

**RESOLUTION OF THE WHITFIELD COUNTY
BOARD OF COMMISSIONERS AMENDING THE
SITE DESIGN ORDINANCE**

Ordinance 2022- _____

WHEREAS, the Whitfield County Board of Commissioners adopted the *Site Development Ordinance of Whitfield County* on or about November 11, 2002, subsequently amending and restating the same on or about July 1, 2003 as *Whitfield County Site Design Ordinance*; 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 *Whitfield County Site Design Ordinance*, otherwise known as Chapter 14 of the Code of Ordinances of Whitfield County be amended by redefining public road design standards and driveway location requirements, 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. Delete Section 14-50 in its entirety and replace with the following:
Sec. 14-50. – Pavement standards (See STD 101, 102, 103)
2. Delete Sections 14-51(2)(b) through 14-51(2)(g) in their entirety.
3. Delete Section 14-87 in its entirety and replace with the following:
Sec. 14-87 – Driveway standards
(1) A commercial driveway shall not be located upon a shortcrest vertical curve or on a sharp horizontal curve. All commercial driveways should be designed and constructed so that motorists will have adequate sight distance in both directions along the road. A permit will not be issued for a commercial driveway when adequate sight distance is not available. Sight distance as used for commercial driveways should be measured from a point 15 feet from the edge of the edge of pavement at a height of three and one-half feet above the surface of the roadway to an object on the centerline of the road two feet above the surface of the roadway. The AASHTO, A Policy on Geometric Design of Highways and Streets shall be used to determine the minimum sight distances acceptable for permitting a commercial driveway.

The county engineer shall issue all commercial driveway permits and shall provide the inspection and enforcement regarding the proper installation of the same by the developer

(2) *Other driveways.*

(a) Utility driveways. Access to utility sites such as power substations, water tanks, or telephone service sites are to be permitted and should be treated much the same as a residential drive for design and sight distance. The vehicle must not reduce sight distance for driveways located along the same section of roadway. A utility driveway may or may not count as one allowed access point along an applicant's frontage, depending on the length of frontage and safety considerations.

(b) Farm use, logging, and mining driveways. These driveways are to be permitted by the department in a manner similar to a utility driveway. A logging driveway will usually be a temporary drive which will either be removed when the logging operation is completed or left in to become a farm use driveway. A mining operation may require a more substantial design to function properly.

(3) *Driveway spacing.*

(a) Single family minor subdivision (See STD 104)

(b) Mult-family minor subdivision (See STD 105)

(c) All major subdivisions are required to submit a scaled driveway spacing plan to the county engineer for approval.

- 4.** 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, and shall be applicable to all properties not already permitted under the previous regulations.
- 5.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.
- 6.** 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 December, 2022.

Jevin Jensen, Chairman

Barry W. Robbins, Vice Chairman

Greg Jones

Robby Staten

John Thomas

Attest:

Blanca Cardona, Whitfield County Clerk

**RESOLUTION OF THE WHITFIELD COUNTY
BOARD OF COMMISSIONERS AMENDING THE
SITE CONSTRUCTION STANDARDS AND
ROAD USE REGULATIONS**

Ordinance 2022- _____

WHEREAS, the Whitfield County Board of Commissioners adopted the *Site Construction Standards and Road Use Regulations of Whitfield County* on or about June 9, 2003; 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 *Whitfield County Site Construction Standards and Road Use Regulations*, otherwise known as Chapter 13 of the Code of Ordinances of Whitfield County be amended by eliminating the redundancy for public road design standards and driveway location requirements as currently outlined in Chapter 14 of the Code of Ordinances of Whitfield County, 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. Delete Sections 13-23 and 13-24 in their entirety.
2. 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.
3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.
4. 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 December, 2022.

Jevin Jensen, Chairman

Barry W. Robbins, Vice Chairman

Greg Jones

Robby Staten

John Thomas

Attest:

Blanca Cardona, Whitfield County Clerk

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

Ordinance 2022- _____

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 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)(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:*** _____

2. Delete Section 15-34(5) in its entirety and replace with the following:

(5) Adequate building sites. The buildable area of a lot is the remaining contiguous area available for the placement of a building or structure after the requirements of the Zoning Ordinance, the Flood Plain regulations, and any easements and site specific physical limitations have been observed. Each lot shall contain an adequate buildable area equal to a minimum of 70% of the total lot size or 4,356 square feet, whichever is greater.

3. Delete Section 15-36(1) in its entirety and replace with the following:

(1) The subdivider/developer shall provide adequate stormwater drainage in accordance with these regulations and those referenced in the Whitfield County Code of Ordinances Chapter 14 Article VI (titled Stormwater Management). The subdivider/developer shall also provide for adequate drainage of all surface water drainage.

