also your department's responsibility to ensure all third-party audio-visual material is submitted at least 48 hours in advance.**

Approved by Finance

Approved by Purchasing

Manager's Approval

Staff Notes:

