

§8-4 INTERIM DEVELOPMENT REGULATIONS

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[See Commentary]

§8-4-1 PURPOSE AND INTENT

This Resolution [Ordinance] is intended to: establish a future urban residential growth area; protect land that is desired for future urban expansion; encourage the development of areas targeted for urban growth; and help ensure that land currently at the urban fringe will develop eventually at urban densities. It is also the intent of this Resolution [Ordinance] to allow some low-density development now without precluding future development with urban services at urban densities.

§8-4-2 DEFINITIONS

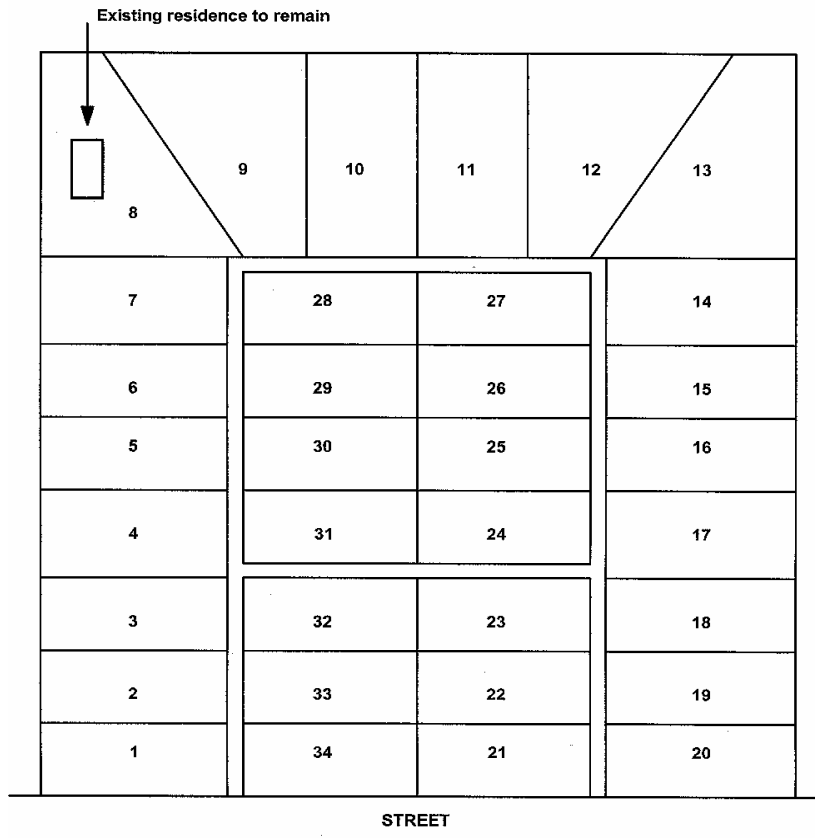
Future urban residential growth area: A parcel or a collection of parcels within the path of future urban residential development in the City of _____, whether incorporated or unincorporated, and which is planned for urban densities by the city and/or county according to a comprehensive plan.

Lot of record: A lot shown on a subdivision plat, which was recorded in the Office of the Clerk of Superior Court of _____ County, or a deed which was recorded in same, prior to the effective date of this Resolution [Ordinance].

Shadow plat: A conceptual development plan, drawn to specifications of a preliminary plat as described in Section 4-1 of this Code and approved by the local government, that guides the future development of land at full urban densities for which partial development is sought in the short-term. Shadow plats show the lots, blocks and streets necessary to attain future urban residential development at urban densities while allowing the placement of buildings and access in the interim.

[See Commentary]

**ILLUSTRATIVE SHADOW PLAT:
 Ten Acre Lot of Record With 34 Lots**



Non-urban densities: Residential development from 0.1 unit per acre to 2.99 units per acre.

Urban densities: Residential development with a minimum of at least three (3) units per acre, and a maximum of five (5) units per acre.

[See Commentary]

§8-4-3 FUTURE URBAN RESIDENTIAL GROWTH AREA(S) ESTABLISHED

Pursuant to the comprehensive plan of the city, there is hereby established one or more future urban residential growth areas which are shown on the attached map and hereby made a part of this ordinance. Said map may be amended by the local government by following procedures specified in the Zoning Procedures Law, O.C.G.A. § 36-66.