4. 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.

5. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

6. 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 December, 2022.

Jevin Jensen, Chairman

Barry W. Robbins, Vice Chairman

Greg Jones

Robby Staten

John Thomas

Attest:

Blanca Cardona, Whitfield County Clerk

Whitfield County, Georgia

Design Standards Index

Construction & Engineering Standard Details (100)

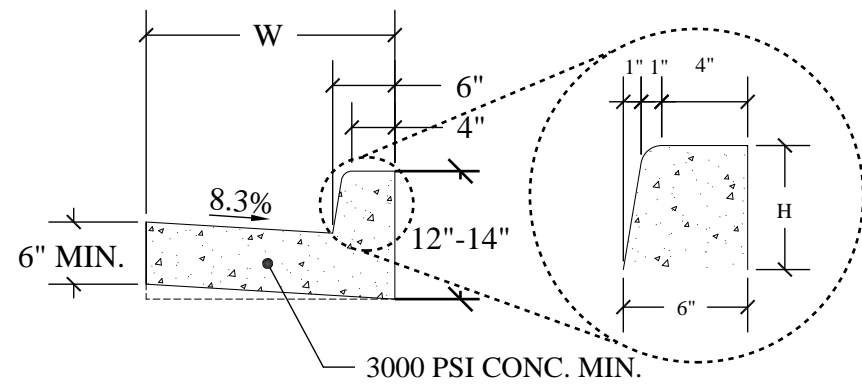
- 101 – Roadway Pavement Specifications, Curb & gutter Details
- 102 – Local Roads Typical Section
- 103 – Intersection Sight Distance Requirements
- 104 – Driveway Spacing Requirements for Single-Family Minor Subdivision
- 105 – Driveway Spacing Requirements for Multi-Family Minor Subdivision

Lot Design Standards (200)

- 201 – Adequate Building Area Requirements



			Cover Sheet Adopted: TBD
BY	REVISION	DATE	
INDEX			

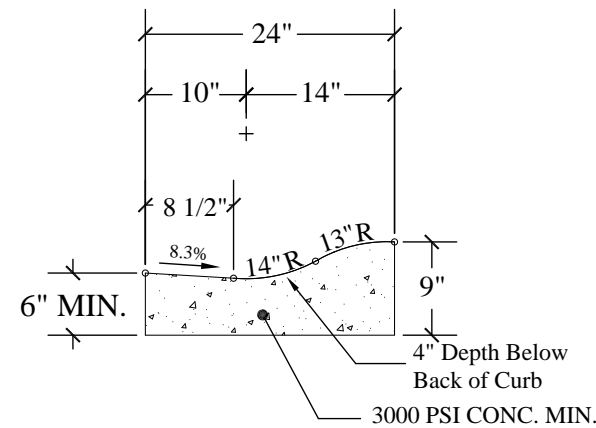


Type	H	W	Designation
2-A	6"	24"	6"x24"x12"
2-B	6"	30"	6"x30"x12"
3	8"	30"	8"x30"x14"

Typical Curb & Gutter Detail NTS

Notes:

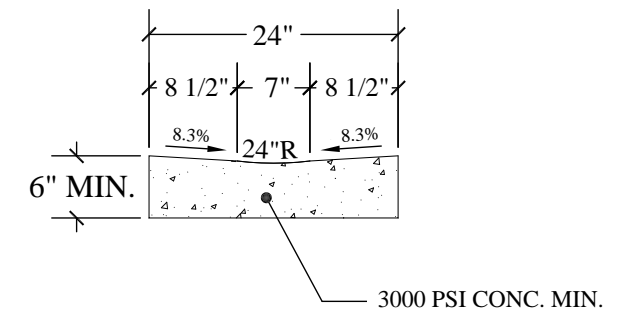
1. Construction Joints to be placed every 10 L.F.
2. Graded Aggregate Base to be placed under curb at a minimum thickness of 3.5" for Light Residential and 6" for commercial or modifications to existing County roads. The GAB shall extend beyond the back of curb at a minimum of 6".
3. All exposed surfaces are to be broom finished.
4. Gutter thickness may be increased to match paving course.



Rollover Curb Detail NTS

Notes:

1. Use of Rollover Curb requires the approval of the Whitfield County Engineer.
2. Construction Joints to be placed every 10 L.F.
3. Graded Aggregate Base to be placed under curb at a minimum thickness of 3.5" for Light Residential and 6" for commercial or modifications to existing County roads. The GAB shall extend beyond the back of curb at a minimum of 6".
4. All exposed surfaces are to be broom finished.
5. Gutter thickness may be increased to match paving course.



