



City of Piedmont Lot-Split Application

Lot-Split applications will be approved under the following conditions:

- The requested deed approval divides one tract of land into no more than two tracts, lots, or parcels;
- The lot-split does not create any unusable tract of land and does not landlock any parcel of land;
- The lots, tracts, or parcels of land created meet all applicable zoning ordinances pertaining to lot width, depth, and area requirements for the zoning district in which the land is located;
- All tracts, lots, or parcels remaining after or created by the lot-split shall abut on a public street and a public utility easement; provided, residential lots abutting on a public street and a public utility easement; provided, residential lots abutting on a private street which private street was constructed before January 1, 2005, may be eligible for a lot-split;
- Any tract of land shall only be eligible for one lot-split deed;
- Any subsequent subdivision of the original tract, lot, or parcel and/or the newly created tract, lot, or parcel shall comply with the applicable subdivision procedures, and shall not be eligible for this lot-split approval procedure.

The following documents need to be filed with Community Development and attached to this application (Planning Commission Chairman may request more information):

- Fee as determined on the fee schedule
- Attached Lot-Split Checklist
- Original or certified copy of deed to original tract showing book and page number of recording;
- Original of deed for lot split for which approval is sought;
- An original deed reflecting the description of the tract remaining after the lot-split plat;
- Certified survey showing boundary lines, improvements, easements, and rights-of-way for the property being divided by the lot-split plat; and
- Certified survey showing boundary lines, improvements, easements, and rights-of-way for the property remaining after approval of the lot-split plat.

Name of Applicant: _____

Address of Location of Lot-Split: _____

Legal Description of Location: Attached

Phone Number: _____ Current Land Use Zoning: _____

Chairman of Planning Commission

Date