

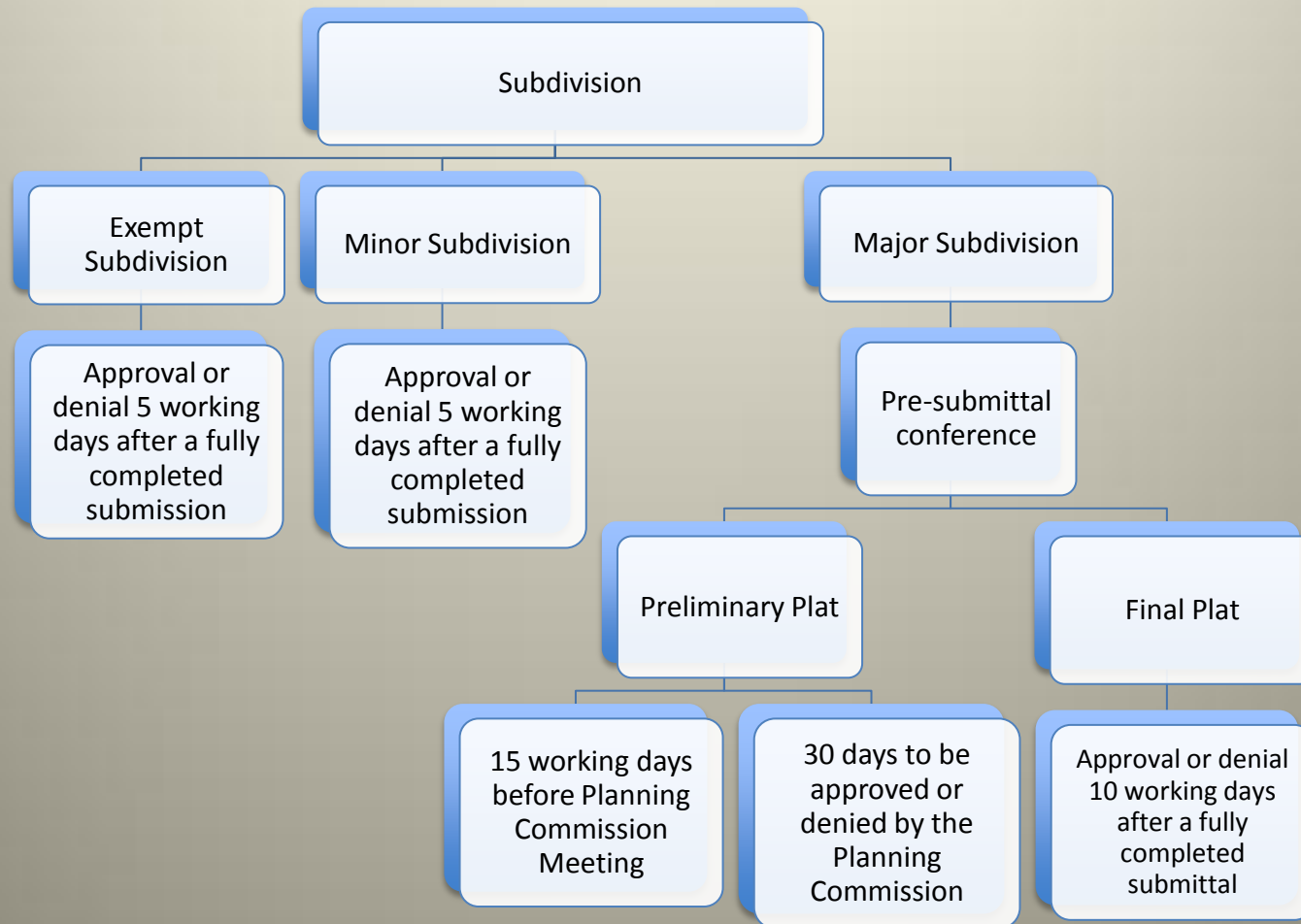
# Subdivision Types within Whitfield County and the City of Dalton

# Whitfield County

- Types of Subdivisions

- The division of a tract or parcel of land into two or more lots, building sites, or other division for the purpose, whether immediate or future, for sale, legacy, or building development, and includes re-subdivision and , when appropriate to the context, relates to the process of subdividing or to the land or area subdivided. For the purpose of the Whitfield County Subdivision Regulations, the definition of a subdivision is broken down into three subcategories as follows.
- Exempt
  - Division of land, which have the following characteristics are exempt from the subdivision regulations as set forth in this ordinance. Under such circumstances, the resulting lot dimensions must conform to the minimum lots dimensions specified in the Whitfield County Zoning Ordinance and/or the regulations of the Whitfield County Board of Health for On-Site Sewage Management systems:
- Minor
  - Any division of a lot or parcel into two or more lots, building sites, parcels, or other divisions (or redivisions of the same parcel which alters lot lines) which fronts upon an existing public or private road and which does not require any new or improved road, public water, sewer service, or other utility extensions, and which is not otherwise in violation of any provision of the Whitfield County Subdivision Regulations.
- Major
  - All subdivisions not classified as exempt or minor subdivisions.