Valley Gutter Detail NTS

Notes:

1. Use of Valley Gutter requires the approval of the Whitfield County Engineer.
2. Construction Joints to be placed every 10 L.F.
3. Graded Aggregate Base to be placed under curb at a minimum thickness of 3.5" for Light Residential and 6" for commercial or modifications to existing County roads. The GAB shall extend beyond the back of curb at a minimum of 6".
4. All exposed surfaces are to be broom finished.
5. Gutter thickness may be increased to match paving course.

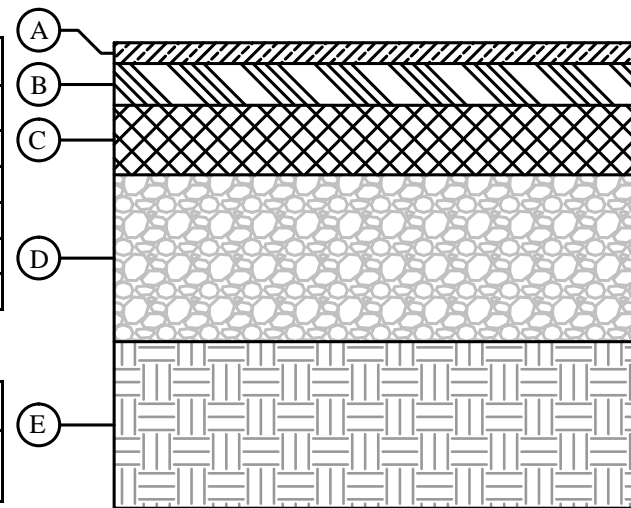
Type I Pavement Section: Light Traffic - Residential

	Material Type*	Minimum Thickness	Max Lift Thickness
A	9.5 mm or 12.5 mm SUPERPAVE	1.5"	2.0"
B	19 mm SUPERPAVE	2.0"	3"
C	25 mm SUPERPAVE	-	5"
D	Graded Aggregate Base	6"	6"
E	Upper 12" Soil Subgrade	12"	-

* Please Specify Group 1 or Group 2 Aggregate (Limestone or Granite)

Type II Pavement Section: Heavy Traffic - Commercial

Please submit a pavement design section using the design procedures outlined in the 1993 AASHTO Guide for Design of Pavement Structures to the Whitfield County Engineer's Office.



Pavement Notes:

1. Proof-Rolling of both subgrade and G.A.B. must be conducted with either a geotechnical engineer or County inspector present. Whitfield County Engineer shall be contacted 24 hours in advance at (706) 275-7552
2. Copies of the geotechnical engineer's reports are required to be provided to the County inspector. All reports must bear the seal and signature of a Georgia Registered Professional Engineer or Geologist
3. Core samples may be required by the County inspector based on field conditions and observations.

