

Chapter 17
SUBDIVISIONS*

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***Cross references**--Administration, Ch. 2; buildings, construction and related activities, Ch. 5; floodplain regulations, Ch. 8; historic preservation, Ch. 9; public utilities systems, Ch. 13; sewage, Ch. 14; solid waste management, Ch. 15; streets and sidewalks, Ch. 16; trees and landscaping, Ch. 20; zoning, Ch. 22.

State law reference--Authority to adopt plans and exercise the power of zoning, Ga. Const. art. 9, sec. 2, par. 4.

Section 17-0A ARTICLE I. IN GENERAL

Section 17-1 Short title.

This chapter shall be known and may be cited as the "Land Subdivision Ordinance of the of Thomasville."

(Code 1958, § 20A-101)

Section 17-2 Purpose and intent.

This chapter is enacted pursuant to the authority contained in the General Planning and Zoning Enabling Act of 1957 (1957 Georgia Laws, p. 240), for the following purposes:

- (1) To encourage economically sound and stable land development;
- (2) To assure the provision of required streets, utilities, and other facilities of land developments;
- (3) To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, in land developments;
- (4) To assure the provision of needed public open spaces and building sites in land developments through the dedication or reservation of land for recreational, education and other public purposes; and
- (5) To assure that land is developed in conformity with the master plan of the city.

(Code 1958, § 20A-102)

Section 17-3 Ordinances requiring highest standard to govern.

Whenever the provisions of this chapter and those of some other ordinance or statute apply to the same subject matter that ordinance requiring the highest, or more strict, standard shall govern.

(Code 1958, § 20A-103)

Section 17-4 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:

Lot means a portion or parcel of land separated from other portions or parcels by description as on a subdivision plat or record of survey map or as described by metes and bounds and intended for transfer of ownership or for building development. For the purpose of this chapter, the term does not include any portion of a dedicated right-of-way. A lot must have a minimum width and square footage as specified in the zoning ordinance. All legal lots must front on a public street.

Planning commission means the Thomasville Planning and Zoning Commission.

Street means a way for vehicular traffic, whether designated as an avenue, boulevard, road, highway, expressway, lane, alley, or other way, and for the purposes of this chapter "street" is divided into the following categories (see Illustration 1 on file in city, Ordinance Book 5, page 22):

- (1) *Major streets* means those streets designated on the street and traffic plan of the city as regional thoroughfares, major thoroughfares, secondary thoroughfares and collector streets.
- (2) *Collector street* means a street within a subdivision used to carry traffic from the minor streets to the major streets and includes the principal entrance and circulation streets of a subdivision, and those streets designated as collector streets on the street and traffic plan of the city.
- (3) *Minor street* means a street used primarily for access to the abutting properties.
- (4) *Alley* means a minor way used for service access to the back or side of properties otherwise abutting on a street.
- (5) *Cul-de-sac* means a minor street with only one (1) outlet, sometimes called a dead-end street.
- (6) *Marginal access street* means a minor street parallel and adjacent to major streets and which provides access to abutting properties with protection from through traffic.

Subdivider means the person having such a proprietary interest in the land to be subdivided as will authorize the maintenance of proceedings to subdivide such land under this chapter, or the authorized agent of such person for the purpose of proceeding under this chapter.

Subdivision means all divisions of a tract or parcel of land into two (2) or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or building development, and includes resubdivision and, where appropriate to the context, relates to the process of subdividing or to the land or area subdivided; provided, however, that the following are not included within this definition:

- (1) The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of the municipality;
- (2) The division of land into parcels of five (5) acres or more where no new street is involved;
- 3) The division of land into three (3) parcels or fewer where no new street is involved and the resultant lots are equal to the standard of the municipality or county in which the division of land is being made, provided sufficient land has been deeded to the city to provide an adequate right-of-way on the existing street involved according to the standards of the city's street and traffic plan.

(Code 1958, § 20A-201; Ord. of 8-12-91, § II; Ord of 12-27-00; Ord of 2-11-02)

Cross reference--Definitions and rules of construction generally, § 1-2.
(2002-17-4, Amended, 02/11/2002; 2000(17-4), Amended, 12/27/2000)

Section 17-5 17-5--17-20. Reserved.