

LAND SUBDIVISION REGULATIONS
OF
THE CITY OF NORTH HIGH SHOALS, GA

March 12, 1990

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OF

THE CITY OF NORTH HIGH SHOALS, GEORGIA

ARTICLE I
GENERAL

Section 100. Short Title

This Ordinance shall be known and may be cited as the "Land Subdivision Regulations of the City of North High Shoals, Georgia."

Section 101. Jurisdiction.

These Regulations control the subdivision of land within the incorporated portions of North High Shoals, Georgia.

Section 102. Content

These Regulations require and regulate the preparation of Preliminary Plats and Final Plats for the subdivision of land; establish minimum design and construction standards for subdivision, streets, and improvements; set forth the procedures to be followed in applying these Regulations; provide penalties for violation of these Regulations; and set forth other matters pertinent to the development of land.

Section 103. Purposes

The various sections of this Ordinance are adopted for the following purposes, among others:

1. To encourage the development of an economically sound and stable community so as to help conserve and protect the natural, economic, and scenic resources of North High Shoals, Georgia.
2. To assure the provisions of required streets, utilities, and other facilities and services to new land developments to help prevent and reduce the traffic congestion and hazards which result from narrow or poorly aligned streets.
3. To assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian, and to help insure that all building lots will be accessible to fire fighting equipment and other emergency and service vehicles.

4. To encourage the provision of needed public open spaces and building sites in new land developments through the dedication or reservation of land for recreational, educational and other public purposes.

5. To help eliminate the costly maintenance problems which develop when streets and lots are laid out without proper consideration being given to the drainage characteristics of the tract of land at the time the land is being subdivided into streets and lots.

6. To assure adequate identification of property on the public records.

Section 104. Scope

Section 104.1 Applicability of Regulations

1. No person shall divide or subdivide or cause a subdivision to be made, by deed or map, of any parcel of land which is located within the boundaries of North High Shoals except in conformity with the provisions of these Regulations.

2. Any owner or developer of any tract of land situated within the municipality who subdivides same shall cause a plat of such subdivision, with reference to known or permanent monuments, to be made and recorded in the office of the Clerk of Superior Court of Oconee County, Georgia. No such plat of subdivision shall be recorded unless and until it shall have been submitted to and approved and certified by the Oconee County Planning Commission. No land shall be subdivided for residential use if it is not zoned for residential development as specified on the zoning maps of the City of North High Shoals.

3. These Regulations bear no relation to any private easement, covenants, agreement, or restriction, and the responsibility of enforcing such private easement, covenant, agreement, or restriction is not implied herein to any public official. When these Regulations call for more restrictive standards than those required by private contract, the provisions of the Regulations shall control.

Section 104.2 Administrative Approval of Certain Lots

The subdivisions listed below which meet all other requirements of this Ordinance and the City Zoning Ordinance, may be approved administratively by the Building Inspector or Mayor. Plats failing to comply with the provisions of these Ordinances, must be reviewed by the Mayor and Council acting as the Planning Commission.

1. The combination or recombination of portions of previously platted lots where the total number of lots is

not increased and the resultant lots comply with the standards of these Regulations and all other Ordinances and Resolutions of the City of North High Shoals.

2. The division of land into parcels of 1 acre or more which front onto public streets and where the resultant lots conform to the zoning ordinance of the City; provided that approval is secured from the health department in cases where septic tanks are intended to be utilized or other proper authority if central sewerage disposal is intended to be utilized.

3. The division of land into three (3) or fewer parcels with access by common driveway or easement having a minimum width of twenty-five (25) feet. Parcels may not be subdivided or resubdivided so as to exceed the three (3) lots on a private driveway or easement. The number of said parcels per easement or driveway may not be increased because of a wider easement or driveway or combination or tacking on of easement or driveways.

Section 105. Interpretation

The provisions of these Regulations shall be the minimum requirements for subdivision, preparation, and recordation of all plans and plats. Words used in the present tense include the future tense, except where the natural construction of the ordinance indicates otherwise; words in the singular number include the plural number, and words in the plural include the singular; "shall" is mandatory and not discretionary; "may" is permissive.

Section 106. Administration

Section 106.1. Administration

The Mayor and Council of the City of North High Shoals or its duly authorized representative(s) is hereby delegated to administer this Chapter.

Section 106.2. Duties

The Mayor and Council shall perform its duties in respect to subdivision and re-subdivision in accordance with these Regulations.

Section 106.3. Consultation

In the performance of its duties, the Mayor and Council may call for opinions or decisions, either oral or written, from other departments and agencies in considering details of any submitted plat.

Section 106.4 Variances

The Mayor and Council is authorized to grant variances from the literal requirements of these Regulations in cases where the size, shape, or topography of a parcel prevents it from being designed to conform to these Regulations.

Section 106.5 Subdivisions with Prior Approval

Subdivisions which received preliminary plat approval prior to the adoption of these Regulations shall be allowed to continue development according to said preliminary plat under the subdivision regulations in effect at the time the preliminary plat was approved. This provision shall expire one year from date after which all subdivisions shall conform to these Regulations.

ARTICLE II DEFINITIONS OF TERMS USED

Section 200. Definitions

The following words or phrases, when used in these Regulations for the purpose of these Regulations, shall have the meanings, respectively ascribed to them in this Section except in those instances where the context clearly indicates a different meaning:

1. Alley: A platted service way providing a secondary means of access to abutting property.
2. Building: Any structure having a roof supported by columns or walls, and intended for the housing or shelter of persons, animals, or chattels.
3. Building Height: The vertical distance measured from the average elevation of the proposed finished grade of the lot at the front building line to the highest point of the coping of a flat roof, to the average height level between eaves and ridge of gable, hip and gambrel roofs, and to the deck line in the case of a mansard roof.
4. Building Inspector: The Mayor or the authorized building inspector for North High Shoals, Georgia.
5. Building Line: The line established by law beyond which a building shall not extend as determined by front, side and rear yards herein.
6. Building Permit: A written permit issued by the Mayor or Building Inspector.

