DRAFT AMENDMENT

Chapter 86. Land Development Regulations

The purpose of this amendment is to include language in the Land Development Regulations addressing property (boundary) line adjustments and vacation of lot lines, by amending the current definition of a boundary line adjustment; adding a definition for vacation of lot lines; and including language providing for review of documents to complete these processes.
THESE REGULATIONS APPLY THROUGHOUT ALL OF LOUISA COUNTY; and are proposed pursuant to Va. Code §§ 15.2-2285 and 15.2-2286.

Section 86-13 Definitions

Boundary line adjustment. The adjustment of the boundary line between two or more lots but not including any action which would result in a creation of additional building lots or the vacation of any street, alley, easement for public passage or other public feature. **Each parcel involved in a boundary line adjustment must, after adjustment, contain a portion of the preexisting area of such parcel.**

Lot line vacation. When two (2) or more lots are legally combined by vacation agreement, survey and/or deed creating one (1) larger lot.

Section 86-533 Boundary (Property) Line Adjustments and Vacation of Lot Lines

In accordance with State Code of Virginia, 15.2-2275, the boundary lines of any lot or parcel of land may be vacated, relocated or otherwise altered as a part of an otherwise valid and properly recorded plat of subdivision or resubdivision approved as provided herein and executed by the owner or owners of the land. The action shall not involve the relocation or alteration of streets, alleys, easements for public passage, or other public areas. No easements or utility rights-of-way shall be relocated or altered without the express consent of all persons holding any interest therein.

Alternatively, lot lines may be vacated by recording deed of vacation providing that no easements or utility rights-of-way located along any lot lines to be vacated shall be extinguished or altered without the express consent of all persons holding any interest therein. Each document shall be approved in writing, on its face, by the Board of Supervisors or its designee; and shall reference the recorded plat by which the lot line was originally created.