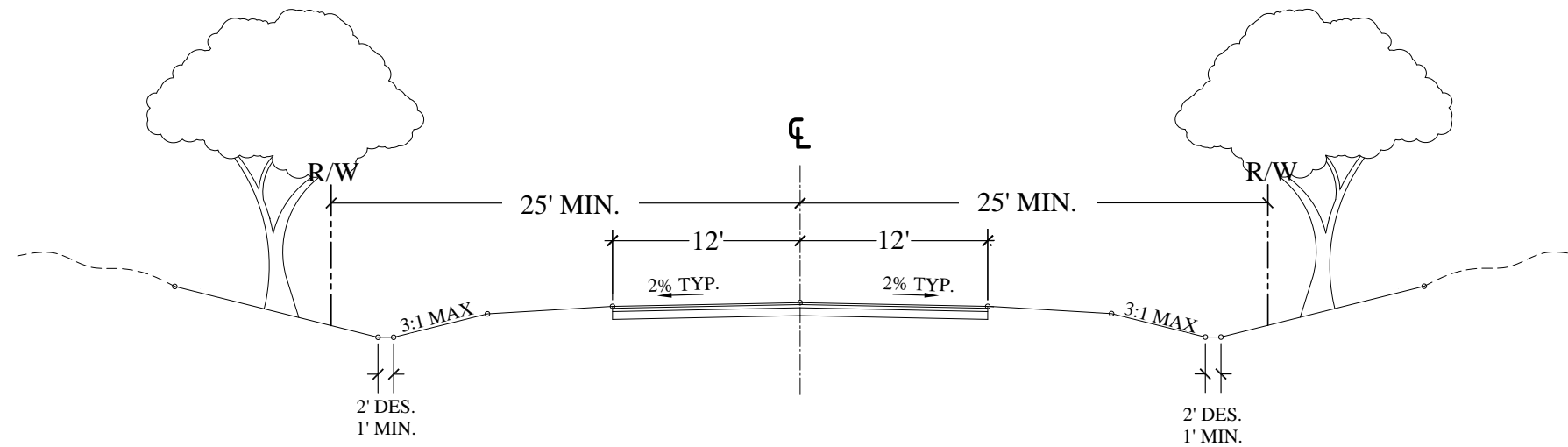


Roadway Pavement Specifications Curb & Gutter Details

Adopted: TBD

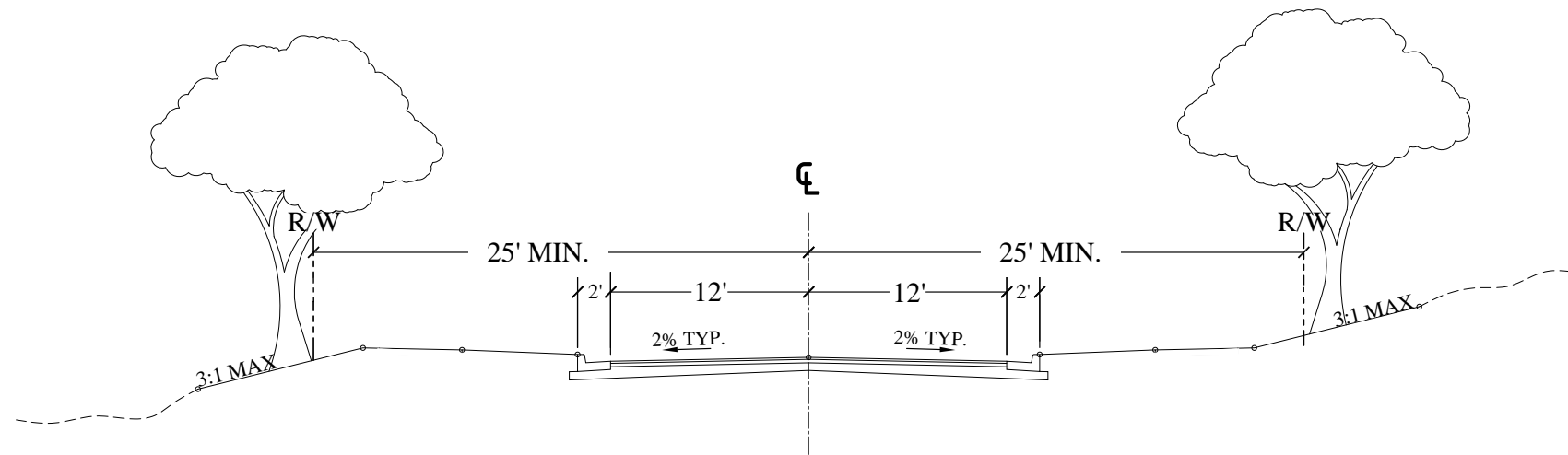
STD. 101

BY	REVISION	DATE
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Typical Road Section
NTS

Notes:
1. See STD. 101 for required paving section.