7. Building, Main: A building in which is conducted the principal use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be a main building on the lot which it is situated.
8. Condominium: Individual ownership of units combined with a joint ownership of common areas and/or facilities of the buildings and grounds.
9. City: The Mayor and Council of North High Shoals, Georgia.
10. City Council: The Mayor and Council of North High Shoals, Georgia.
11. Double Frontage Lot: A lot having frontage on two (2) streets as distinguished from a corner lot.
12. Dwelling: Any building or portion thereof which is designated or used for residential purposes.
13. Dwelling, Single Family: A building designed or occupied exclusively for residential purposes by one (1) family.
14. Dwelling, Two Family: A building designed or occupied exclusively for residential purposes by two (2) families living independently of each other.
15. Dwelling Unit: An enclosure of one or more rooms with separate bathroom and kitchen facilities designed and constructed as a unit for permanent residential occupancy by one (1) family.
16. Easement: A grant by a property owner of the use of land for a specific purpose or purposes by the general public, a corporation, or a certain person or persons.
17. Engineer: A registered, practicing engineer, licensed by the State of Georgia.
18. Frontage, Lot: The distance for which the front property line of the lot and street line are coincident.
19. Frontage, Street: All the property on one side of a street between two (2) intersecting streets (crossing or terminating), or if the street is dead ended, then all of the property abutting on one side between an intersecting street and the dead end street.
20. Health Department: The Health Department duly authorized to perform health services in the City of North High Shoals.

21. Landscape Architect: A registered, practicing landscape architect licensed by the State of Georgia.
22. Lot: A parcel of land occupied or to be occupied by one or more main buildings and its accessory buildings with such open and parking spaces as are required by the provisions of these Regulations and having its frontage upon a public street or streets.
23. Lot Area: The computed ground area inside the lot lines.
24. Lot, Corner: A lot abutting upon two (2) or more streets at their intersection.
25. Lot Coverage: The computed ground area occupied by all buildings within a lot.
26. Lot Depth of: The mean horizontal distance between the front and rear lot lines measured in the general direction of the side lines of the lot.
27. Lot Interior: A lot other than a corner lot.
28. Lot of Record: A lot or parcel of land whose existence, location, and dimensions have been recorded in the office of the Clerk of Superior Court of Oconee County.
29. Lot Width: The horizontal distance across the lot measured at right angles to the depth of the lot at the center of the minimum front yard setback lines. This includes lots or parcels which do not meet the regulations set forth in this document if they were recorded prior to the adoption of these Regulations.
30. Official Map: The map approved and adopted by the Mayor and Council of North High Shoals which identifies such existing and proposed roads and streets in the City.
31. Open Space: A parcel or parcels of land or an area of water or a combination of both land and water within the site designated for development and designed and intended for the use and enjoyment of residents of the development or for the general public, not including streets or off-street parking areas. Open space shall be substantially free of structures, but may contain such improvements as are in the plans as finally approved and are appropriate for the benefit of residents of the development.
32. Owner: any individual, firm, association, syndicate, partnership, corporation, trust, or any other legal entity, having sufficient proprietary interest in the land sought to

be subdivided to commence and maintain proceedings to subdivide the same under these Regulations.

33. Parcel: A general term including all plots of land shown with separate identification on the Official Tax Appraisal Maps of Oconee County. Parcels may or may not be lots, depending upon whether or not such parcels are created as herein provided.

34. Paved-Way Width: The shortest distance as measured from curb face to curb face or, if without curbing, as measured from edge of pavement to edge of pavement.

35. Planned Unit Development: Any planned concentration which provides for innovative concepts in large-scale residential, commercial, or industrial development which enables economy in capital expenditures or utilities and streets and in subsequent maintenance.

36. Planning Commission: The Mayor and Council of North High Shoals acting as the City Planning Commission.

37. Plat, Final: The plat submitted to the Planning Commission for final approval and, subsequently, to be recorded with the Clerk of Superior Court of Oconee County.

38. Plat, Preliminary: The plat or layout of a proposed subdivision submitted to the Mayor and Council for approval prior to submission of the final plat.

39. Private Drive: A drive, serving as the exclusive access for not more than three (3) lots, which is not owned or maintained or intended to be owned or maintained by the City of North High Shoals.

40. Public Utilities: Water, gas, sanitary, and storm sewer, electrical, and communications lines, and facilities, and natural or improved drainage facilities.

41. Right-of-Way: Access over or across a particularly described property for a specific purpose.

42. Right-of-Way Line: The dividing line between a lot, tract or parcel of land and a contiguous right-of-way.

43. Shoulder: That portion of a street or road from the outer edge of the paved surface or the curb to the inside edge of the ditch or gutter or original ground surface.

44. Sidewalk: That portion of a street or road available exclusively for pedestrian traffic.

45. Street: A right-of-way for vehicular traffic whether designated as street, highway, thoroughfare, parkway, road, avenue, drive, expressway, freeway, boulevard, lane, place, circle, alley or otherwise. Various types of streets may be defined as follows:

A. Arterial: A public way which is used primarily for fast and heavy traffic flow; is of considerable continuity; and is used as a traffic artery for inter-communication among large areas.

B. Major Collector: A street which carries traffic from activity centers and minor collector streets to arterial streets and streets of high classification.

C. Minor Collector: Principal entrance streets to subdivisions and the main streets for circulation within a subdivision which serve a network of four (4) or more local streets. Minor collector streets are designed so that traffic circulation in a subdivision would cause such a street to be used as a link between local streets and major collector or arterial streets.

D. Local: A street used primarily in residential subdivisions for access to abutting properties as opposed to the collection and dispersion of traffic.

E. Cul-de-Sac: A local street with only one (1) outlet, closed and terminated by a vehicular turnaround.

F. Marginal Access: A street which is parallel to and adjacent to an arterial street or highway and which provides access to abutting properties and protection from through traffic.

46. Street Grade: The grade of the curb or centerline of a street measured at any point along the street.

47. Street, Public: A street which is owned or maintained by the City, County, or State Department of Transportation.

48. Street Width: The shortest distance between the lines delineating the right-of-way of a street.

49. Structure: Anything constructed or erected, the use of which requires a location on the ground, or attached to something having a location on the ground. Among other things structure includes buildings, mobile homes, walls, fences, billboards and advertising signs.

50. Subdivider: Any individual, firm, association, syndicate, partnership, corporation, trust, or any other

legal entity commencing or required by law to commence proceedings under these Regulations to effect a subdivision of land hereunder for himself or for another.