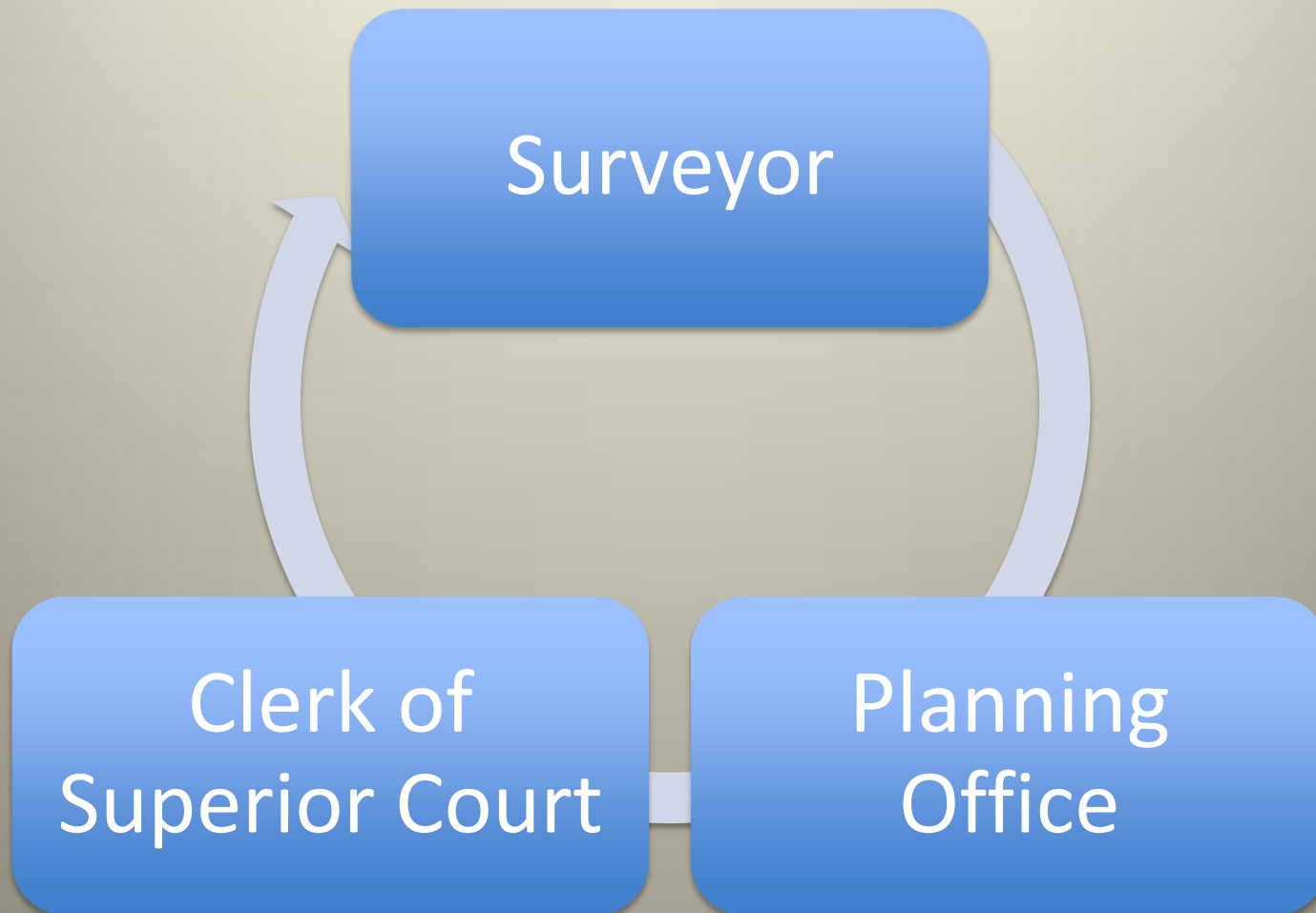
# Subdivision Submissions



# Exempt Subdivision Plat

- The division of land among heirs or beneficiaries in accordance with the Georgia Probate Code and approved by the Whitfield County Probate Judge.
- The sale of real property to adjoining landowner(s) for combination therein as a single parcel.
- The sale of a portion of an existing lot or parcel to an adjoining landowner for combination therein, provided that the donor lot or parcel thereafter is not less than three acres.
- The Acquisition of rights-of-way by any governmental unit, municipality, the Georgia Regional Transportation Authority (GRTA), or the Georgia Department of Transportation (GDOT).
- The division of a portion of a lot or parcel by the owner thereof solely for the purpose of placing said divided portion as collateral for a security instrument, provided the division meets at least one of the above described exemption requirements.

# Exempt Plat Circulation chart



# Minor Subdivision Plat

- Any division of a lot or parcel into two or more lots, building sites, parcels, or other divisions (or redivisions of the same parcel which alters lot lines) which fronts upon an existing public or private road and which does not require any new or improved road, public water, sewer service, or other utility extensions, and which is not otherwise in violation of any provision of the Whitfield County Subdivision Regulations.