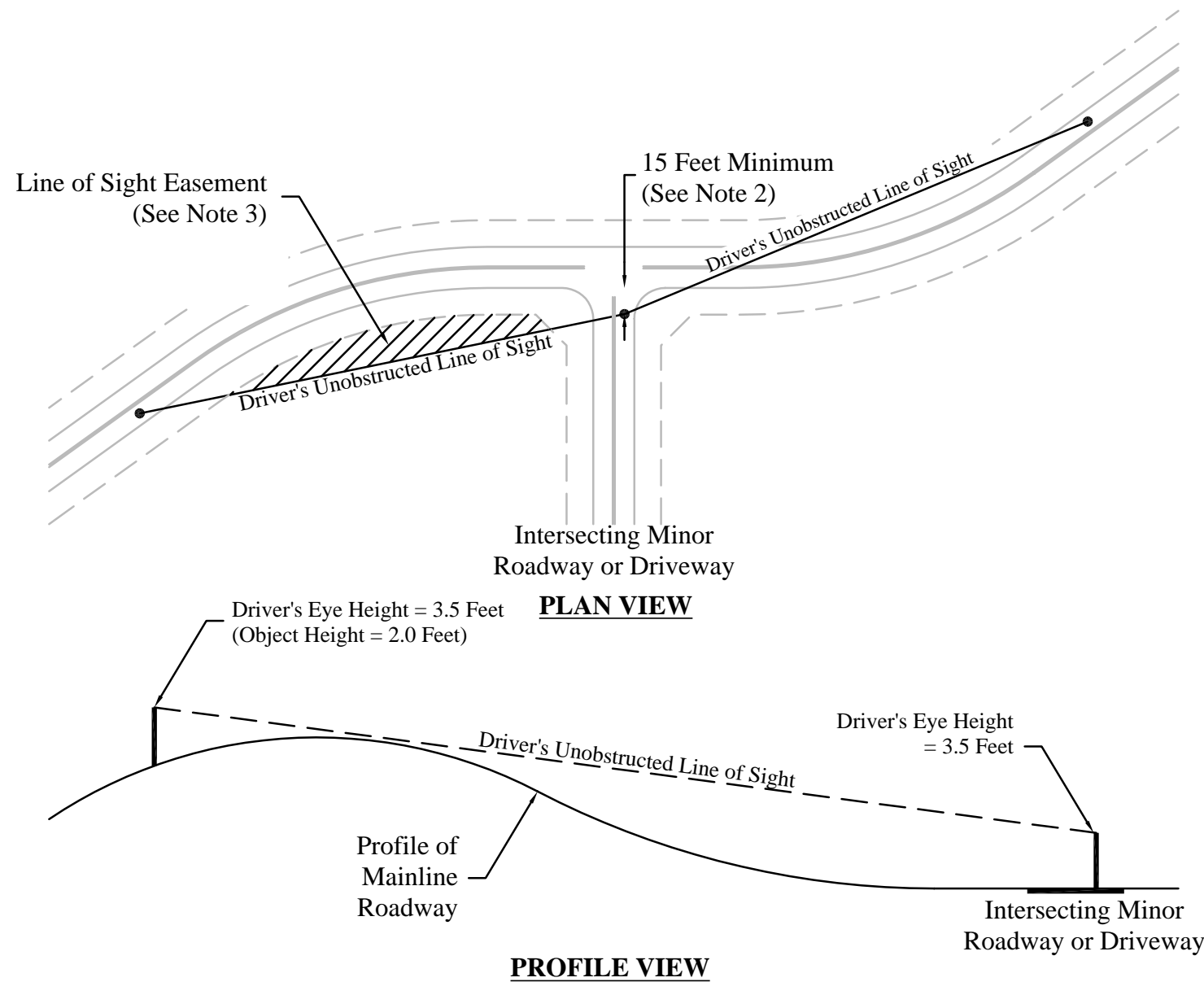
Typical Road Section - Curb & Gutter
NTS

Notes:
1. See STD. 101 for required paving section and Curb & Gutter Detail.

			Local Roads Typical Sections		
			Adopted: TBD		
			STD. 102		
BY	REVISION	DATE			

Design Intersection Sight Distance

- Case 1 - Left Turn from Stop
- Case 2 - Right Turn from Stop
- Case 3 - Crossing Maneuver



Design Speed or Existing Speed Limit (MPH)	Driveways	Street & Commercial Entrances		
	Stopping Sight Distance (FEET)	Case 1 (FEET)	Case 2 (FEET)	Case 3 (FEET)
15	80	170	145	145
20	115	225	195	195
25	155	280	240	240
30	200	335	290	290
35	250	390	335	335
40	305	445	385	385
45	360	500	430	430
50	425	555	480	480
55	495	610	530	530


Note: Intersection Sight Distance shown is for a stopped passenger vehicle to perform a maneuver onto a two-lane highway with no median and grades 3 percent or less. For other conditions, the time gap must be adjusted and recalculated for required sight distance.

