

Below are the proposed text amendments (in this case, additions only) to the Jasper County Code of Ordinances submitted for consideration by the Planning and Zoning Commission and the Jasper County Commission by Pete Malone in order to have long-time lease lots receive the same regulatory treatment as long-time fee simple lots relative to the lot of record definition the in zoning and development ordinance text.

Amendment 1:

Jasper County, Georgia – Code of Ordinances / Part II – Code of Ordinances / Chapter 105 – development Standards and Regulations / Article II. – Definition of Terms / Section 105-28. – General Definitions.

Lot of record means a lot which is part of a subdivision, the plat of which has been recorded in the office of the clerk of the superior court of the county; or a parcel of land described by metes and bounds, the plat or description of which has been recorded in said office; or a leased lot that has remained in a consistent configuration and has been depicted on the tax assessor's maps as a discreet parcel, with or without a recorded legal description, since the year 2000. If a portion of a parcel has been conveyed at the time of the adoption of the ordinance from which this chapter is derived, the remaining portion of the lot or parcel will be considered a lot of record.

Amendment 2:

Jasper County, Georgia – Code of Ordinances / Part II – Code of Ordinances / Chapter 119 – Zoning / Article I. – In General / Section 119-2. – Definitions.

Lot of record means a lot which exists as shown on a plat or described in a deed which has been recorded in the office of the clerk of the superior court of the county, or a leased lot that has remained in a generally consistent configuration and has been depicted on the tax assessor's maps as a discreet parcel, with or without a recorded legal description, since the year 2000.

Amendment 3:

Jasper County, Georgia – Code of Ordinances / Part II – Code of Ordinances / Chapter 119 – Zoning / Article VII. – Supplemental Regulations and Modifications / Section 119-379. – Area modifications and utility services for lots of record.

Where a lot of record at the time of the effective date of the ordinance from which this chapter is derived had less area or less width than herein required for the district in which it is located, said lot may nonetheless be used for a single-family dwelling, provided that all yard and other requirements of

the district are complied with. If two or more adjoining and vacant lots with continuous frontage are in a single ownership at any time after the adoption of the ordinance from which this chapter is derived and such lots individually are less than the lot width requirements for the district in which they are located, such groups of lots shall be combined and recorded as a single lot of conforming size and the lot or lots in one ownership shall be subject to the requirements of this chapter.

Prior to transfer of the fee title of a lease lot of record, the lease lot of record must satisfy the requirements of the Jasper County Health Department relative to water supply and sewage treatment.