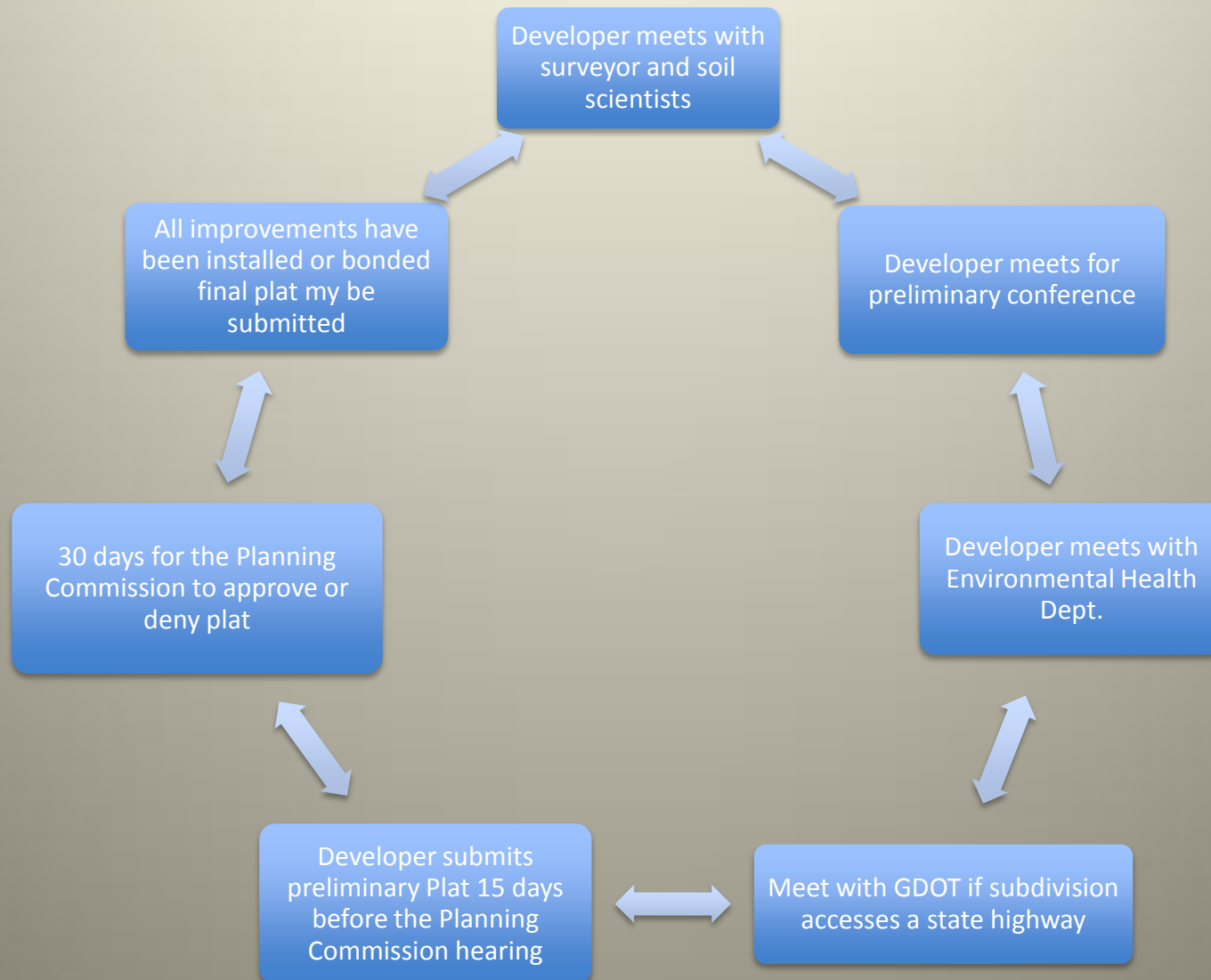
# Minor Plat Circulation Chart



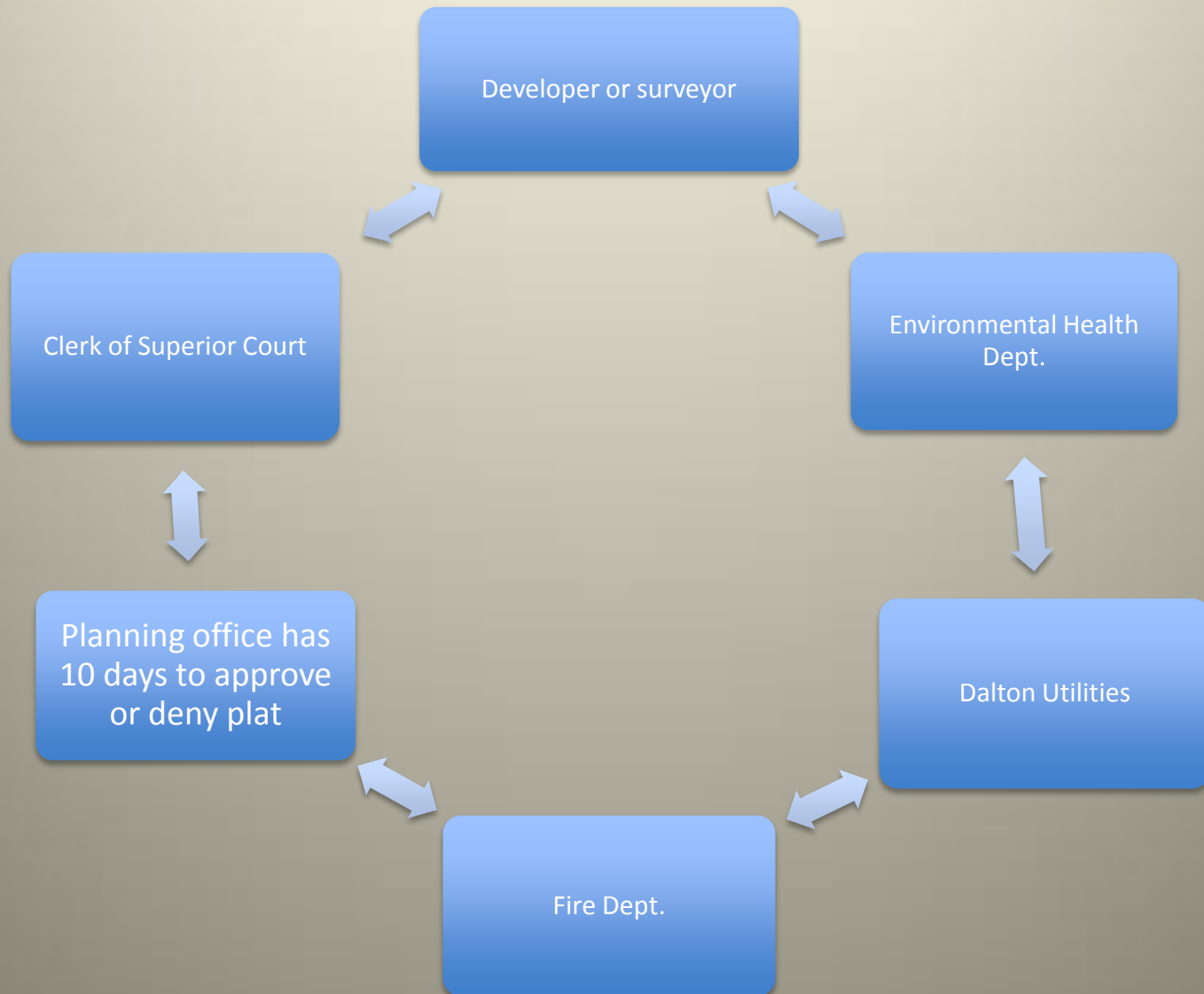
# Major Plat

- All subdivisions not classified as exempt or minor subdivisions.