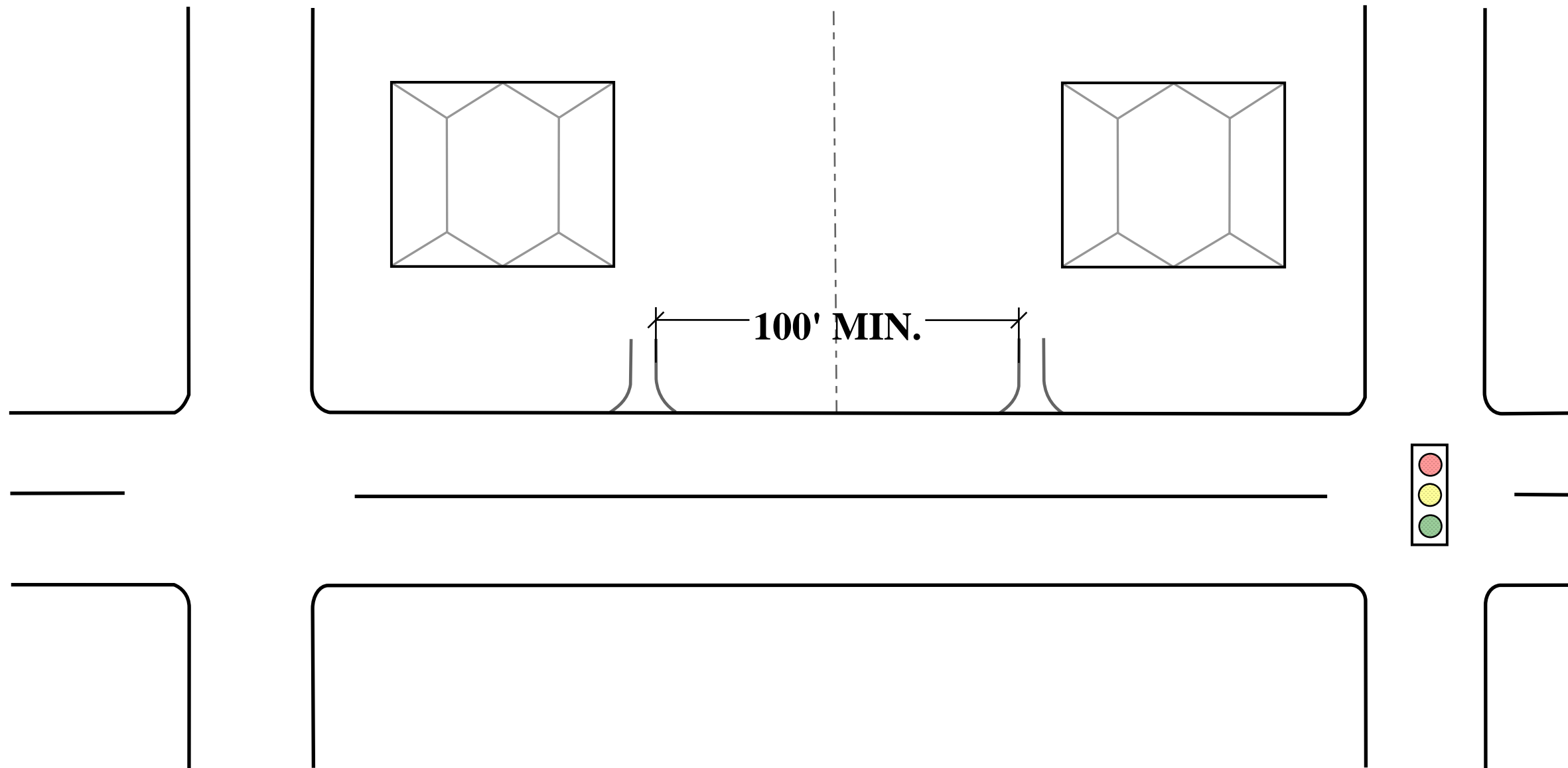
Adjustment Factors for Sight Distance Based on Approach Grade

Approach Grade (%)	Design Speed (MPH)									
	15	20	25	30	35	40	45	50	55	
-6	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.2	1.2	
-5	1.0	1.0	1.1	1.1	1.1	1.1	1.1	1.1	1.1	
-4	1.0	1.0	1.0	1.1	1.1	1.1	1.1	1.1	1.1	
-3 to +3	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
+4	1.0	1.0	1.0	1.0	0.9	0.9	0.9	0.9	0.9	
+5	1.0	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	
+6	1.0	1.0	0.9	0.9	0.9	0.9	0.9	0.9	0.9	

Notes:

1. Driver's eye height and object heights shall both be 3.5 feet for intersecting streets, commercial entrances, and 2.0 feet for residential driveways in determining proper sight distance.
2. The intersection sight distances provided are based on turning onto a two-lane highway and grades of 3 percent or less. For mainline roadways wider than two lanes, or stop bars located further back than the minimum, provide calculations for the additional lanes, medians, or length.
3. For roadway intersections where the entire unobstructed line of sight is not contained within the right-of-way, provide a "Line of Sight Easement" so that the line of sight will remain unobstructed.
4. The object height of 3.5 feet must be visible for the entire distance from the specified intersection sight distance to the intersection.


