

TEXT AMENDMENT CASE #17-11-GCPL-05962

Text amendment shown highlighted below.

A proposed text amendment to the Guilford County Development Ordinance to amend Section 2-1.7 Definitions as it relates to statutory definitions of subdivision exemptions as described by N.C.G.S. 153A-335 and 106-376 by adding new subdivision exemption definition Section 2-1.7 (CR), (5), The division of a tract into parcels in accordance with the terms of a probated will or in accordance with intestate succession under Chapter 29 of the General Statutes.

2-1.7 (CR) SUBDIVISION. All divisions of a tract or parcel of land into two (2) or more lots, building sites, or other divisions for the purpose of sale or building development (whether immediate or future), and includes all division of land involving the dedication of a new street or a change in existing streets; however, the following are not included within this definition and are not subject to any subdivision approval regulations in this Ordinance:

1)The combination or recombination of a portion of previously subdivided and recorded lots if the total number of lots is not increased, and the resultant lots are equal to or exceed the standards of this Ordinance;

2)The division of land into parcels greater than ten (10) acres if no street right-of-way dedication is involved;

3)The public acquisition by purchase of strips of land for the widening or opening of streets; and

4)The division of a tract in single ownership, the entire area of which is not greater than two (2) acres into not more than three (3) lots, if no street right-of-way dedication is involved, and if the resultant lots are equal to or exceed the standards of this Ordinance; and

5)The division of a tract into parcels in accordance with the terms of a probated will or in accordance with intestate succession under Chapter 29 of the General Statutes.

Staff Recommendation

Staff recommends approval.