§8-4-4 GENERAL PROVISION

No lot within the future urban residential growth area shall be subdivided or developed, except in conformity with this Resolution [Ordinance].

§8-4-5 URBAN DENSITY SUBDIVISION REQUIRED

Development on, or subdivision of, a lot of record within a future urban residential growth area shall at minimum achieve urban densities, except as provided for large lots pursuant to Section 8-4-6 or interim development permitted pursuant to Section 8-4-7 of this Resolution [Ordinance].

§8-4-6 EXISTING LOTS OF RECORD

§8-4-6.1 Development. Subdivisions with non-urban densities shall not be permitted on a lot of record within a future urban residential growth area, except as specifically provided in this Resolution [Ordinance]. A lot of record may be developed with a single family residence or according to the permitted uses for the land use intensity or zoning district in which it is located, provided that the house or other permitted use is sited at the edge of the lot or in a manner that provides for the subdivision into lots and dwellings or other uses at urban densities at a future point in time, as approved by the Land Use Officer.

§8-4-6.2 Subdivision. A lot of record within the future urban residential growth area may be subdivided into lots at urban densities, or it may be subdivided into large lots as permitted and described in Table 8-4-1 below, provided that on the subdivision plat, the subdivider shall indicate the building placement areas for houses or other permitted uses, which shall be sited at the edge of each lot or in a manner that provides for the addition of lots and dwellings or other uses at urban densities at a future point in time, as approved by the Land Use Officer.

Table 8-4-1
Non-Urban Subdivision Permitted

Size of Lot of Record	Number of Lots Permitted Under the Terms of This Section	Required Minimum Lot Size
20 – 29.99 acres	2	8.5 acres
30 – 39.99 acres	3	8.5 acres
40 – 49.99 acres	4	8.5 acres
50 or more acres	5	8.5 acres

Any lot subdivided pursuant to this Section shall not again be subdivided except for urban densities in accordance with this Resolution [Ordinance].

[See Commentary]

§8-4-7 SHADOW PLAT FOR INTERIM DEVELOPMENT

This Resolution [Ordinance] permits non-urban density development on lots of record in the future urban residential growth area, provided that urban densities can be achieved at a future point, and subject to the following requirements:

If a subdivision, development permit or building permit is proposed that does not meet the urban density requirements of this Resolution [Ordinance], the sub-divider, developer or builder, as the case may be, must present a shadow plat showing how the property can be developed at urban densities. The shadow plat must be approved by the city’s Land Use Officer, if the property is within the city limits, or by the county’s Land Use Officer, if located in the unincorporated area. The Land Use Officer for the city or county shall not approve a shadow plat that does not meet

urban densities. A shadow plat shall be required for any development on a lot of record other than one to be developed at urban densities or a large parcel that is permitted pursuant to Section 8-4-6 of this Resolution [Ordinance]. The design of the subdivision shown on the shadow plat shall provide for the future subdivision and access thereto so as to permit future development at urban densities.

§8-4-8 PUBLIC FACILITIES POLICIES

The municipality shall not extend public facilities to residential development in the future residential urban growth area unless it meets urban densities. Public facilities supplied by the developer to lands developed at non-urban densities must be provided with capacity and in a manner that fully accommodates future development at urban densities.

§8-4-9 ACKNOWLEDGMENT OF URBAN DENSITIES

At the time a subdivision plat, land use permit, building permit or occupancy permit is applied for in the future urban residential growth area for development at non-urban densities, applicants therefore shall be provided by the Land Use Officer with an acknowledgment form. Prior to action on, and as a condition of, the issuance of said subdivision plat, land use permit, building permit or occupancy permit, the applicant for said permit shall be required to sign an acknowledgment form prepared by the Land Use Officer. The acknowledgment form shall indicate that the applicant understands that urban densities are planned for the subject property. All such acknowledgment forms executed by a landowner shall be a public record.

[See References]