			Intersection Sight Distance Requirements		
			Adopted: TBD		
			STD. 103		
BY	REVISION	DATE			

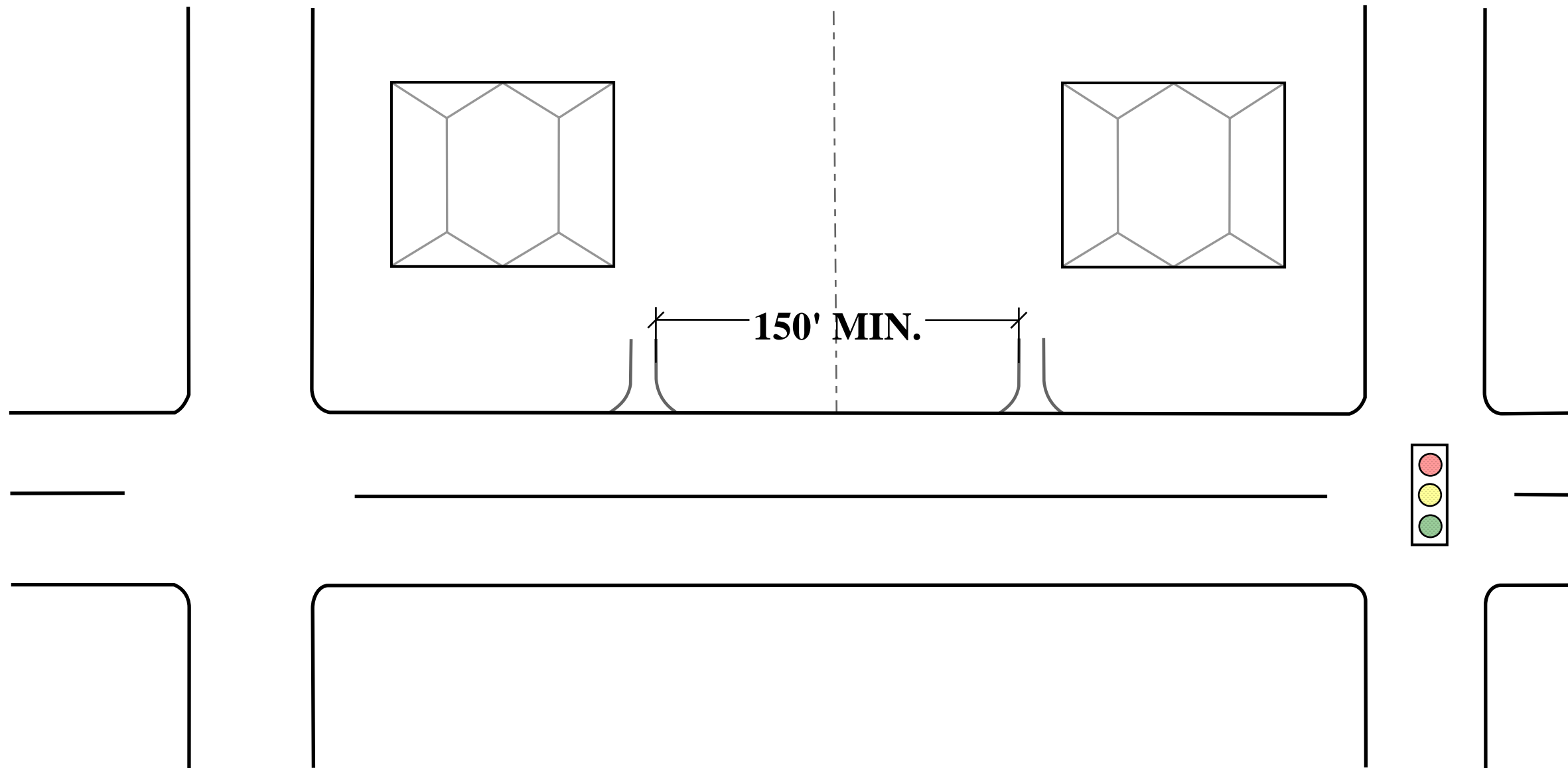


Minimum Driveway Spacing Requirements
Single-Family Minor Subdivisions Along Existing County Roadways

NTS

1. All Major Subdivisions shall submit driveway design and layout to the Whitfield County Engineer for approval.
2. Please refer to the Unified Zoning Ordinance to determine required setback distances for zoning districts.
3. Please contact Whitfield County Public Works Department for a residential or farm-use driveway Right-of-Way Encroachment Permit.
4. Please contact Whitfield County Engineer's Office for a commercial driveway Right-of-Way Encroachment Permit.


