



Established 1771

CHATHAM COUNTY COMMISSIONERS

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Ordinance of the Chatham County Board of Commissioners

AN ORDINANCE AMENDING THE CHATHAM COUNTY SUBDIVISION REGULATIONS

For multiple revisions to the Chatham County Subdivision Regulations

WHEREAS, the Chatham County Board of Commissioners has considered a request by the Chatham County Board of Commissioners to amend the Subdivision Regulations as described in the attachment, and finds that the amendments are consistent with the comprehensive plan of Chatham County, Plan Chatham, and finds that the same is reasonable and the public interests are furthered; and

WHEREAS, the Board finds the amendments set forth in the attachment are consistent with the following Plan Chatham goals and objectives, Goal 9: Provide equitable access to high-quality education, housing, and community options for all. Specifically, providing housing and community options (types, locations, and prices) for all ages and incomes; and

WHEREAS, the Chatham County Board of Commissioners finds that the request set forth in the public hearing and incorporated herein by reference, if approved as pursuant to the provisions of the county, would be suitable; and

BE IT ORDAINED, by the Board of Commissioners of Chatham County as follows:

1. All revisions to the Subdivision Regulations set forth in the attachments are retroactively approved from August 1st, 2023.
2. This ordinance shall become effective upon its adoption.

Adopted, this the 20 day of November 2023.

Karen Howard, Chair
Chatham County Board of Commissioners

ATTEST:

Lindsay K. Ray, NCCCC, Clerk to the Board
Chatham County Board of Commissioners



SECTION 4 Types of Subdivisions

B. Minor Subdivisions

Any subdivisions containing five (5) lots or less with access to an existing public street, not involving any new street or road, ~~the creation of any public improvements, or the request for a variance.~~

SECTION 5.2 Major Subdivisions

C. First Plat

(6) Time limit on validity of First Plat approval

Approval of a First Plat shall be valid for a period of ~~twelve (12) months~~ of two (2) years following the date of approval by the Board of Commissioners. Approval shall remain valid provided the Construction Plan application is submitted during this time period. A one-year extension may be granted if the applicant demonstrates that delays beyond their control are responsible for the lapse and have the extension submitted and reviewed following the process outlined in Section 5.2(D)(4) prior to the expiration of approval. If First Plat approval expires the subdivision shall not be considered for construction approval until and unless another First Plat approval is granted according to applicable regulations and appropriate additional administrative fees are paid.

This time limit on the validity of First Plat approval shall not apply for Planned Unit Developments, also referred to as Planned Residential Developments, or subdivisions of 50 lots or more when a development schedule is submitted and approved. First Plat approval shall not expire for developments in these categories provided the development continues according to the overall phasing and time schedule established when First Plat is approved. The first phase of phased subdivision must submit Construction Plans within ~~two (2)~~ three (3) years of approval of First Plat. The Board of Commissioners can grant extension of one year for phases using the same criteria listed above.

SECTION 5.3 Minor Subdivisions

All subdivisions not classified as major subdivisions, including but not limited to subdivisions of five (5) or fewer lots, and not requiring any new street. ~~nor the creation of any public improvements, nor the request for a variance.~~

Figure 5: OVERVIEW OF THE MINOR SUBDIVISION PLAT REVIEW PROCESS

1. Informal Consultation – Planning Board Staff
2. On-site riparian buffer determination, Erosion and Sedimentation Control Permit (including slopes review), and stormwater requirements.
3. Review by Chatham County Health Department Division of Environmental Health
4. Engineering and Surveying work as necessary

5. If necessary, road name approval by Emergency Operations Center and Board of Commissioners
6. ~~If creating two (2) or more lots a~~ North Carolina Department of Transportation Driveway Permit may be needed
7. Planning Staff Review
8. Record Plat

A. Minor Subdivisions may be submitted to the Planning Department for First Plat, Construction and Final Plat review simultaneously. ~~since there are no public improvements involved.~~