

Adopted by Town Council - May 21, 1997

DEVELOPMENT REGULATIONS

FOR

THE TOWN OF WOOLSEY

AN ORDINANCE prescribing design formats; requiring minimum improvements, public facilities, arborage, utilities and other amenities in developing or re-developing land within the Town of Woolsey; adopting and incorporating by reference those Development Regulations for Fayette County, as time to time hereafter amended; providing standards for review and approval of development proposals on application; requiring erosion and sedimentation controls, devices and measures; prescribing standards for construction, location, and design of proposed improvements, setting procedures for review of development proposals, and for other purposes.

BE IT ORDAINED BY the Mayor and Council of the Town of Woolsey and it hereby ordained is ordained:

SECTION 1

DECLARATION OF PURPOSE

The Mayor and Council of the Town of Woolsey having found and determined that the health, morals, and general welfare of its citizens will be served by regulating development of land within the Town so as to ensure and encourage development of stable neighborhoods with adequate facilities and amenities for anticipated uses consonant with municipal zoning, land use and traffic plans and that such regulations will promote the public safety and convenience and enable efficient provision of public services, these Development Regulations are enacted pursuant to police powers of the Town of Woolsey vested and conferred by the Constitution of Georgia of 1983 and by the Charter of the Town of Woolsey (Ga. L. 1995, pr. 4251).

SECTION 2

GENERAL

- 2.1 Zoning Regulations. No development shall be accepted for review which does not conform with the Zoning Regulations for the Town of Woolsey applicable to the land for which it is proposed.
- 2.2 The Development Regulations for Fayette County, adopted by Fayette County on July 24, 1986, a copy of which is appended hereto, as thereafter from time to time amended, are hereby adopted to apply within the Town of Woolsey, except that wherever said regulations refer to Fayette County or officials and agents thereof, the same shall be deemed instead to designate the Town of Woolsey or officials and agents thereof.
- 2.3 All applications for development approval must be reviewed by the departments/agencies listed within for the respective purposes, at the times and in the manner required by the Development Regulations for Fayette County, as well as the Zoning Administrator and Mayor and Council for the Town of Woolsey, when review or approval by the latter is required herein or pursuant to the Development Regulations for Fayette County.

SECTION 3

MINIMUM DESIGN STANDARDS

- 3.1 Crosswalks. Rights-of-way for pedestrian crosswalks shall be provided when in the opinion of the Zoning Administrator crosswalks are necessary for direct pedestrian access to schools, shopping centers, and parks. The crosswalk right-of-way shall not be less than four (4) feet wide.
- 3.2 Open Space.
 - 3.2.1 In all residential zones, excluding R-A, a minimum of ten (10%) percent of land area of all developments of thirty (30) acres or more shall be open space of one of the following types: recreational areas; greens; or open space. Floodways, wetlands and stormwater management facilities shall not be used to satisfy the requirement for open space.
 - 3.2.2 Open space shall be either dedicated to the Town or reserved for the common use of all property owners in the development by a deed covenant.
- 3.3 Easements.
 - 3.3.1 Utilities. All utilities shall be located underground. Where possible, waterlines shall be located outside the curb line on the west and south sides of streets; sewer and gas lines shall be on the east and north sides. Wherever public utility easements are planned adjacent to the development, they shall be platted within said development.

Water and sewer lines outside of street rights-of-way shall follow side and rear property lines where possible and shall have a minimum easement width of twenty (20) feet except that a greater width shall be provided where it is determined by the County Engineer of Fayette County that a greater width is necessary for maintenance or construction.
 - 3.3.2 Drainage. Drainage easements shall be provided as required by the County Engineer of Fayette County after review of the construction plans.

SECTION 4

MINIMUM IMPROVEMENTS

- 4.1 General. The developer shall provide public improvements as required by these regulations and by County specifications and requirements made applicable hereby.
- 4.2 Site Preservation.
 - 4.2.1 Existing features. Existing features which would add value to the development, such as trees, watercourses, falls, brooks, historic spots, and similar irreplaceable assets, shall be preserved in the development to the greatest extent possible.
 - 4.2.2 Natural cover. Land shall be developed and improved in reasonable conformity to existing topography in order to minimize grading, cutting and filling, and in order to retain the natural contours, limit storm water run-off, and conserve the natural cover and soil. After a preliminary layout has been submitted to the Zoning Administrator, no topsoil, sand or gravel shall be removed from the development for any other purpose than to meet construction needs for that particular development or to meet any requirements of these regulations.
 - 4.2.3 Erosion and sediment control. The smallest practical area of land should be exposed at any one time during development. When land is exposed during development, the exposure should be kept to the shortest practical period of time. Sediment basins shall be installed and maintained during development to remove sediment from run-off water and from land undergoing development. Where possible, natural drainage-ways should be utilized and left open to remove excess surface water. Permanent final vegetation and structures should be installed as soon as practical.
- 4.3 Sidewalks. The developer shall provide for sidewalks along one side of all streets within the area whose development is proposed, as well as along all open space parcels and/or community uses. Sidewalks shall be at least four (4') feet in width and shall be located between the curb and the right-of-way with a four (4') foot wide planting strip between the sidewalk and the curb.
- 4.4 Street Trees. The developer shall plant deciduous street trees of not less than four (4) inch caliper trunk diameter four (4) feet from the ground. One street tree shall be planted for every fifty (50) linear feet of street within a development, including any street frontage perimeter of such development. These trees shall be maintained by the developer for 18 months after planting, and such maintenance insured with an effective performance bond.