

Incomplete submissions will not be accepted.

Applicant Data

Date of Application 12/3/18
 Name Huntersville planning department
 Address 105 Ailead Road, 3rd Floor, Huntersville, NC 28078
 Phone Number (home) 704-975-7000 (work) 704-975, 7000
 Email SSaumenig@huntersville.org

Fee

Text Amendment to the Zoning/Subdivision Ordinance Fee \$400.00

Type of Change

- New Addition to text of Zoning Ordinance / Subdivision Ordinance / Other
 Revision/Modification to text of Zoning Ordinance / Subdivision Ordinance / Other

Description of Change (If possible, please provide a Word document of the proposed text change)

Proposed text amendment will affect the following:

Ordinance: Subdivision Article: — Section: 2.000, 3.000, & 6.000
 Current Text: 2.100 redefinitions, 3.100 town staff, 4.000 the (see below)
subdivision process.

Proposed Text: see attached

Reason for requested change (attach additional sheets if necessary): request of planning
department to amend sections 2.000, 3.000, & 6.000 to
be consistent with S.L 2017-10 which created expedited
review for qualifying subdivisions

NOTE: If the proposed text amendment effects property located along Hwy 73; is 2000 feet from an adjoining municipality, and/or the Mountain Island and Lake Norman Watersheds, additional peer review is required.

Signatures

I hereby certify that the information presented by me in this application is accurate to the best of my knowledge, information and belief.

Applicant Signature:

Sierra Saumerig

Date:

12/3/19

Contact Information

**Town of Huntersville
Planning Department**
PO Box 664
Huntersville, NC 28070

Phone:

704-875-7000

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704-875-6546

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105 Gilead Road, Third Floor

Website:

<http://www.huntersville.org/Departments/Planning.aspx>

**AN ORDINANCE TO AMEND SECTIONS 2.000, 3.000, AND 6.000 OF THE
SUBDIVISION ORDINANCE TO BE CONSISTENT WITH S.L 2017-10
WHICH CREATED EXPEDITED REVIEW FOR QUALIFYING
SUBDIVISIONS.**

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that the Subdivision Ordinance is hereby amended as follows:

Section 2.000 DEFINITIONS AND RULES OF CONSTRUCTION

2.100 DEFINITIONS

Expedited Subdivision Review.

The review and approval of the division of a tract or parcel of land in single-ownership for which only a Final Plat Review is required. Any subdivision of land, whether major, minor, or other will qualify for Expedited Subdivision Review if in single ownership, and all of the following criteria are met:

1. **The tract or parcel to be divided is not already exempt as a division of land under Section 2.100 DEFINITION, Subdivision, paragraph 2 of the Subdivision Ordinance (which exempts the division of land into parcels greater than 5 acres where street right-of-way dedication or reservation is not involved).**
2. **No part of the tract of parcel to be divided has been divided under this subsection in the 10 years prior to division.**
3. **The entire area of the tract or parcel to be divided is greater than five acres.**
4. **After division, no more than three lots result from the division.**
5. **After division, all resultant lots comply with all of the following:**
 - a. **Any lot dimension size requirements of the applicable land-use regulations, if any.**
 - b. **The use of lots is in conformity with the applicable zoning requirements, if any.**
 - c. **A permanent means of ingress and egress is recorded for each lot.**

Section 3.000 DECISION MAKING AND ADMINISTRATIVE BODIES

3.100 TOWN STAFF

13. **To approve final plats for recordation in conjunction with an Expedited Subdivision Review.**

Section 6.000 THE SUBDIVISION PROCESS

6.310 SKETCH PLAN ~~ALSO~~ NOT REQUIRED FOR MINOR SUBDIVISIONS

In order to facilitate the review and approval of a minor subdivision for which a preliminary plan is not required, a sketch plan must be submitted to the Planning Director and any Designated Administrative Agent, who will advise the applicant of any deficiencies that must be corrected prior to submission of the final plat. **A sketch plan shall not be required for a Minor Subdivision.**

6.316 SKETCH PLAN NOT REQUIRED FOR EXPEDITED SUBDIVISION REVIEW

A sketch plan shall not be required for divisions of land qualifying for Expedited Subdivision Review.

6.520 EXCEPTIONS: WHEN PRELIMINARY PLAN NOT REQUIRED

The required preliminary plan may be waived by the Planning Director or Designee for subdivisions defined as Minor Subdivisions **or divisions of land qualifying for Expedited Subdivision Review** in Section 2.100 of these regulations provided:

- ~~1. A minor subdivision sketch plan has received approval.~~
1. A plat of the tract being subdivided, accompanied by two (2) applications signed by the owner or his duly authorized agent has been filed with the Planning Director or Designee, and the required fee submitted; and
2. The subdivider, has provided topographic information to determine flood elevations whenever the property proposed to be subdivided, or re-subdivided, is traversed by or adjacent to a known watercourse.