# Major Preliminary Plat Circulation Chart



# Major Final Plat Circulation Chart



# City of Dalton

- Types of Subdivisions

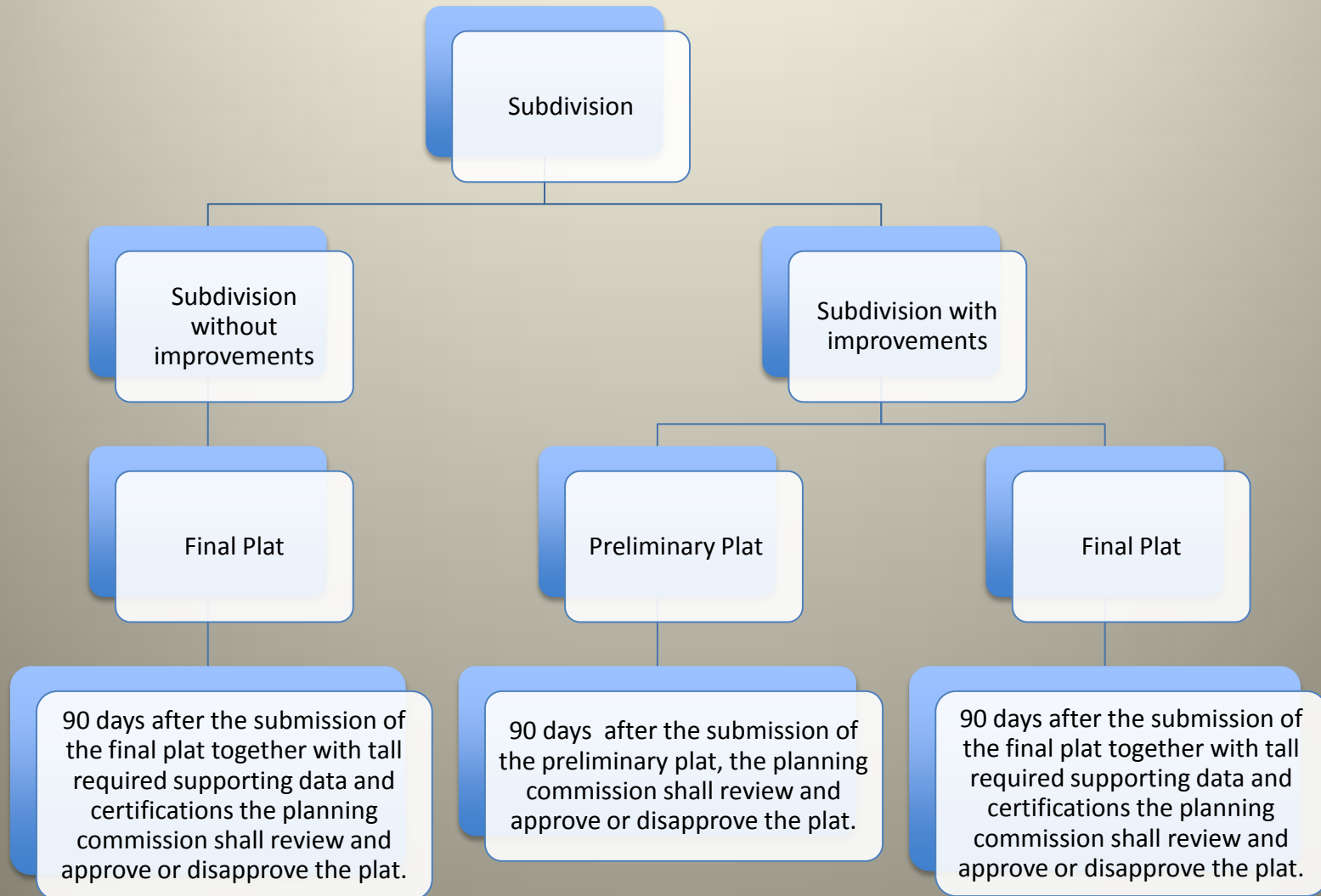
- Subdivision

- The division of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or building development, and includes all division of land involving a new street or a change in existing streets, and included resubdivision and, where appropriate to the context, relates to the process of subdividing or to the land or areas subdivided.

