

AN ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE

WHEREAS, following a public hearing and meeting advertised in accordance with O.C.G.A. §§ 36-66-4 and 50-14-1 *et seq.*, the Douglas County Planning and Zoning Board and Douglas County Board of Commissioners has considered and adopted various amendments to the Unified Development Code.

NOW, THEREFORE BE IT ORDAINED by the Douglas County Board of Commissioners that the Unified Development Code is amended as follows:

SECTION ONE

The text of Section 503(c) of Article 5 regarding Combining and Re-subdividing Lots in the Unified Development Code is amended to include the following as shown by the underlining of text:

503 (c) Combining and Re-subdividing Lots (Amended 02/2006)

The combination of lots for tax and other purposes must meet current Code requirements to be re-subdivided. There will be no zoning entitlements or permits issued on lots that do not meet the requirement of the Code. All re-subdivision of lots must follow the subdivision regulations of this Article. Lots created or combined without meeting the requirements of this Article will not be recognized as legal lots. The combination of lots for tax purposes and the re-subdivision of the same lots do not require the approval of the Board of Commissioners.

Prior to splitting or combining parcels, all of the following must be in place:

- *All delinquent property taxes need to be paid before parcels can be split or combined.*
- *The parcels to be combined must be contiguous (not split by a road) and cannot be separated by another parcel or a public right-of-way.*
- *Title to the parcels must have been obtained on the same deed and therefore be held in exactly the same name.*
- *To combine parcels not previously platted or without a survey described by metes and bounds, the petitioner must have a boundary survey describing the property as one parcel recorded by deed.*
- *If existing tax parcels/lots with a survey(s) are to be combined in their entirety, the combination can occur by deed with reference to each respective survey.*
- *Legal description(s) for the newly created parcel describing the property as one parcel recorded by deed.*
- *Parcels must be located in the same taxing district (Either City or County).*
- *All conditions of the Subdivision and Development Code are met and approved by Planning & Zoning.*

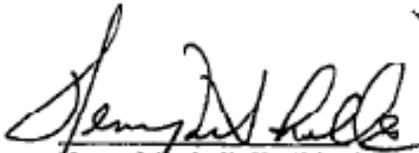
SECTION TWO

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

This ordinance shall be effective upon adoption.

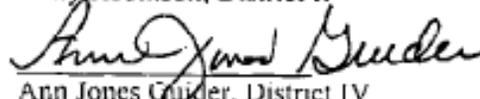
SO ORDAINED this 1st day May 2012.


Tom Worthan, Chairman

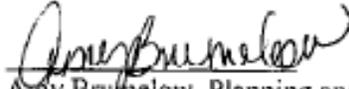

Henry Mitchell, III, District I


Michael Mulcare, District III

ABSENT
Kelly Robinson, District II


Ann Jones Guider, District IV

Attest:


Amy Brunelow, Planning and Zoning