

DRAFT

CHAPTER/ARTICLE/SECTION #: §8.3.1 (Minor Subdivision)

REASON FOR AMENDMENT: Address Approved Lots of Record within a 208 designated area with public water and/or sewer availability within the Urban/Suburban area.

DATE: September 7, 2010

PROPOSED AMENDMENT:

H. Lots of Record, Approved located within any 208 Water Quality Management Designation within the Urban/Suburban Area of the County:

1. One (1) lot may be subdivided from a Lot of Record, Approved (“Approved Lot”) without installing additional lateral lines, provided that the development complies with all other requirements of this Ordinance, when public water and/or sewer lateral lines are provided to the Approved Lot, and the Approved Lot is located within a 208 Water Quality Management Designation area within the Urban/Suburban Area of the County.
2. The property owner(s) shall sign a Certification Statement that there are no physical lateral connections provided to the new lot being created. The Certification shall be placed on the subdivision plat and signed by each property owner.
3. The following Certification Statement shall be placed on the plat and signed by the property owner(s):

“The property owner(s) of record hereby acknowledge(s) that the surveyed parcel has not been served by a lateral connection of public water/sewer lines. Recordation of this plat shall not be an implied or expressed consent of Charleston County and/or the public provider of the water and/or sewer or other omitted public improvement that the lot or other land divisions shown here on are capable of being serviced by on-site waste water disposal or public water/sewer systems.”

Property Owner(s) Signature: _____

Date: _____

Lot Description: _____

4. At the time of seeking a zoning or building permit the property owner(s) shall supply a document of certification from the Public provider that public water and sewer lateral connections are provided to the lot.
5. All lots created will comply with the density/intensity and dimensional standards for lots without public sewer/water, as there is no guarantee that these public improvements will be available.