- Not defined as a subdivision

- The combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards set forth in these regulations.
    - The division of land into parcels of five acres or more where no new street is involved.
    - The transfer of property by the owner to a member of the immediate family to include within the fifth degree as established by the legal definition.
    - The transfer of unsubdivided land or the transfer of a lot of parcel of land established by deed or plat recorded in the office of the clerk of superior court prior to the effective date of these regulations.
    - The division of land among heirs by judicial decree.

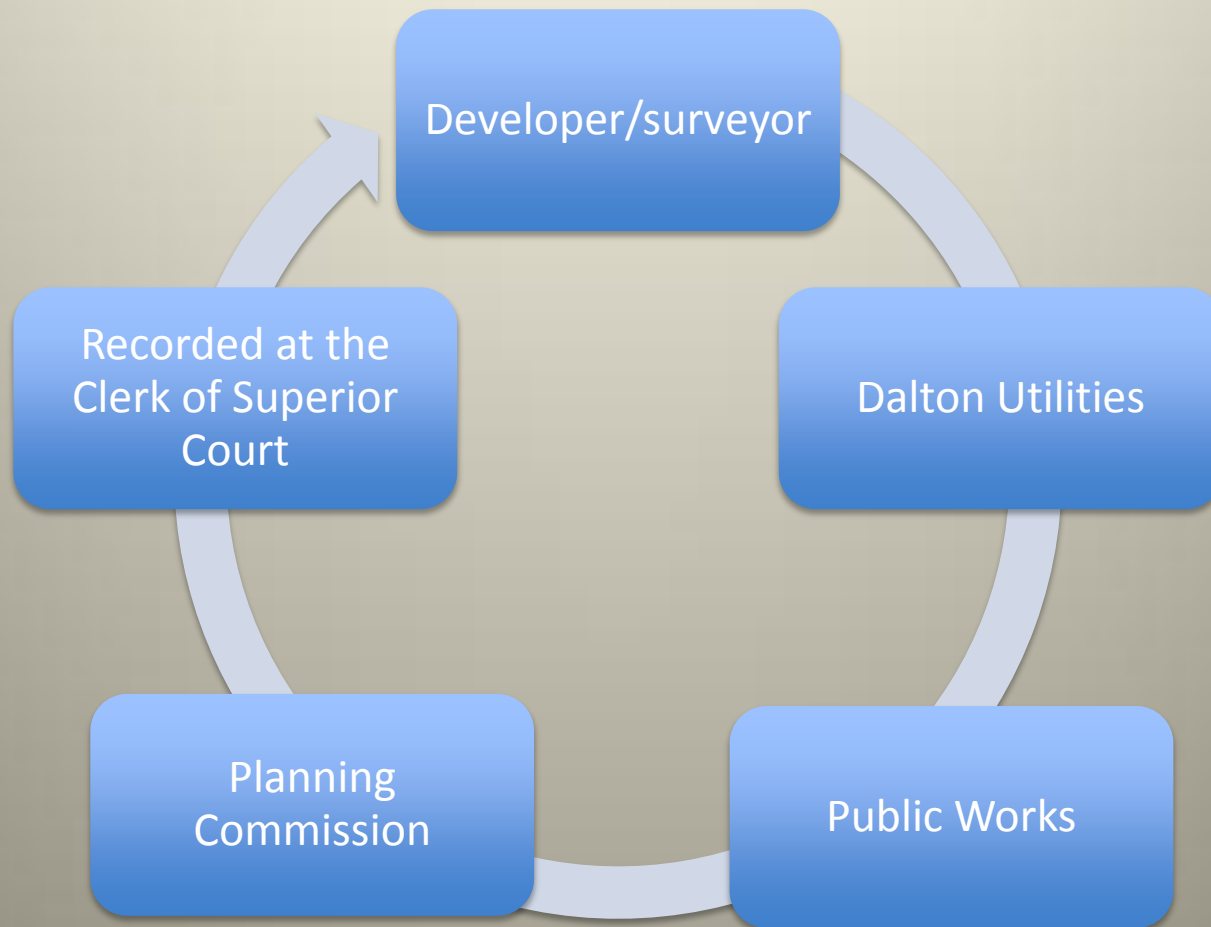
# Subdivision Submissions



Subdivisions which do not involve the platting, construction, or opening of new streets, sewer, or water facilities, or improvement to existing streets, shall be accepted by the planning commission in the form of a final plat. The final plat shall comply in all respects to these regulations.

- 90 days after complete submission of plat on or before the 20<sup>th</sup> day of the month prior to the month in which the subdivider desires action the Dalton – Whitfield Planning Commission shall approve or disapprove plat.