51. Subdivision: Any division of a tract or parcel of land into two (2) or more lots, building sites, or other divisions, for the purpose, whether immediate or future, of sale, legacy, or building development, and includes any division of land involving a new street, public or private, or a change in existing streets, and includes re-subdivision and where appropriate to the context, relates to the process and subdividing or to the land or area subdivided; however, the following are not included in this definition:

A. The combination or recombination or portions of previously platted lots where the total number of lots is not increased and the resultant lots comply with the standards of these Regulations and all other Ordinances and Resolutions of the City.

B. The division of land into three (3) or fewer parcels with access by common driveway or easement having a minimum width of twenty-five (25) feet. Parcels may not be subdivided or resubdivided so as to exceed the three (3) lots on any private driveway or easement. The number of said parcels per easement or driveway may not be increased because of a wider easement or driveway or combination or tacking on of easements or driveways. Exemptions under this provision shall be verified and indicated on the plat by either the Building Inspector or an officer of the Oconee County Planning Commission.

52. Surveyor: A registered, practicing surveyor, licensed by the State of Georgia.

53. Yard: A space on the same lot with a main building, such space being open, unoccupied, and unobstructed by buildings or structures from the ground upwards, except where encroachments and accessory buildings are explicitly permitted.

54. Yard, Front: An open, unoccupied space on the same lot with the main building, extending the full width of the lot and situated between the right-of-way line and the front line of building projected to the side lines of the lot. Covered porches, whether enclosed or unenclosed, shall not project into a required front yard. On corner lots, the front yard shall be considered as parallel to the street upon which the lot has its least dimension.

55. Yard, Rear: An open space on the same lot with the main building, such space being unoccupied except possibly by an accessory building, and extending the full width of the lot and situated between the rear line of the lot and the rear line of the main building projected to the side lines of the lot. On all corner lots, the rear yard shall be at the opposite end of the lot from the front yard.

56. Yard, Side: An open, unoccupied space on the same lot with a principal building or use, located between the building or use and the side line of the lot and extending from the rear line of the front yard to the front line of the rear yard.

57. Zoning Regulations: The zoning regulations adopted by the City of North High Shoals.

ARTICLE III
PROCEDURE FOR SUBMISSION OF PLANS
AND RECORDING OF PLATS

Section 300. Preliminary Plat

1. The subdivider shall have a registered landscape architect or engineer prepare a preliminary plat. The subdivider shall submit the preliminary plat to the Mayor and Council at least fifteen (15) days prior to the next regular meeting of the City Council. If the proposed subdivision includes or abuts on any part of the State Highway System, two copies of the proposed subdivision plat shall be forwarded to the appropriate office of the Georgia Department of Transportation for recommendation and approval as provided in O.C.G.A. 32-6-151.

2. Not less than five (5) copies of the preliminary plat shall be submitted to the Mayor and Council. The Mayor and Council may consider comments of the City engineer or consultant in approving or disapproving the preliminary plat or approving it with modifications, noting thereon any changes that will be required. One copy of the approved or modified plat shall be returned to the owner and one copy to the Planning Commission, of Oconee County with the date of said approval or disapproval noted thereon.

3. The preliminary plat shall be approved, disapproved, or approved with modification within forty-five (45) days after the first meeting of the Mayor and Council after the plat has been submitted. If action is not taken within the said stated time, then the plat shall be considered approved and certified as approved on demand. However, the subdivider may waive this requirement. In the event the Department of Transportation recommends rejection or it fails to act within thirty (30) days from submission then the deadline for approval or disapproval of the plat by the City shall be no earlier than five (5) working

days after the next regular meeting of the City Council held more than five (5) working days after receipt of the Department's action or the expiration of the thirty (30) days without action. Approval of a preliminary plat shall not constitute approval of the final plat. Rather it shall be deemed an expression of approval to the layout submitted on the preliminary plat as a guide to the preparation of the final plat which will be submitted for approval of the City Council and recorded upon fulfillment of the requirements of the regulations.

4. At the time application for approval of the preliminary plat, the subdivider shall pay a fee in accordance with the schedule approved by City Council from time to time.

5. Upon approval of the preliminary plat, the owner shall obtain an engineering layout and profile of all proposed streets for the development prepared by a licensed professional engineer or landscape architect. No grading or clearing for construction of said streets shall commence until after written approval of the soil erosion and sediment control plan required by the City Soil Erosion and Sedimentation Control Ordinance and provided that said engineering layout and road profiles have been submitted for at least fifteen (15) days to the City.

Section 301. Final Plat

1. The final plat shall conform to the preliminary plat as approved except where special conditions make compliance to the preliminary plat impractical, and if desired by the subdivider, it may constitute only that portion of the approved preliminary plat which he proposes to record and develop at that time, provided, however, that such portion conforms to all requirements of these Regulations.

2. If the proposed water or sewerage system for a subdivision requires the approval of the Georgia Department of Public Health and/or the Georgia Water Quality Control Board, this approval shall be obtained prior to making application to the Mayor and Council for approval of the final plat. This approval shall be in writing and shall accompany the application for approval to the Mayor and Council.

3. The subdivider shall provide one of the following relative to the installation of required improvements (streets, utilities, etc):

A. A registered engineer's or landscape architect's report certifying that all improvements meet the requirements of these Regulations.

B. A security bond from a surety bonding company authorized to do business in the State of Georgia. The bond shall be payable to the Mayor and Council and shall be in an amount

sufficient to cover the entire cost, as estimated by the subdivider and approved by the Building Inspector, of installing all required improvements. The duration of the bond shall be for at least one (1) year.

C. A deposit of cash, or other instrument readily convertible into cash at a face value, either with the City or in escrow with a bank. The amount of the deposit

shall be at least equal to the cost, as estimated by the subdivider and approved by the Mayor, of installing all required improvements.

In the case of failure on the part of the subdivider to complete the specified improvements within the required time period, the bank or lending institution shall pay to the City immediately, and without further action, such funds as necessary to finance the completion of those improvements, up to the limit of the loan.

4. Unless a final plat is filed with the City within twelve (12) months after the approval of the preliminary plat or within an approved extension of time not to exceed twelve (12) additional months, the preliminary plat shall thereupon become void, and the subdivider shall be notified in writing. Not less than five (5) copies of the final plat shall be submitted to the City.

5. The final plat, if found to be in conformity with the requirements of law and of these Regulations, shall be approved by the City Council within a reasonable period of time, not to exceed thirty (30) days, following the submission of such plat. The Mayor shall be authorized to approve final plats in cases where there is an approved preliminary plat in effect for a subdivision, if such plat is in conformance with these Regulations. If such conformity is found, then the Mayor shall approve said final plat within seven (7) working days from the date of submission. If the final plat does not conform to the preliminary plat, the Mayor shall have the City Council review the final plat request.

