

Subdivision Ordinance Amendments: G.S. 160D

Entire Document	Change statutory references from 153A to corresponding 160D .
SECTION 2 <u>Definitions</u>	Change the Land Use Plan definition to reference 2017 Plan Chatham: Chatham County Comprehensive Plan
SECTION 2 <u>Definition</u>	Add language to Lot Area (Useable) : or stormwater devices and associated easements
SECTION 3 <u>Security for Completion of Improvements</u>	Add: “The duration of the performance guarantee shall initially be one year, unless the developer determines that the scope of work for the required improvements necessitates a longer duration. in the case of a bonded obligation, the completion date shall be set one year from the date the bond is issued unless the developer determines that the scope of work necessitates a longer duration.” to B (2).
SECTION 3 <u>Security for Completion of Improvements</u>	Add subsection: (4) contract, satisfactory to the County as to form, shall accompany any security accepted by the County for improvements, and shall be signed and approved prior to recordation of the Final Plat.
SECTION 3 <u>Security for Completion of Improvements</u>	Add subsection: (5) The performance guarantee shall be returned or released, as appropriate, in a timely manner upon acknowledgement by the county that the improvements for which the performance guarantee is being required are complete. The county shall return Letters of Credit or escrowed funds upon completion of required improvements to the specifications of the county, or upon acceptance of the required improvements, if required improves are subject to county acceptance. When required improvements that are secured by a bond are completed to the specification of the county, upon request by the developer, the county shall timely provide written acknowledgement that the required improvements have been completed. Note: This section is part of the new legislation, but may be superfluous based on 3.2 B(1).
SECTION 4 Types of Subdivision	Add language for expedited review: This review can only be done once every ten (10) years. If you have residual land and qualify for this review, but you have done it in the last ten (10) years, you will be required to go through the minor subdivision process and pay the Recreational Fee for the district it is in. This review is connected with the land, not the owner. Furthermore, this review is not a faster process, regardless of its title
SECTION 4 Types of Subdivision C. Exempt Subdivisions	Change the word Subdivision to Plat.
SECTION 5 Procedure for Subdivision 5.2 Major Subdivision	In subsection C First Plat 2 b (1) (2) the reference to Environmental Quality is changed to Watershed Protection. Throughout this section EQD is changed to WPD.
SECTION 5 Procedure for Subdivision 5.3 Minor Subdivision	A number 6 is added to Figure 5: If creating two (2) or more lots a North Carolina Department of Transportation Driveway Permit may be needed
SECTION 5 Procedure for Subdivision 5.3 Minor Subdivision	The reference in subsection F is changed from 5.2(f) to 1.13.
SECTION 6 Specifications for Documents to be Submitted 6.1 First Plat	In Subsection D Features (13) the language: name all streets existing and proposed is removed and see section 6.4(B) 9 is added.
SECTION 7 Requirements and Minimum Standards for Improvements, Reservations, and Design	Add a Subsection E to 7.1 Suitability of Land: Land area that is used by stormwater best management practices, devices, and associated easements shall not be included when calculating the minimum usable lot area.

SECTION 7 Requirements and Minimum Standards for Improvements, Reservations, and Design	Remove language from 7.4 B(2): The road shall be widened to 22 feet for a distance of 40 linear feet to provide a pull out for safe passing and only applies to the newly created lot (see figure 9 for an example of a pull out). The pull out shall be constructed prior to obtaining a signed plat and the design and construction of the road shall be certified to be in compliance with these regulations by a licensed engineer.
SECTION 7 Requirements and Minimum Standards for Improvements, Reservations, and Design	Add language to 7.4 B (3): Easements shall have no connectivity with another access easement.