# Subdivision Circulation Chart

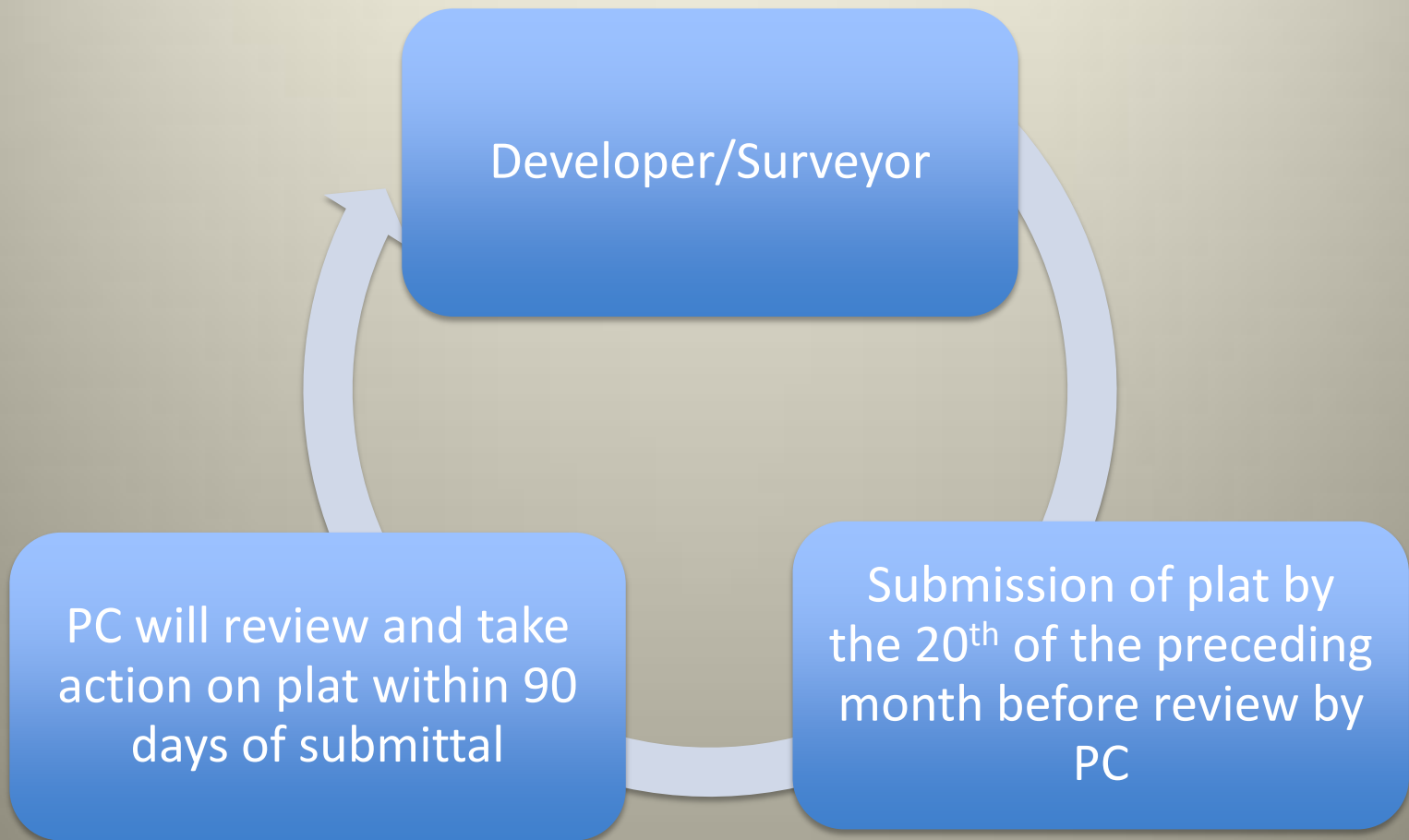


The Procedure for formal review and approval of a subdivision plat consists of two separate steps. These are approval of preliminary and final plats.