6. An approved final plat shall be filed for recording in the Office of the Clerk of Superior Court within sixty (60) days after final approval thereof. Otherwise, such approval shall be withdrawn by the City and the plat marked void and returned to the owner. No Clerk of Superior Court shall file or record a plat of a subdivision until such plat has been approved by the City or its authorized representative.

7. The recording of plats of subdivision of land may operate to transfer, in fee simple with Warranty of Title, to the City those portions of such plat set apart for streets, alleys,

or other public uses or for future street widening. This recording may also operate to transfer to the City, any easement indicated on such plat to create a public right of passage over the same. The approval of a plat by the Mayor shall not be deemed to constitute or effect acceptance by the City of any street or other ground shown on the plan.

Section 302. Resubdividing.

Parcels which are combined or returned to acreage as shown on the Official Tax Appraisal Maps shall not be resubdivided except in conformance with all provisions of these Regulations.

ARTICLE IV
SPECIFICATIONS FOR PLANS AND PLATS

Section 400. Preliminary Plat

The preliminary plat, plainly marked as such, shall be submitted to the Mayor and Council showing the information listed below. The information contained in Sections 400.1 through 400.6 shall also be submitted as a part of the preliminary plat.

1. Proposed subdivision name.
2. Name and address of the record owner of the land proposed to be subdivided and the owner or proprietor of the subdivision and the Engineer or Landscape Architect.
3. Date, scale, and north arrow of map.
4. The location, width, and names of all existing or platted streets, easements, or other public ways or public use of land for future street widening within or adjacent to the subdivision, existing permanent buildings, railroad rights-of-way, natural water courses, flood hazard areas, utilities, and other important features.
5. Location and names of adjoining subdivisions or names of owners of adjoining lands.
6. Location of all building lines and location and dimensions of all easements.
7. Lot lines, lot and block numbers, and preliminary lot dimensions.
8. A statement of the proposed method of water supply, major drainage provisions, garbage collection, and proposed sewerage disposal plans to be reviewed by the county sanitarian or other authorized representative of the Department of Natural Resources if said systems are subject to inspection by the State Department of Natural Resources.

9. All parcels of land to be dedicated for public use and the conditions of such dedication.

10. Exact boundary lines of the tract with bearings and distances.

Section 400.1. Site Inventory and Topographic Map

Topographic map on a scale of one (1) inch representing one hundred (100) feet or less and contour intervals of five (5) feet or less, showing major water courses, marshes, rock outcrops, wooded areas, and other outstanding features.

Section 400.2. Vicinity Map

Location or vicinity map tying the subdivision into the present road system and relating the subdivision to its surrounding area.

Section 400.3. Overall Plan

General plan for the entire tract ultimately suitable for development. This layout is in addition to the more detailed data for the specific section of the tract to be considered immediately. This plan shall also show current zoning and anticipated requests for zoning changes.

Section 400.4. Site Data

1. Acreage in total tract.
2. Acreage in park or other land usage.
3. Average lot size.
4. Total number of lots.

Section 400.5. Sheet Size

Sheet size shall not exceed 36 x 48 inches nor be less than 8 1/2 x 11 inches. If the complete plat cannot be shown on one sheet, it may be shown on more than one sheet with an index map on a separate sheet of the same size.

Section 400.6. Certificate of Preliminary Approval

A Certificate of Approval of the Preliminary Plat by the City shall be inscribed on the plat as follows:

"Pursuant to the Land Subdivision Regulations of North High Shoals, Georgia, all the requirements of Preliminary Approval having been fulfilled, this Preliminary Plat was given Preliminary Approval by the City Council on _____, 19____.

This Preliminary Approval does not constitute approval of a Final Plat. This Certificate of Preliminary Approval shall expire and be null and void on (one year from preliminary approval):

_____ Date

_____ Mayor, North High Shoals

Section 401. Final Plat

Section 401.1. Application for Final Plat Approval

After the Preliminary Plat of a proposed land subdivision has been given approval by the City, the subdivider may, within one year from approval, submit to the City:

1. A request for review and approval of a Final Plat.
2. Five (5) copies of the Final Plat and other related documents as specified in Section 401.5.

Section 401.2. Review of Final Plat

The Mayor or other City designee shall check the Final Plat for conformance with the approved Preliminary Plat, and with the rules and provisions of these Regulations. If found to be in conformance with the approved Preliminary Plat, the Mayor or designee shall:

1. Approve the Final Plat, or
2. Ask for a review by the City Council.

If the Final Plat does not conform to the Preliminary Plat, the Mayor shall have the City Council review the Final Plat request. The request for Final Plat approval must be submitted at least fifteen (15) days prior to the City Council's regular monthly meeting.

A notation of the action shall be made on all prints of the Final Plat, including a statement of the reasons therefor if the Final Plat is disapproved. If action is not taken by the City within thirty (30) days after the first regular meeting of the City Council after submission of the Final Plat complete in all details required under this ordinance, the Final Plat shall be considered approved and a Certificate of Approval shall be issued on demand subject to other certifications that may be required by this ordinance. However, the applicant for approval may waive this requirement and consent to an extension of time.

A copy of the proposed Final Plat shall be submitted to City for review by the Mayor before acceptance of improvements or surety therefor. The Mayor shall have at least twenty (20) days

to review and check the improvements before taking action.

Section 401.3. Recording of Final Plat

Upon approval of the Final Plat, it shall be recorded in the office of the Clerk of Superior Court of Oconee County.

Section 401.4. Distribution

Six (6) prints shall be submitted to the City with other required materials comprising the final plat. After approval, two (2) prints shall be returned to the owner or proprietor of the subdivision for recordation in the precise form as approved. Four (4) prints with recording information included thereon, shall be retained and distributed as follows:

1. Tax Assessor, one (1) print.
2. Clerk of Superior Court, one (1) print.
3. County Building Inspector, one (1) print.
4. One copy of Final Plat shall be filed at City Hall.

