

26-2-5 Parks, School Sites and Other Public Places.

- (a) In all subdivisions other than Summer Home Subdivisions and subdivisions where there are no public streets, the Planning Commission may require the dedication to the County of not more than three (3%) percent of the gross area of the subdivision for parks, open spaces or other public uses in such location as approved by the Planning Commission as indicated on the approved preliminary plan.
- (b) Where it is determined that a greater amount of land is required for parks and open spaces to meet the Master Plan requirements for that area of the County, or a school site is required, the Planning Commission after so apprising the appropriate agency, shall so indicate the open space or school site requirements to the subdivider on the approved preliminary plan.
- (c) The subdivider, at the time of filing the final plat with the Planning Commission, must offer to sell at a fair market price to the County or other appropriate public agency, within one (1) year immediately following the recording of the final plat, any land so designated for school sites or any land designated for park or open space in excess of the three percent (3%) of land area required to be dedicated in accordance with Sub-section (a) of this Section.
- (d) If any such proposed public areas or school sites have not been purchased by the appropriate public agency within one (1) year after the recording of the final plat, such areas may be subdivided into lots and blocks in accordance with the requirements of this Ordinance.