

Errata # 7 Amend Article 8 Part 1 Section 130 and 140 to clarify exempt lots of 3 lots or less.

Section 130 Complete Application

- A. Applications are to be completed and all required fees for review of the preliminary plat, construction plans and final plat are to be paid when the plans are submitted.
- B. The Director may deem the application incomplete if:
 - 1. The application lacks required information;
 - 2. The Director requires any additions or corrections of information necessary to make an informed decision; or
 - 3. Fees are not paid, not sufficient, or the check was returned by the bank for insufficient funds.
 - 4. ~~The division of land into parcels of five (5) acres or more where no new street is involved.~~
- C. Failure to provide all information may result in delays and possible requirement of application re-submittal.
- D. Acceptance of plans by Walton County shall not constitute or guarantee any rights unless such plans are prepared in accordance with this ordinance.
- E. It is the responsibility of the applicant to ensure the completeness and accuracy of the plans and to submit payment of any required fees.

Section 140 Exempt Subdivisions

- A. For the purpose of this ordinance each of the types of activities described below shall be considered subdivisions but exempt from the procedures and required site improvement provisions of this ordinance:
 - 1. The combination of existing tracts, recombination, or reconfiguration of existing tracts or creation of tracts into of no more than three ~~two or more~~ buildable lots of record, ~~where the total number of lots is not increased~~. An Exemption Plat shall not be required for aggregations of properties for land assembly purposes where no building permit will be requested prior to issuance of a development permit.

2. The division among heirs or family members of land in the Agriculture District into lots greater than twenty acres each, or into three or fewer lots having a minimum lot size of five acres provided each lot meet the requirements of this ordinance.
 3. An amnesty lot recorded as a buildable lot of record at least ten days prior to the effective date of this ordinance but not reviewed and approved under the provisions of this ordinance, provided that:
 - a. The lot meets all requirements of an exempt subdivision contained in Section 140, Paragraph A of this Part.
 - b. The Exemption Plat is limited to one individual lot and no property that adjoins the lot is owned, or has been owned, by the applicant in whole or in part.
 4. The division of land into parcels of two acres five (5) acres or more where no new street is involved. (Must comply with Article 6- Rural Public Road Development.)
- B. Exempt subdivisions shall be drawn as an Exemption Plat in accordance with the Final Minor Plat standards of this ordinance and four copies shall be submitted electronically or two paper copies submitted in office with an application and appropriate fees to the Director for review and approval. Upon approval, the Director shall authorize the recording of the Exemption Plat with the Clerk of Superior Court of Walton County and grant the issuance of building permits pursuant to the codes and ordinances of Walton County.
- C. A Record Survey certified by a Land Surveyor currently registered in the State of Georgia shall be submitted to and approved by the Director showing the lot or lots in the exemption subdivision.
- D. The following standards apply to exempt subdivisions:
1. The subdivision or lot meets all requirements of this Ordinance and the applicant demonstrates that approval of the subdivision or lot will not create non-conformity to the requirements of this Ordinance on any other portion of the original property from which the lot was subdivided.
 2. The lot fronts on an existing public street.
 3. No extension of utilities or construction of public streets are required or provided. If public water exists or is extended as required in Article 10, Part 2, Section 120; fire hydrants will be required every 800 feet.
 4. The lot shall comply with the requirements of the water provider and Health Department, or sanitary sewer provider, as appropriate. If new utilities are required or existing utilities are being modified, the Health Department or sanitary

sewer provider, as appropriate shall certify approval of wastewater treatment service prior to approval of the Exemption Plat by the Director.

5. All slope and utility easements and necessary street right-of-way as determined by the Director on the basis of the Thoroughfare Plan shall be provided at no cost to Walton County.

PC ACTION 6/3/2021:

Errata #7 – Clarify exempt lots of 3 lots or less

This section is being amended to comply with the Minor Subdivision splits off the existing county road; this will also require fire hydrants every 800 feet if public water exists or is extended to these minor developments.

Recommendation: Josh Ferguson made a motion to recommend approval as submitted with a second by Wesley Sisk. The motion carried unanimously.