Section 401.5. Content of Plat

The Final Plat shall be clearly and legibly drawn in permanent ink. Sheet sizes shall be 18 x 22 inches and where more than one sheet is required, an index map shall be required on the same size sheet. The Final Plat shall be required on the same size sheet. The Final Plat shall conform to and meet the specifications of the Preliminary Plat with the following additions:

1. Bearings and distances to the nearest existing street lines or bench marks or other permanent monuments (not less than three) shall be accurately described on the plat.
2. Municipal, County, and land lot lines accurately tied to the lines of the subdivision by distances and angles when such lines traverse or are reasonably close to the subdivision.
3. Exact boundary lines of the tract, determined by a field survey.
4. Name of subdivision, exact locations, widths, and names of all streets and alleys within and immediately adjoining the plat.
5. Street centerlines showing angles of deflection, angles of intersection, radii and lengths of tangents.

6. Lot lines with dimensions to the nearest one-tenth foot and bearings to the nearest minute.

7. Lots numbered in numerical order and blocks lettered alphabetically.

8. Location, dimensions, and purposes of any easements and any areas to be reserved or dedicated for public use.

9. Accurate location, material, and description of monuments and markers.

10. A statement, either directly on the Plat or in an identified attached document, of any private covenants.

Section 401.6. Revisions

No change, erasure, or revision shall be made on any preliminary or final plat, nor on accompanying data sheets after approval of the Mayor has been endorsed in writing on the plat or sheets, unless authorization for such changes has been granted in writing by the City.

ARTICLE V
IMPROVEMENTS REQUIRED AND DESIGN AND CONSTRUCTION
STANDARDS FOR ALL SUBDIVISIONS

Section 500. Improvements Required

Section 500.1. Streets

Subject to the provisions of Section 104. of Article I of these Regulations, the following street improvements shall be installed and provided by the subdivider and shall be indicated and conveyed or transferred and title shall vest in the City upon acceptance unless otherwise indicated on the plat.

1. Cross drains and catch basins as needed to provide proper drainage.

2. Curbs and gutters except in subdivisions where the average lot width is one hundred (100) feet or greater and at least one-half of the total number of lots in such subdivision have widths one hundred (100) feet or greater.

3. Street paving.

4. Street name signs of the quality and design used and approved by the City.

5. All traffic control signs specified by the City.

6. Street lights shall be installed at all intersections and at intervals no greater than 600 feet in length.

Section 500.2. Utilities

Subject to the provisions of Section 104. of Article I of the City Regulations, the improvements listed below are required. Where installed upon property within the City at the time of construction, all such improvements shall be dedicated and conveyed or transferred to and the title shall vest in the City unless otherwise indicated on the recorded plat of subdivision. Nothing contained in this Section is in any way intended to affect matter of litigation pending between the City and/or their agencies at the time of enactment of this Ordinance before courts of competent jurisdiction relating to the ownership of improvements required by this Section.

1. Sanitary sewer system with house connections to the property line for each parcel and lot; except in cases where septic tanks are approved. When a public sewer line is available within 1500 feet of said subdivision, the subdivision system shall be connected to said public sewer system.

2. Water distribution system either public or private. Where a public water supply system is proposed service laterals through the curb line for each parcel and lot, and fire hydrants shall be provided. When a public water line is available within 1500 feet of said subdivision, the subdivision system shall be connected to said public system.

3. Privately owned water systems serving more than three residences shall be subject to approval by State EPD and the City.

Section 500.3. General Improvements

Whenever and wherever conditions, as are caused or aggravated by reason of the subdivision of land hereunder, adversely affect the proper use or drainage of streets, highways, pedestrian ways, slopes or natural watercourses, or adversely affect the public health, safety or welfare, the following improvements may be required to be provided and installed by the subdivider:

1. On-tract and/or off-tract drainage or drainage structures necessary for the proper use and drainage of slopes, streets, highways, and pedestrian ways, or for public safety.

2. Erosion-control planting.

Section 501. Construction Standards

All improvements shall conform to standard specifications as set forth in these Regulations and in other applicable regulations of the City.

Section 501.1. Drainage

Natural drainage channels existing within a subdivision shall be retained and improved by the subdivider.

Section 501.2. Monuments

Permanent reference monuments shall be placed at block corners and other points such as street intersections and points of curve, lot corners, and tangent points and angle points and shall be marked with a solid iron rod or an iron pipe not less than one-half (1/2) inch in diameter, at least two (2) feet long, driven flush with the ground. Monuments shall be indicated on all plats. Removal of monuments and resetting by anyone other than a certified land surveyor is prohibited.

Section 501.3. Slopes

1. No existing or proposed cut or fill slope shall be steeper than two (2) horizontal units to one (1) vertical unit.

2. All fill slopes created for the purpose of street or home construction shall have a compaction of not less than 95 percent as determined by the established engineering practices.

3. All slopes created or existing within the subdivision or as a result of the subdivision development shall be planted or otherwise protected from erosion and failure.

Section 501.4. Streets

The improvement of all streets including existing streets, incorporated into the subdivision, shall conform to the following minimum standards:

1. Major collector streets have a minimum right-of-way width of not less than sixty-four (64) feet.

2. Minor collector streets and local streets shall have a paved way width of not less than twenty (20) feet and a minimum right-of-way width of fifty (50) feet.

3. Base and paving shall be one of the following types:

A. Type I: Three and one-half (3 1/2) inch compacted asphaltic concrete applied on a properly prepared sub-grade brought to a ninety-

five (95) percent compaction. A one and one-half (1 1/2) inch Plant Mix Asphalt Type "E" or "F" top wearing surface is to be applied on the base.

B. Type II: Four (4) inch crusher run stone base applied on a properly prepared sub-grade brought to a ninety-five (95) percent compaction. After priming a two (2) inch Plant Mix Asphalt Type "E" or "F" top wearing surface is to be applied to the base.

C. Type III: Soil cement base of a four (4) inch compacted thickness with a cement ratio in accordance with recognized practices as determined by the type of soil. After priming, a two (2) inch plant Mix type "E" or "F" asphalt top wearing surface shall be applied to a properly prepared sub-grade brought to a ninety-five (95) percent compaction.

4. Concrete curbs and gutters are required in subdivisions where the average street frontage per lot is less than one hundred (100) feet. Concrete curbs and gutters shall be constructed with three thousand (3,000) pounds per square inch at twenty-eight (28) day breaking strength, six (6) inches by twenty-four (24) inches, or Hollywood Type, six (6) inches by three (3) inches by twenty-four (24) inches with a tool joint spaced every ten (10) feet and an expansion joint spaced every fifty (50) feet.

