

**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 17-85A **ARTICLE III. ALTERNATE METHOD OF APPROVAL FOR SUBDIVISIONS ON EXISTING STREETS**

Section 17-86 Purpose of this article.

This article provides for an alternate method of approval for the division of large lots less than one (1) block in size into smaller parcels that are on streets that exist as usable public streets at the date of this chapter.

(Code 1958, § 20A-901)

Section 17-87 Application for plat approval for subdivisions on existing streets

Any person having a lot as described above which can be divided and meet the zoning requirements may use this method for approval. After he has the following enumerated information in hand, he shall submit to the city engineer at least seven (7) days prior to the next regular meeting of the planning commission the following:

- (1) Five (5) copies of the plat of survey (prepared by a registered land surveyor) of the property showing the proposed divisions and any existing buildings and their locations.
- (2) A letter requesting the approval of the plat as a final plat and giving the name and address of a person to whom the notice of the hearing by the planning commission shall be sent.
- (3) A subdivision processing fee shall be paid by the developer at the rate of one hundred dollars (\$100.00) per lot with a maximum fee of five hundred dollars (\$500.00).
- (4) A plat showing all the other pertinent information that is required on other final plats as required in section 17-69.

(Code 1958, § 20A-902) (Ord. 2000 (17-87), Amended, 12/27/2000; 2006 (17-87)(3), Amended, 03/13/2006)

Section 17-88 Review of plat.

(a) The city engineer shall check the plat for conformance to the rules and regulations of the planning commission, which shall afford a hearing on the plat, notice of the time and place of which shall be sent by the city engineer by registered or certified mail to the person designated in the letter requesting plat review and approval, not less than five (5) days prior to the date of the hearing.

(b) Thereafter the planning commission shall give final approval or disapproval of the plat. A notation of the action shall be made on two (2) prints of the plat, including a statement of the reasons therefore if the plat is disapproved. If action on the plat is not taken by the planning commission within thirty (30) days of the date of the submittal, the plat shall be considered approved and a certificate of approval shall be issued on demand. However, the applicant for approval may waive this requirement and consent to an extension of time.  
(Code 1958, § 20A-903)

Section 17-89 Recording of the plat.

(a) The subdivider shall be responsible for the recording and the payment of the recording fee at the time of submitting the plat as provided in the preceding section.

(b) Upon recording of the approved plat, the original tracing or a permanent reproducible of the plat with all certificates endorsed thereon shall be provided by the subdivider for the records of the city council. No subdivider shall be entitled to record an approved plat unless and until it shall have inscribed thereon: a certificate of approval of the final plat by the planning commission and the city council, which shall be placed directly on the plat as follows:

"Pursuant to the Land Subdivision Ordinance of the City of Thomasville, Georgia, all the requirements of approval having been fulfilled, this Final Plat was given Final Approval by:

"The Thomasville Planning and Zoning Commission on \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Date

Secretary  
Thomasville Planning and Zoning Commission

"City Council for the City of Thomasville on \_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Date

Clerk"

(Code 1958, § 20A-904)

Section 17-90 Street improvements.

No street improvements shall be required for property subdivided under this article. (Code 1958, § 20A-905)

Section 17-91 17-91--17-105. Reserved.