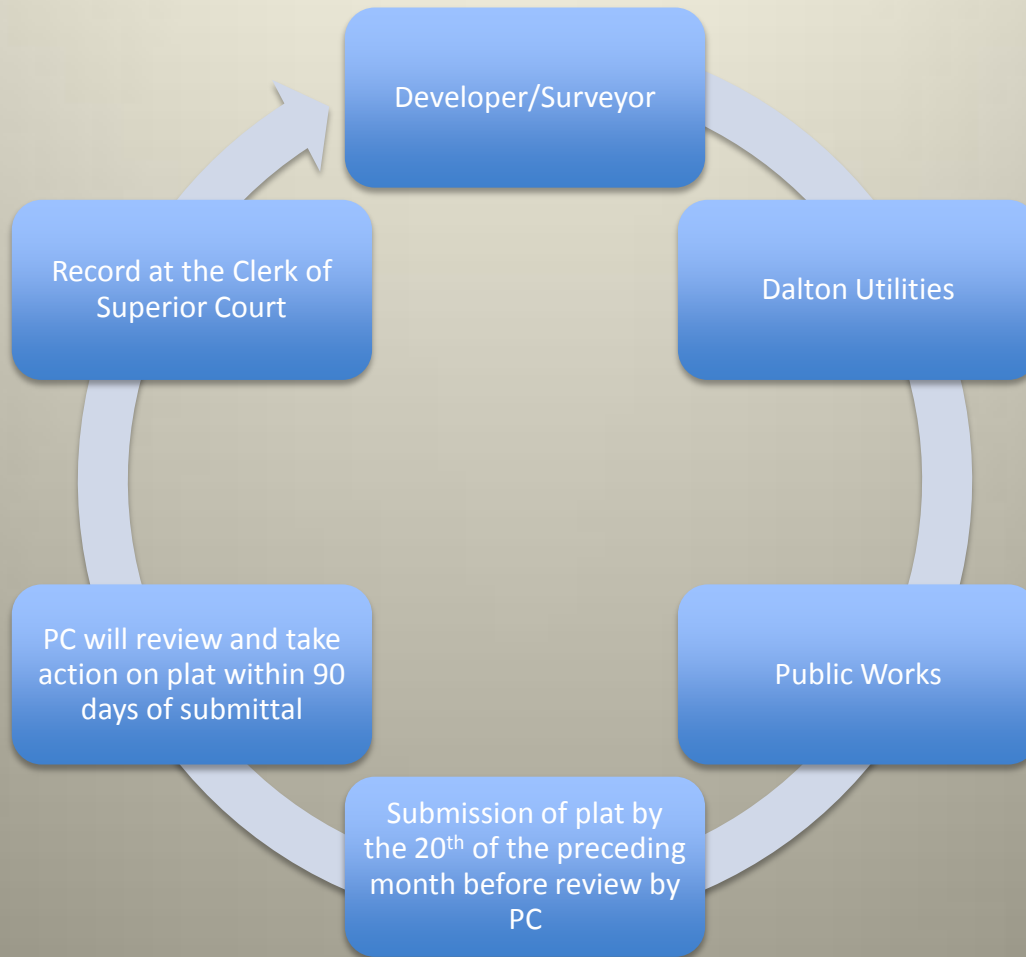
- Prior to making any street improvements or installing any utilities or selling any lots the developer shall submit to the planning commission a preliminary plat of the proposed subdivision prepared in accordance with the provisions of these regulations.
- After completion of the physical development, or proper arrangements for same, of all or part of the area shown on the preliminary plat as approved by the planning commission a final plat together with the required certificates shall be submitted to the planning commission for approval. This final plat when approved by the planning commission and duly signed becomes the instrument to be recorded in the office of the clerk of the superior court of the county.

If the subdivider plans to secure approval of his subdivision layout by the Federal Housing Administration, it is suggested that such approval be secured prior to the submission of a preliminary plat to the planning commission.

# Subdivision – Preliminary



# Subdivision - Final



# State Laws

- Development of Regional Impact (DRI)
- O.C.G.A. Recordation of Maps and Plats; Specifications

# DRI

- Applies to developments with 400 new housing lots or units and mixed use areas covering more than 120 acres.
- 5 days from receipt of DRI information form, the Regional Commission must evaluate whether the project qualifies for DRI Review.
- Pre-Review Consultation must take place within 10 days of receipt of the DRI Information form from the local government.
- 5 days after receipt of additional information in pre-review consultation Regional Commission (RC) must issue completeness certification.
- Within 5 days of issuing the completeness certification, the RC will provide a project summary for review and comment to all affected parties and other organizations.
- DRI review process will be completed in 30 days after completeness certification has been issued.

# O.C.G.A. Recordation of Maps and Plats; Specifications

- Requirements and specifications for all maps and plats to be recorded by the clerk of superior court shall follow all specifications located in O.C.G.A. 15-6-67.