Section 501.5. Private Access Drives and Private Roads

1. Private Access Drives

A. Private access drives shall be permitted to serve no more than three (3) residential lots where due to special problems created as a result of unusual platting configuration or as a result of special physical features the property could not otherwise be developed. No more than one (1) such drive shall be approved per subdivision development.

B. Private access drives shall be exempt from improvements, such as paving, etc., as required in Section 500.1. of this Ordinance, but same shall be at least 25 feet in width.

Section 501.6. Shoulder Requirements

The street right-of-way shall be graded at least eight (8) feet, measured from the back of the curb or edge of the pavement

on both sides of the street to provide space for installation of utilities, to prevent the encroachment of driveways into the street surface, and to provide walkways off the paved vehicular surface; provided, however, the City may waive this requirement in cases where the subdivider can demonstrate that the topography of the land being subdivided is such that compliance with this provision would be impractical.

Section 502. Design Standards

Section 502.1. Alleys

Alleys serving primarily residential lots are not required. Alleys with a minimum width of twenty (20) feet may be required at the rear of all lots designated for multi-family, business, and industrial use. Dead-end alleys are prohibited.

Section 502.2. Blocks

Blocks longer than twelve hundred (1200) feet or shorter than four hundred (400) feet between street intersections may be cause for disapproval of the preliminary plat.

Section 502.3. Lots

The size of lots shall conform to the minimum area and frontage requirements of the Zoning Regulations and the setback or building line and side yard shall conform to the minimum requirements of said Regulations; provided however, that no residential lot shall be created with an area of less than ten thousand (10,000) square feet or with less than fifty (50) feet of width except as hereinafter provided:

1. All lots approved under these Regulations shall front on a public or on a private access drive. Double frontage lots, however, may be cause for disapproval of the preliminary plat. However, double frontage lots may be utilized in order to provide separation of residential development from arterial or collector streets. Double frontage lots shall have no access easement along rear property lines to prevent access directly from the arterial or collector street.

2. Uninhabitable lots, such as lots or portions of lots subject to flooding or other uninhabitable lots shall not be platted for residential occupancy, unless such lot contains the minimum required lot area, for the zoning district in which it lies, above the flood level, provided access is above the flood level.

3. Each lot shall have usable vehicular access from its own lot frontage onto a public or private street, or a private access drive as allowed in these Regulations.

Section 502.4. Names

No existing subdivision names in the political area known as the City of North High Shoals, Georgia shall be duplicated.

Section 502.5. Reserve Strips

Reserving strips which control access to streets, alleys, and public grounds shall not be permitted unless their control is placed in the hands of the City.

Section 502.6. Slopes

No cut or fill slopes or existing unadjusted slope shall encroach closer than eight (8) feet from the curb back or edge of pavement on any street right-of-way within the subdivision. A slope between lots should be confined to the lower lot.

Section 502.7. Streets

The design and layout of all streets shall conform to the general highway map of Oconee County or portions or elements thereof for streets, highways, and pedestrian ways. In addition:

1. The street system in the proposed subdivision shall relate to the existing street system in the area adjoining the subdivision.
2. Design of streets where railroads, parkways, grade separations, or freeways are involved shall be subject to conditions imposed by the Mayor and Council as may be required by the circumstances in each case.
3. Street name signs of approved design shall be installed at all street intersections.
4. Each street or way which is the continuation of or approximately the continuation of an existing street or way shall be shown on the preliminary plat and final plat and shall be given the same name as such existing street or way. The proposed names of other streets or ways shown on the preliminary plat shall be submitted to the City for approval.
5. Where practicable, when a building or structure is erected on any land covered by these Regulations, the number assigned shall conform to the existing house numbering system.
6. Whenever a proposed subdivision abuts a road which is included in the state system of primary highways, an access road extending the full length of the subdivision along such

highway and providing limited access thereto may be required at a distance suitable for the use of the land between such access road highway.

7. Cul-de-sac or permanent dead-end streets shall be terminated by a turn-around, separated by the depth of one (1) lot from the exterior boundary or topographical boundary of the subdivision. Cul-de-sac streets shall not exceed one thousand (1000) feet in length unless otherwise approved the Planning Commission, and they shall terminate in a circular right-of-way with a minimum diameter of one hundred twenty (120) feet and a paved diameter of one hundred (100) feet.

Non-permanent dead-end streets may exceed one thousand (1000) feet in length, but shall terminate in a turn-around with a minimum right-of-way of ninety (90) feet in diameter.

8. A street grade exceeding ten (10) percent for collector streets and twelve (12) percent for local streets will be approved only when conclusive evidence shows that a lesser grade is impractical.

9. All street grades shall be no less than one-half (1/2) percent.

10. Grades approaching intersections shall not exceed five (5) percent for a distance of not less than forty (40) feet, measured from the nearest right-of-way line at the point of intersection.

11. Curved streets.

A. Curved local streets in comparatively level locations (i.e., a cross slope range of 0% to 8%) shall have a centerline radius of not less than two hundred fifty (250) feet, and in rolling and hilly terrain (i.e., a cross slope of over 8%) a centerline radius of not less than one hundred fifty (150) feet. The minimum sight distance for vertical curves on local streets shall be one hundred fifty (150) feet.

B. Curved collector streets in comparatively level locations (i.e., a cross slope of 0% to 8%) shall have a centerline radius of not less than three hundred fifty (350) feet, and in rolling and hilly terrain (i.e., a cross slope of over 8%) not less than two hundred fifty (250) feet. The minimum sight distance for vertical curves on collector streets shall be two hundred (200) feet, measured between two points four (4) feet above pavement level.

12. Between reverse curves, there shall be a tangent having a length of not less than the following:

A. Collector Streets - two hundred (200) feet.

B. Local Streets - one hundred (100) feet.

13. As far as is practical, all proposed streets shall be continuous and made to connect with existing streets without off-set. In all cases of off-sets, centerline jogs of less than one hundred twenty-five (125) feet shall not be permitted.

14. All street intersections and junctions shall be at right angles, unless otherwise approved for good cause by the City, but in no case shall they be less than seventy (70) degrees. In addition, at all street intersections and junctions, there shall be a sight distance of at least one hundred twenty-five (125) feet in all street directions, and the profile flattened at intersections to provide an area of not over five (5) percent grade extending at least forty (40) feet each way from the intersection.