			Driveway Spacing Requirements Adopted: TBD
BY	REVISION	DATE	

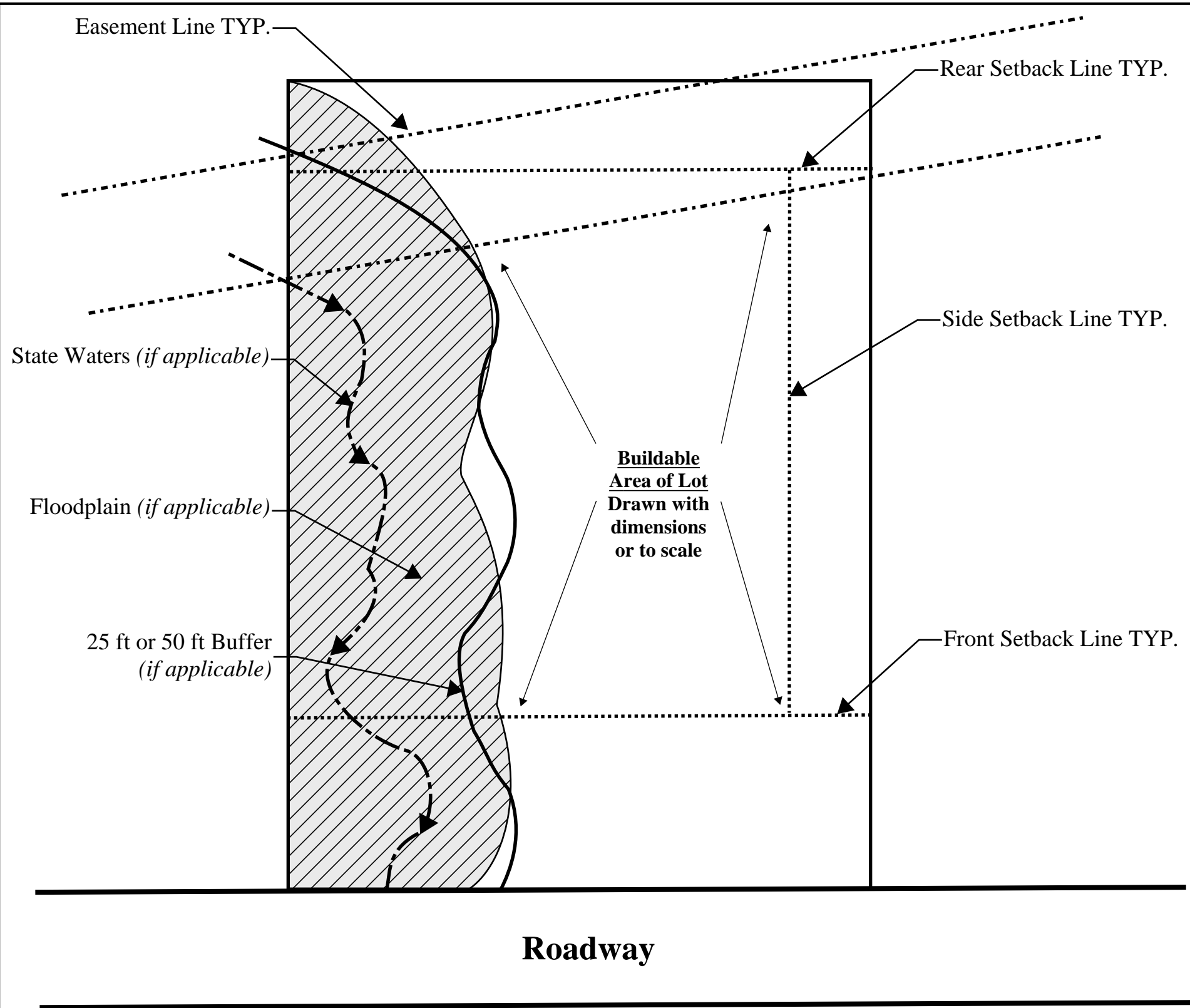


Minimum Driveway Spacing Requirements
Multi-Family Minor Subdivisions Along Existing County Roadways

NTS

1. All Major Subdivisions shall submit driveway design and layout to the Whitfield County Engineer for approval.
2. Please refer to the Unified Zoning Ordinance to determine required setback distances for zoning districts.
3. Please contact Whitfield County Public Works Department for a residential or farm-use driveway Right-of-Way Encroachment Permit.
4. Please contact Whitfield County Engineer's Office for a commercial driveway Right-of-Way Encroachment Permit.

			Driveway Spacing Requirements Adopted: TBD
BY	REVISION	DATE	
			STD. 105




Notes:

1. Please call Whitfield County Stormwater Department at (706) 281-1768 to verify state waters.
2. Please refer to the Unified Zoning Ordinance to determine required setback distances for zoning districts.

Definitions:

1. **Buildable Area:** The remaining contiguous area of a lot which may be built upon for the placement of a building or structure after the requirements of the Zoning Ordinance, the Flood Plain regulations, and any easements and site-specific physical limitations have been observed.
2. **Adequate Building Area:** The **Buildable Area** divided by the total lot area equals a minimum of 70% of the total lot area or 4,356 square feet, whichever is greater.

Adequate Building Area Required
NTS

			Adequate Building Area Requirements	
			Adopted: TBD	
			STD. 201	
BY	REVISION	DATE		