

ORDINANCE NO. 2020-ORD-11

AN ORDINANCE OF THE CITY OF SOCIAL CIRCLE TO AMEND THE SUBDIVISION ORDINANCE TO PROVIDE FOR MANDATORY ACCESS POINTS FOR NEW SUBDIVISIONS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the governing authority of the City of Social Circle, Georgia is the Mayor and Council thereof; and

WHEREAS, the Mayor and City Council of Social Circle to desire to regulate the development of subdivisions within the City; and

WHEREAS, the governing authority of the City of Social Circle, Georgia desires to amend the Subdivision Ordinance to provide for minimum access points to new subdivision developments within the City to ensure connectivity, convenient movement of traffic and effective fire protection; and

WHEREAS, the health, safety, and welfare of the citizens of Social Circle, Georgia, will be positively impacted by the adoption of this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Social Circle, Georgia, and it is hereby ordained by authority of same, as follows:

Section 1. Section 4.3, Subsection (j) of the Subdivision Ordinance is hereby deleted in its entirety and replaced with the following:

“j. Street Access Connectivity.

i. Purpose. The arrangement of streets shall provide for the continuation of principal streets between adjacent properties when the continuation is necessary for convenient movement of traffic, effective fire protection, for efficient provision of utilities, and where the continuation is in accordance with the city's traffic plan.

ii. Minimum Access Points. All new subdivision developments shall have access to a collector street. The number of access points shall be as follows:

1. Subdivisions with up to 30 lots shall have at least 1 access point.

2. Subdivisions with 31-200 lots shall have at least 2 access points.

3. Subdivisions with 200 or more lots shall have at least 3 access points.

iii. Interconnectivity of Adjacent Properties. All subdivisions must provide stub connections to adjacent subdivisions to enable an integrated road network. If the adjacent property is undeveloped and the street must temporarily be a dead-end street, the right-of-way

shall be extended to the property line. A temporary T-or L-shaped turnabout shall be provided on all temporary dead-end streets, with the notation on the subdivision plat that land outside the normal street right-of-way shall revert to abutters whenever the street is continued. The mayor and council may limit the length of temporary dead-end streets in accordance with the design standards of this ordinance.

iv. Exceptions. Exceptions to this subsection shall only be allowed in conditions where it would be impossible or impracticable for the property owner to comply with this regulation. It will be in the discretion of the Mayor and Council to grant such exception.”

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3. It is hereby declared that if any phrase, sentence, or paragraph hereof shall be found or declared unconstitutional or invalid by a court of competent jurisdiction, the remaining phrases, sentences and paragraphs hereof shall remain in full force and effect as if enacted without the phrase, sentence, or paragraph declared unconstitutional or invalid.

Section 4. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed

SO ORDAINED this 17th day of November, 2020.




David L. Keener, Mayor

ATTEST:



Susan M. Roper, City Clerk

APPROVED AS TO FORM:



Anthony O. L. Powell, City Attorney
Powell & Edwards, Attorneys at Law, P.C.

Adopted by the City Council at a regular meeting on November 17, 2020.

4 Council members voting in favor

0 Council members voting against

0 Council members abstaining

John J.
Crowley