

Proposed change in the Whitfield County Subdivision Regulations

The proposed change in the Subdivision Regulations affects the Minor Subdivision platting process, specifically a requirement to meet GDOT sight distance standards for driveways on all newly created lots. Our County code states that the County will use GDOT standards on materials and methods for which we do not have our own standards. The County currently does not have its own standards for sight distance for residential driveways. The GDOT sight distance standards are based on the time it takes to make a left turn movement out of a driveway, combined with the time it takes an approaching vehicle to respond and stop.

The proposed change is intended to increase public safety by requiring all NEW lots or parcels created by subdividing properties to have driveway locations that have sufficient sight distance to be safe for ingress/egress.

Although many parcels exist in the County today that do not meet the GDOT sight distance standard, this change does not necessarily apply to them. Where possible, this new standard will be applied to existing parcels, but where not possible, the best driveway location will be determined by the County.

We invite you to comment on this proposed change. Please state whether you are in favor or not in favor of the change and why. Thank you

After reading the resolution below, please click here to offer your opinion and comment on this proposed change

**RESOLUTION OF THE WHITFIELD COUNTY
BOARD OF COMMISSIONERS AMENDING THE
SUBDIVISION REGULATIONS**

Ordinance 2020-_____

WHEREAS, the Whitfield County Board of Commissioners originally adopted the *Subdivision Regulations* on or about September 24, 2001; and

WHEREAS, the Whitfield County Board of Commissioners has, from time to time, amended said ordinance in order to protect the health, welfare, and safety of the public; and

WHEREAS, the Whitfield County Board of Commissioners finds such amendments to be useful, necessary, and proper, and protective of the health, welfare, and safety of the public; and

WHEREAS, it is the desire of the Whitfield County Board of Commissioners to promote the goals, objectives, and policies of the *Joint Comprehensive Plan for Whitfield County and the Cities of Dalton, Tunnel Hill and Varnell and the Town of Cohutta*; and

WHEREAS, it is the belief of the Whitfield County Board of Commissioners that in so doing, it protects the health, welfare, and safety of the public;

NOW, THEREFORE, BE IT RESOLVED by the Whitfield County Board of Commissioners that the *Subdivision Regulations*, otherwise known as **Chapter 15** of the Code of Ordinances of Whitfield County, Georgia, be amended by adding the county engineer's certificate of approval and a statement by the surveyor with respect to ingress/egress for final minor subdivision plats, and for other purposes.

BE IT ORDAINED by the Board of Commissioners of Whitfield County and by the authority of same, **IT IS HEREBY ORDAINED** as follows:

1. Add a new Section 15-25(3)(e)(22) in sequence to read as follows:
 22. A statement by the surveyor: "Each lot shown on this final plat is designed: 1) to meet minimum site distance requirements as set forth in the currently adopted version of GDOT Regulations for Driveway and Encroachment Control, or 2) to be served by a driveway meeting those requirements that is shared by no more than one other lot."
2. Add a new Section 15-25(3)(f)(6) in sequence to read as follows:

Certificate of Approval for Ingress/Egress

I hereby certify that all lots shown on this final plat are designed with sufficient frontage to allow satisfactory ingress/egress. Final driveway placement at a particular site or lot shall meet the sight distance requirements as set forth in the currently adopted version of GDOT Regulations for Driveway and Encroachment Control, and shall require secondary approval from the Whitfield County Engineer prior to construction.

Whitfield County Engineer: _____ Date: _____

- 3.** These amendments shall become effective immediately following enactment by the Board of Commissioners of Whitfield County, Georgia, the public health, safety, and welfare requiring it.
- 4.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
- 5.** It is hereby declared to be the intention of the Board of Commissioners of Whitfield County that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and if any section, paragraph, sentence, clause, or phrase shall be declared unconstitutional or otherwise invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases herein.

SO ORDAINED, this _____ day of November, 2020.

R. Lynette Laughter, Chairman

Harold Brooker, Vice Chairman

Barry W. Robbins

Roger Crossen

Greg Jones

Attest:

Blanca Cardona, Whitfield County Clerk