

Subdivision Ordinance Amendment 23- 02

Amending the Subdivision Ordinance regarding Regulations for a Preliminary and Final plat.

The Town Commissioners of the Town of Bunn, North Carolina ordains: The following section be amended in the Town Subdivision Ordinance:

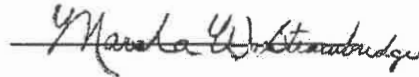
Division 3. Procedures for approval of a major residential and commercial subdivision.

Section 30-354. Amend by adding "Review by Subdivision Reviewing Authority.

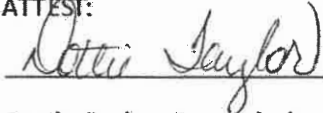
See Attachment "A"

The foregoing Ordinance 23-02 upon motion of Town Commissioner Nicole Brantley and second by Town Commissioner Audrey Hartsfield, and having been submitted to a roll call vote received the following votes and was approved on this the 26th day of June, 2023. Yes: 3 No: 0 Abstain: 0. Absent: 1.

Marsha Strawbridge, Mayor

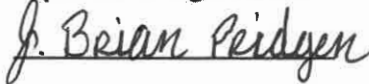


ATTEST:



Dottie Taylor, Town Clerk

Approved to Legal Form:



Brian Pridgen, Town Attorney

Section 30-354. Review by Subdivision Reviewing Authority

The Subdivision Reviewing Authority shall review every plat for conformity with the Preliminary Plat and to determine if it meets the requirements of this ordinance.

Except to the extent provided below, no additional requirements shall be added after Preliminary Plat approval. The Authority shall approve the Final Plat unless it finds that

- (A) the proposed Final Plat does not conform with the approved Preliminary Plat; or,
- (B) the improvements required by the Preliminary Plat have not been completed or their completion guaranteed; or,
- (C) the proposed Final Plat does not meet the requirements of Section 30-419; or,
- (D) The Preliminary Plat has been revoked.

30-354.1. information required

The information to be provided in the Final Plat shall be set out in subsection 30-354.3 below.

30-354.2. Agency Review

The following is a checklist of agencies to be provided review of proposed subdivision and development plans subject to review under this ordinance. The review provided herein is intended to offer an opportunity to be heard only. An adverse comment or objection by an agency below shall not commit or bind the Subdivision Reviewing Authority, which shall make decision solely on the basis of the standards in this ordinance.

Agency or Board	Sketch Plan	Preliminary Plat	Final Plat
Technical Review Committee		X	
Duke Energy Progress		X	
Army Corps of Engineers (if any part of the site lies in an official flood hazard area)		X	
Soil and Water Conservation District		X	
N.C. Department of Transportation (if the development involves State maintained streets)		X	
N.C. Division of Archives (if the property affects property on the National Register of Historic Places)		X	
		X	
GFL (if the Development has non-residential uses or more than four multi-family dwelling units)		X	

(The Subdivision Administrator may elect to provide review of a proposed development upon the Sketch Plan, without waiting for the Preliminary Plat. If review is provided in this manner, the administrator shall not be required to provide review at the Preliminary Plat review stage.)

30-354.3 Information to be provided with Preliminary and Final Plats

The Preliminary and Final Plats shall depict or contain the information indicated in the following table. An "X" indicates that the information is required on the Plat; an "O" indicates the information need not be shown on the Plat, but must be submitted with the Plat for review.

Type Information	Preliminary Plat	Final Plat
Name of the subdivision or development	X	X
Names, addresses and telephone numbers of all owners, professional surveyors, land planners, architects, landscape architects, and professional engineers responsible for the development	O	X
Vicinity map showing the relationship between the proposed development and surrounding area	X	X
Registration numbers and seals of professional engineers and surveyors	x	X
Date of Plat preparation	X	X
Date of Survey	X	X
Scale denoted both graphically and numerically	X	X
North arrow and declination	X	X
Corporate limits, township boundaries, county lines if on the development tract	X	X
Zoning classifications of the tract to be developed and of adjoining properties	x	
Boundaries of the tract to be developed, with all bearings and distances shown	X	X
Topographic map showing vertical contours at five or two foot intervals	X	

Type Information	Preliminary Plat	final Plat
Name and location of any property within the development or on adjoining property that is listed on the National Register of Historic Places	0	
Base flood elevation line for the 100-year flood, if applicable	X	X
Minimum building setback lines, if applicable	X	X
Wooded areas, marshes, swamps, rock outcrops ponds or lakes, streams or stream beds and any other natural features affecting the site, if any	X	
Setbacks along streams, if applicable	X	X
Existing and proposed lot lines with all bearings and distances shown	X	X
Existing and proposed buildings and other structures with an identification of the use intended, but only if an architecturally integrated development, planned unit development, or unified development	X	X
Existing and proposed street rights-of-way	X	X
Existing and proposed street details including pavement widths, approximate grades, design engineering data for all corners and curves, typical street cross section, curb and gutter and sidewalk details	x	
Existing and proposed railroad right-of-way and bridges	X	X
Existing and proposed utility layouts, including sanitary sewer mains, storm sewers, water mains, natural gas, telephone and electric service	X	X
Details of above showing components and location thereof, and details, such as line sizes, blowoffs, manholes, pumps, force mains, gate valves, street lighting.	0	

SUBDIVISION REGULATIONS

Town of Bunn

Type Information	Preliminary Plat	Final Plat
Other existing and proposed facilities and easements, including bike and pedestrian ways or paths, parking and vehicle accommodation areas, school sites and other public or quasi public areas together with use intended, if applicable	X	X
Existing and proposed active and passive recreation areas and facilities, if applicable	X	X
Large trees to remain or be removed; tree planting or retention of trees to achieve a tree lined street; screening of other uses	X	
Street names	X	X
Future ownership of roads, recreation, open space, and other land or facilities intended to be placed in common ownership or dedicated to the Town	x	x
Homeowner's Association documents, if applicable	0	0
Letters of tentative and final approval for water supply and sewage disposal plans by appropriate state authorities, if applicable	0	0
Deed restrictions	0	0
Site calculations, including total acres in tract to be developed, in parks and other non-recreational uses, and in vegetated open space; total number of parcels created; acreage of the smallest lot; linear feet in streets	0	
Cluster and Architecturally Integrated Calculations	0	
Locations and descriptions of all monuments, markers and control points		X

Type Information	Preliminary Plat	Final Plat
Blocks numbered consecutively throughout the subdivision and lots numbered consecutively throughout each block		X
Certificates required by this ordinance		X

30-354.4 Resubdivision Procedure

Replatting and resubmission of land shall follow the same procedure as prescribed for original submissions.

30-354.5 Minor Deviations from Preliminary Plats

The Subdivision Reviewing Authority may allow minor deviations, modifications or changes from the standards of Section 4 of this ordinance in the Preliminary Plat and Final Plat. The Subdivision Administrator may allow insignificant deviations, modifications or changes from the Preliminary Plat.