

TOWN OF ELBERTA PLANNING COMMISSION

REQUEST FOR AN EXEMPT SUBDIVISION LETTER

I / We would like to request a subdivision exemption letter from the Town of Elberta Subdivision Regulations for the following type division to be made:

Applicant Name: _____ Phone Number: _____ Email: _____

Parcel Identification Number: 05-____-____-____-____-____-____-____-____-____-____

Parcel Identification Number: 05-____-____-____-____-____-____-____-____-____-____

Check the box showing which utilities are available:

Water: _____ Public Provider _____ Well

Wastewater: _____ Public Provider _____ Septic Tank

Check the appropriate box: SEE SECTION 4.2.2 EXECEPTION TO REQUIRED APPROVAL ATTACHED FOR ADMINISTRATIVE EXEMPTION. THE PLANNING AND ZONING FACILITATOR RESERVES THE RIGHT TO FORWARD ANY EXEMPTION REQUEST TO THE PLANNING COMMISSION FOR FURTHER REVIEW AND APPROVAL

_____ Family division – Please provide name of family members and their relationship for those receiving parcels being divided:

_____ The division of land into parcels of three (3) acres or more where each parcel subdivided has a minimum of 210' frontage on an existing publicly maintained street which has a minimum 60' right-of-way contiguous to the property being divided

_____ The division of land wherein the size of each and every resulting parcel of land equals or exceeds 20 acres including public right-of-ways and involves no street or other public improvements. Each parcel shall have access from an ingress/egress/ utility easement of a minimum of 50' in width

_____ A one-time split of a single parcel into 2 resultant parcels, if and only if, the parcel existed and has not been divided since November 20, 1991. Sufficient documentation of property status as of that date must be submitted along with request for exemption. Each resulting parcel shall meet the minimum lot size stated in zoning regulations (county or town) and if not zoned in Sec 5.6 (b) of the Town of Elberta Subdivision Regulations along with adequate ingress/egress /utility easement of no less than 30' in width from a publicly maintained right-of-way

_____ Common lot line movements are exempt from the regulations provided that zoning requirements are met for each resulting parcel, no parcels involved are to be sold and that adequate ingress/egress /utility easements of no less than 30' in width are provided from a publicly maintained right-of-way. If the lot line movement occurs within a platted subdivision, a new plat of the parcels involved in the movement must be recorded in the office of the Baldwin County Judge of Probate. If there is an active HOA for a subdivision, approval from same must be submitted prior to exemption. No common lot line movements are allowed within a Planned Unit Development (PUD)

ALL PROPERTY OWNERS MUST SIGN. IF CORPORATION, TRUST, ESTATE, ETC. PLEASE PROVIDE PROOF OF REPRESENTATIVE FOR PROPERTY:

_____ Owner / Date

_____ Owner / Date

_____ Owner / Date

RETURN FORM TO: CARYN WOERNER
TOWN OF ELBERTA
P.O. DRAWER277
ELBERTA, AL 36530

EMAIL ADDRESS: cwoerner@townofelberta.com
TELEPHONE: 251-986-6174

FORM DATE: February 27, 2019