Section 502.8. Utilities

1. Overhead utility lines shall be located along the front, side, and/or rear of property lines, or at such other locations as may be approved by the utility companies involved. Any

underground utilities shall be installed with the surface having the same compaction as that of the paved way and marked on the plat to indicate the location of the underground utilities.

2. The facilities for underground utilities such as sewer, water, and gas including sewer and water laterals to each lot line when laid in streets, shall be in place prior to final surfacing of streets. All facilities for utilities shall, where possible, be placed in easements provided for that purpose in the subdivision.

3. The subdivider shall install sewer mains and sewer laterals, extended to the property line of each lot, in accordance with accepted engineering practices.

4. In cases where public water and sewer services are not available, the minimum lot sizes shall conform to those set forth in the Zoning Regulations of North High Shoals.

5. Design criteria for storm drain facilities shall conform to accepted engineering practices.

Section 503. Driveways

Driveways shall have a slope of not more than seventeen (17) percent for a distance of ten (10) feet measured along the driveway centerline from the intersection of the centerline of the driveway and the edge of pavement or back of curb.

Section 504. Street Maintenance

A subdivider shall maintain and keep in good repair any streets constructed by him for a period of two years from the date of paving of same.

To insure the paving and maintenance required by these regulations, at the time of acceptance of the road, or security therefor, by the City for final plat approval, the subdivider shall provide a performance bond, from an acceptable surety licensed to do business in the State of Georgia, payable to the City in an amount not less than the cost, or estimated cost, as approved by the City or their authorized representatives of the paving of said street (s) and said bond shall continue for a period of at least two years from the date of paving. After the paving has been completed, the performance bond for maintenance of the street can be reduced to ten percent (10.0%) of the paving costs.

Section 505. Paving Time and Temperature

Said street(s) shall be paved within one year of final plat approval. Said paving shall be done within the times and temperatures recommended by the Georgia Department of Transportation.

ARTICLE VI
DEDICATION AND RESERVATION

Section 600. Streets

1. All land designated for street purposes or street widening shall be laid out and shown on the map of the subdivision and shall have provided therefore right-of-way not less than the widths specified in Section 501.4.

2. All streets which are designated as part of the general street or highway system of the City, or part, division, or section thereof, as amended, shall be coordinated with adjoining links in said system and dedicated at the same or greater widths.

Section 601. Drainage Easements

All drainage easements offered for dedication to public use shall have a minimum width of fifteen (15) feet, except under unusual circumstances, where a greater or lesser width may be

required and/or approved. The City may or may not accept an easement for drainage maintenance purposes over or along a creek or natural drainage channel.

Section 602. Utility Easements

Utility easements for electric and telephone service lines, sewage lines, water lines, or other such utilities located along rear lot lines or side lot lines or passing through a lot shall be at least fifteen (15) feet wide and seven and one-half (7 1/2) feet on each lot. No structure shall be built on such easement.

Section 603. Zoning

Nothing herein shall be construed to mean that any land may be set aside for commercial purposes in a residential district without the land so required for commercial uses being zoned appropriately in accordance with the Zoning Regulations of North High Shoals.

ARTICLE VII
FINAL PLAT SPECIFICATIONS FOR SUBDIVISIONS

Section 701. The Final Plat shall Conform to and Meet the Specifications

The Final Plat shall conform to and meet the specifications of the Preliminary Plat with the following additions:

1. The Final Plat shall be clearly and legibly drawn in permanent ink on tracing cloth or other approved material. Sheet sizes shall be 18 x 22 inches and where more than one sheet is required, an index map shall be required on the same size sheet. The Final Plat shall show:

A. Bearings and distances to the nearest existing street lines or bench marks or other permanent monuments [not less than three (3)] shall be accurately described on the plat.

B. Municipal, County, and land lot lines accurately tied to the lines of the subdivision by distances and angles when such lines traverse or are reasonably close to the subdivision.

C. Exact boundary lines of the tract, determined by a field survey.

D. Name of subdivision, exact locations, widths, and names of all streets and alleys within and immediately adjoining the Plat.

- E. Street centerlines showing angles of deflection, angles of intersection, radii and lengths of tangents.
- F. Lot lines with dimensions to the nearest one-tenth foot and bearings to the nearest minute.
- G. Lots numbered in numerical order and blocks lettered alphabetically.
- H. Location, dimensions, and purposes of any easements and any areas to be reserved or dedicated for public use.
- I. Accurate location, material, and description of monuments and markers.
- J. A statement, either directly on the Plat or in an identified attached document, of any private covenants.
- K. The following certification:

1) An Engineer's, Landscape Architect or Surveyor's Certification directly on the final Plat as follows:

"It is hereby certified that this Plat is true and correct and was prepared from an actual survey of the property by me or under my supervision, that all monuments shown hereon actually exist or are marked as "future", and their location, size, type, and material are correctly shown; and that all engineering requirements of the Land Subdivision Regulations of North High Shoals, Georgia have been fully complied with."

By _____ Registration No. _____

2) An Owner's Certification, directly on the Final Plat as follows:

"Owner's Certification:

State of Georgia, County of Oconee

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, that all state and City taxes or other assessments now due on this land have been paid."

Agent _____ Owner _____

Date _____ Date _____

3) Certification of Dedication. A certification by the owner setting forth the description of the areas and improvements he dedicates to the public and the extent of the title which he is dedicating should be attached to the Final Plat.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (we) hereby certify that I (we) adopt this plan of subdivision, establish the minimum building setback lines, and dedicate, convey and warrant title to all street, alleys, walkways, and other open spaces to public use as noted.

Date _____, 19__

Owner

4) CERTIFICATION OF APPROVAL OF WATER SYSTEM directly on the Final Plat as follows:

I hereby certify that the community or public water supply and distribution sytem installed or to be installed, and/or the plans for private water supplies in the subdivision plat attached hereto meets the requirements of the Health Department.

Date _____, 19__

Health Officer

5) CERTIFICATION OF SEWER SYSTEM, directly on the Final Plat as follows:

I hereby certify that the community or public sewerage collection and disposal system installed or to be installed, and/or the plans for private sewage disposal system in the subdivision plat attached hereto meets the requirements of the Health Department.

Lot Number(s) _____

_____ is (are) not approved for private sewage disposal systems.

Date _____, 19__

Health Officer

6) CERTIFICATION OF APPROVAL OF STREETS AND UTILITIES, directly on the Final Plat as follows:

I hereby certify that the streets, utilities and other required improvements in this subdivision have been installed in an acceptable manner and meet all the requirements of the Land Subdivision Regulations of North High Shoals, Georgia.

