

The Jasper County Development Ordinance dated August 8, 2005, as previously amended, is hereby amended by adding thereto a new Article 3 entitled "Private Drive Subdivisions" as follows:

"Section 3.01

A. Purpose and Intent

The purpose of the Private Drive Subdivision development is to authorize, subject to certain standards, the development of residential subdivisions in which a street providing access to lots in the development is not dedicated to the public, but is held in common ownership by the owners of the lots. Private drives and streets are not maintained by Jasper County. This development is only available in the AG (Agricultural) Zoning District.

B. Principal Uses and Structures

Single-family detached residential dwellings permitted under the underlying zoning district.

C. Accessory Uses and Structures

Accessory uses permitted under the underlying zoning district.

D. Conditional Uses

Conditional uses as permitted under the underlying zoning district.

Section 3.02. Property Development Standards

Property development standards shall be as permitted under the underlying zoning district with the following exceptions:

1. No more than five (5) lots shall be permitted in the subdivision.
2. Each lot must contain a minimum of five (5) acres, and no further re-subdivision of lots within a Private Road Subdivision shall be permitted.
3. Minimum floor area of the primary dwelling shall be 1,200 square feet.
4. Private drainage easements, drainage structures, ditches, and pipes shall be constructed to the same standards for public facilities permitted in the underlying zoning district, but shall be maintained in perpetuity by land owner or by a mandatory homeowner association.
5. No lot in a Private Drive Subdivision shall have direct access to a public street.
6. The design and construction of private drives shall comply with the following minimum requirements:

Surface Type	Min. Easement Width	Min. Surface Width	Min. Shoulder Width	Max. Grade	Aggregate Base Required	Min. Asphalt Thickness	Zoning
Gravel	60 Feet	16 Feet	4 Feet	14%	4" Min.	N/A	AG
Asphalt	60 Feet	16 Feet	4 Feet	17%	4" Min.	1 ½" E-Mix	AG

Private drives shall have a maximum length of 2,000 feet, unless otherwise approved by the Director. The termination of any private drive shall include a cul-de-sac turn-around area with a minimum outside radius of forty (40) feet.

7. The private street easement shall be a cross-easement granting access to all lot owners and any other contiguous property that requires access to such street in order to access a public street adjacent to the property developed as a Private Drive Subdivision.
8. Building setbacks are measured from the adjacent side of the private street easement line.
9. Gated entrances will be allowed only if the gate restricting access to the public provides adequate space outside the public right of way to provide for queuing of at least two standard vehicles in addition to a turnaround area.
10. Gated communities must provide approved access by emergency vehicles.
11. All streets within Private Drive Subdivisions must provide approved street name signs, traffic control signs, and lots within the Private Drive Subdivision shall display approved street numbers. No street within any private road subdivision may be connected to a private street within another private road subdivision.
12. A 50 foot non-buildable buffer shall be maintained around the perimeter of the subdivision.
13. A 100 foot non-buildable buffer shall be maintained adjacent to existing public streets that abut the subdivision.
14. Minimum lot width at the building line shall be 200'. Setbacks shall be the same as otherwise required in the AG district.
15. Streets, roadside ditches, cross-drain pipes, and required storm water management facilities shall be maintained entirely by either the individual homeowners or a homeowner's association. Protective Covenants containing provisions for maintenance of all installed subdivision improvements shall be included, and such shall be in form satisfactory to the Jasper County Planning Commission; such Protective Covenants shall be submitted for approval to Jasper County Planning Commission and upon its approval, recorded in the Clerk of Superior Court Office. Other drainage ways, drainage structures, lakes, and dams may be maintained by either a homeowner's association or the individual homeowners; provided however that such responsibility for maintenance must be specified in the Protective Covenants.

16. All other provisions applicable to the AG district shall apply to all private drive subdivisions except where in conflict with the provisions of this section.

3.03 Compliance with other standards required.

- a. Except as otherwise herein expressly provided, the owner must comply with all other provisions of the Jasper County Development Standards.
- b. The final subdivision plat must be certified by a Georgia Registered Land Surveyor, Georgia Certified Landscape Architect, or a Registered Professional Engineer, together with all other certifications otherwise required for other subdivisions constructed pursuant to other Articles of this ordinance under the applicable provisions of the Jasper County Development Ordinance. The engineering certification shall certify that the roads and other improvements within the subdivision comply in all respects with the requirements of this ordinance and other requirements of the Jasper County Development Ordinance applicable thereto.
- c. All surety requirements otherwise provided for the installation of improvements shall also apply to subdivisions under this Article.

First Reading: _____

Final Adoption: _____