

Exempt Subdivision. Any division of a lot or parcel into two (2) or more lots, building sites, parcels, or other divisions which has the following characteristics is exempt from the requirements of this ordinance (though such divisions may be subject to certain regulations contained within this and other ordinances, such as minimum lot size requirements, etc.):

- (a) The division of land between or among heirs or beneficiaries in accordance with the Georgia Probate Code and in connection with a pending estate administration in the Whitfield County Probate Court, as evidenced by valid Letters Testamentary or Letters of Administration;
- (b) The sale of all portions of an existing lot or parcel to one (1) or more adjoining landowner(s) for re-combination into one (1) or more adjacent lot(s) or parcel(s);
- (c) The sale of a portion of an existing lot or parcel to an adjoining landowner for combination therein, provided that the donor lot or parcel thereafter is not less than three (3) acres;
- (d) The acquisition of rights-of-way by any governmental unit, municipality, the Georgia Regional Transportation Authority (GRTA,) or the Georgia Department of Transportation (GDOT.)
- (e) The division of lots or parcels in which no lot or parcel created or left remaining from the donor lot or parcel is less than three (3) acres in size, provided that lawful access on existing public or existing private roads or access by an approved family easement exemption, as provided herein, is shown.
- (f) The division of a portion of a lot or parcel by the owner thereof solely for the purpose of placing said divided portion as collateral for a security instrument, provided the division meets at least one of the above described exemption requirements.