Date _____, 19__

Signature of Mayor

7) CERTIFICATE OF APPROVAL FOR RECORDING, directly on the Final Plat as follows:

I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Subdivision Regulations of North High Shoals, Georgia, and that it has been approved by the City for recording the office of the Clerk of Superior Court of Oconee County, Georgia.

Date _____, 19__

Mayor, City of North High Shoals

8) NOTICE OF PRIVATE DRIVEWAY STATUS.

Any driveway or common use easement constructed under the aforesaid exemption shall be clearly marked or noted as such on a survey plat filed for recording and used in the description of said property. When more than two parcels are involved, a sign shall be posted at the public road where said driveway intersects stating clearly that said road is private and not maintained by the City. Said sign shall be of specifications approved by the City and shall have lettering of no less size than signs identifying City maintained roads.

9) FOLLOWING DRAINAGE NOTICE: NOTE: The City assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat.

ARTICLE VIII
CONSTRUCTION SCHEDULE

Section 800. Prior Approval

No construction activity of any kind including grading, installation of improvements, and building shall begin on any land subject to these Regulations without prior approval of the preliminary plat by the City.

Section 801. Grading

Grading operations may begin following approval of the preliminary plat.

Section 802. Inspections

Periodic inspection during the installation of the physical improvements in a subdivision shall be made by a duly authorized official of City to insure conformity with the approved plans and specifications. The subdivider shall notify the Building Inspector when each phase of installation is completed and ready for inspection.

Section 803. Sale and Transfer

No lot or parcel of land shall be sold or transferred or a building permit issued until the final plat, of which said lot or parcel is a part, shall have been approved and recorded as provided for in these Regulations.

Section 804. Building Permits

The Mayor or Building Inspector shall not issue any permit for the erection of any building or structure to be located in any subdivision, a plat whereof is required to be recorded pursuant to the provisions of these Regulations, until such plat shall have been admitted to record as provided for in these Regulations.

Section 805. Occupancy

No dwelling within the county may be occupied for dwelling purposes until all required utility installations, including the water supply and sanitary sewer systems, have been completed to the satisfaction of the County Health Office and the Mayor.

ARTICLE IX
VIOLATIONS, PENALTIES, AND AMENDMENTS

Section 900. Violations

In case of any violation or attempted violation of the provisions of these Regulations, the City's agents may institute any appropriate action or proceeding to prevent such violation or attempted violation.

Section 901. Penalty

1. Any owner or proprietor of any tract of land who subdivided that tract of land and who violates the provisions of these Regulations shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished as provided by the law.

2. Any subdivision hereafter established shall be designed, developed, and recorded in accordance with the provisions of these Regulations. Failure to comply with the Regulations herein shall result in the following:

A. The City shall not accept the subdivision, nor shall it improve, maintain, grade or pave any street within such subdivision unless such street shall have met the specifications described herein.

B. No public agency shall authorize the extension of water service, sewer service, or other publicly operated services into such subdivisions.

Section 902. Amendments

These Regulations may be amended from time to time by the City.

Before enacting an amendment to this Ordinance, the City shall hold a public hearing thereon, at least fifteen (15) days notice of the time and place of which shall be published in a newspaper of general circulation in Oconee County.

ARTICLE X
APPEALS

This Article is established to identify the procedure whereby any aggrieved party may appeal the decision of the Mayor, or any other party.

Section 1000. Appeal to the City Council.

Any party aggrieved because of the alleged error in any order, requirement, decision, or determination made by the

Mayor, or any other party in enforcement of this Ordinance, may appeal in writing to the Clerk of the City Council for and receive a hearing by the City Council for an interpretation of pertinent Ordinance provisions. In exercising this power of interpretation, the City Council may, in conformity with the provisions of this Ordinance, reverse or affirm any order, requirement, decision, or determination made by the Mayor, or any other party.

Section 1001. Appeal from the City Council

Any party aggrieved by any decision of the City Council may seek review of such decision by a Court of Record, as provided by law.

ARTICLE XI
LEGAL STATUS PROVISIONS

Section 1100. Repeal of Conflicting Ordinances or Resolutions.

All Resolutions or Ordinances and parts of Resolutions or Ordinances in conflict with this Ordinance are hereby repealed.

Section 1101. Severability

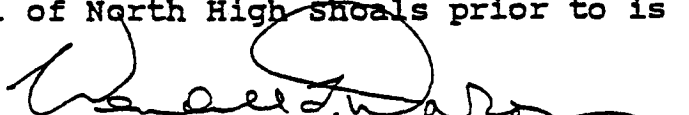
Should any sentence, section, subsection, or provision of these Regulations, or application of a provision of these Regulations, be unconstitutional or invalid, such declaration shall not affect or impair the validity of the remainder of said Regulations or the Regulations as a whole or any part thereof, other than the part of application so declared to be unconstitutional or invalid, and the -- declares that it would have adopted the remainder of said Regulations despite such invalid provision.

Section 1102. Conflict with Other Regulations.

Whenever the provisions of these Regulations and those of other ordinances or statutes apply to the same subject matter, that ordinance requiring the highest or strictest standard shall govern.

Section 1103. Legal Form and Sufficiency.

"This document has been approved as to its legal form and sufficiency by the legal counsel of North High Shoals prior to its adoption."


Attorney

Section 1104. Effective Date.

These Regulations will take effect and be in force immediately.

BE IT ORDAINED, by the Mayor and Council of the City of North High Shoals that the foregoing Land Subdivision Regulations be ordained, adopted, and enacted for the incorporated areas of North High Shoals, Georgia pursuant to the Home Rule Power of Cities granted under the Laws and Constitution of Georgia.

This Ordinance was submitted to the Oconee County Planning Commission on _____, 19__, and a public hearing was held on _____, 19__.

ADOPTED AND APPROVED, this 17th day of March 1990

CITY OF NORTH HIGH SHOALS

BY *J. M. Queen*
MAYOR

John Seibert
MEMBER OF COUNCIL

Joe E. Dickson
MEMBER OF COUNCIL

Clay Thomas
MEMBER OF COUNCIL

Jeff D. Thomas
MEMBER OF COUNCIL

Donald H. Cooley
MEMBER OF COUNCIL

ATTEST:

Sherry C. Sales
CLERK

CITY SEAL