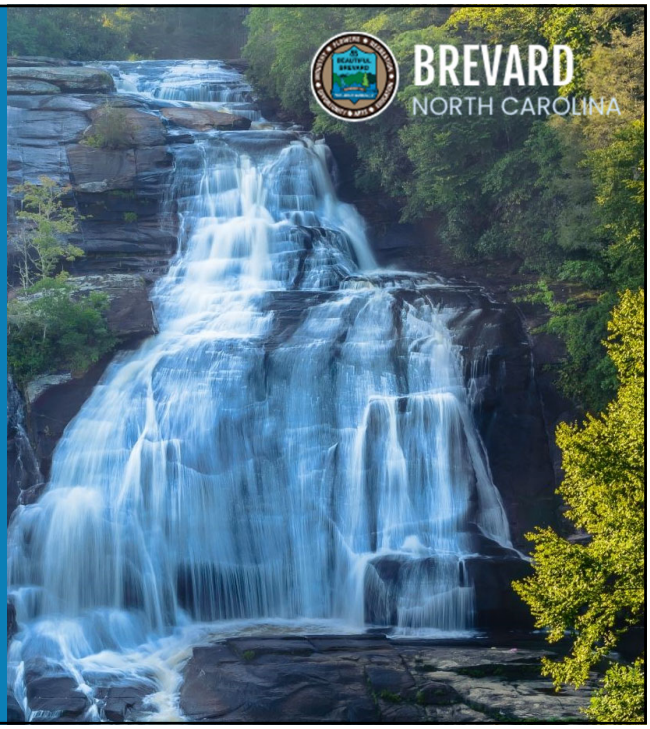
Subdivision & Group Development Work Session

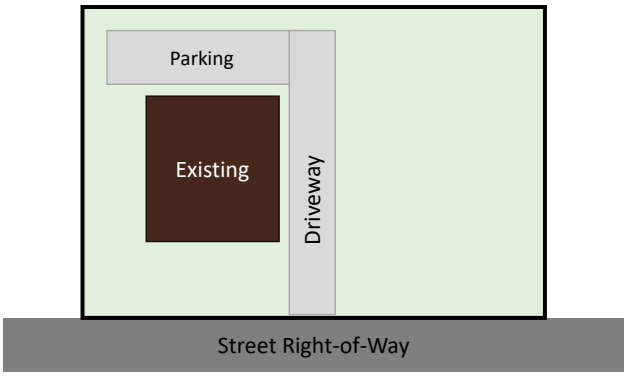
Planning Board | January 23, 2024

Emily Brewer, AICP



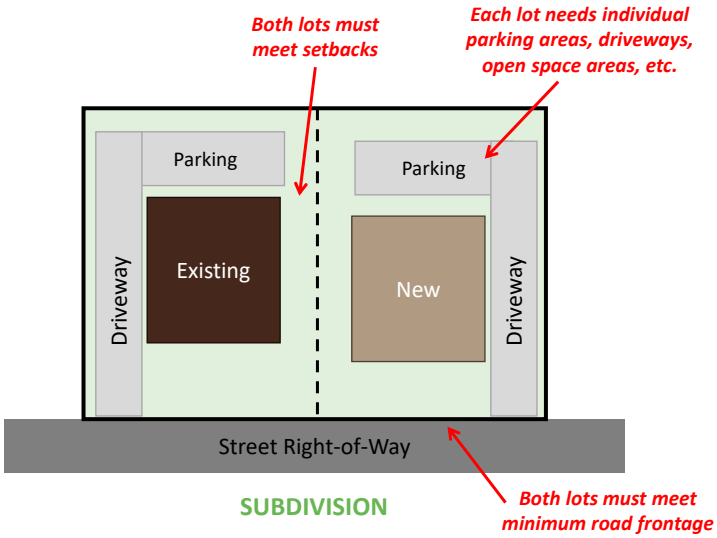
Illustration

- Business owner wants to add another building to the lot (could be an expansion or a new business)
- Do we want them to subdivide or allow multiple principal buildings on the same site?



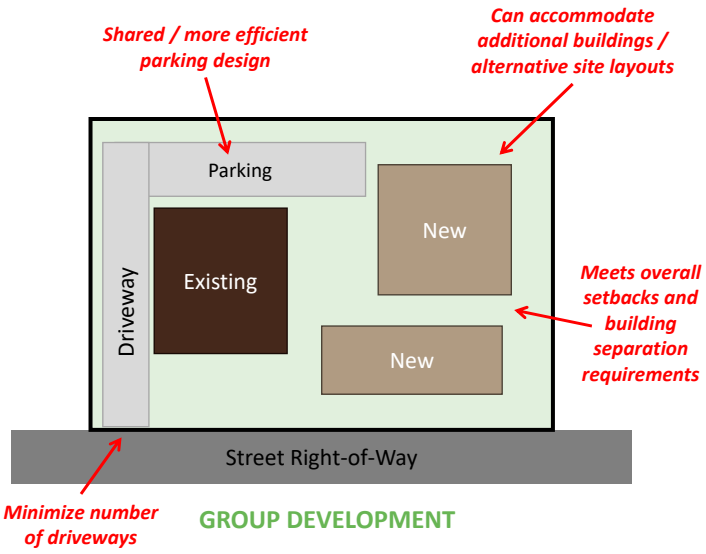
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Group Development or Subdivision?

GROUP DEVELOPMENT = ONE PARCEL*

- Higher density projects that can share development requirements (parking, driveways, landscaping, stormwater, etc.)
- Businesses that require multiple principal buildings

SUBDIVISION = MULTIPLE PARCELS

- Developments that require infrastructure
- Large parcels that are not utilized
- Lower density residential (single-family and duplex)

Need to amend regulations for both types of development!

**Or one parent parcel with other lots established depending on ownership model*

Proposed Types of Group Developments

- **Residential Group Development** → **Apartment complexes with multiple buildings**
  - Neighborhood Development
  - Cluster Home Development
  - Manufactured Home Park
- Non-Residential Group Development
  - Shopping Centers



Example: Colwell Apartments

Proposed Types of Group Developments

- Residential Group Development
  - **Neighborhood Development**
  - Cluster Home Development
  - Manufactured Home Park
- Non-Residential Group Development
  - Shopping Centers

Residential neighborhood with individual homes and parent parcel(s), typically under shared ownership



Example: Deerlake Village

Proposed Types of Group Developments

- Residential Group Development
  - Neighborhood Development
  - **Cluster Home Development**
  - Manufactured Home Park
- Non-Residential Group Development
  - Shopping Centers

[NEW] Smaller housing options clustered around a courtyard with shared parking areas and amenities



Proposed Types of Group Developments

- Residential Group Development
  - Neighborhood Development
  - Cluster Home Development
  - **Manufactured Home Park** →
- Non-Residential Group Development
  - Shopping Centers

Groupings of manufactured homes or home spaces

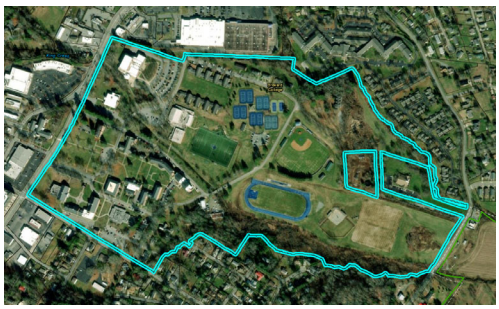


Example: Holcombe Road

Proposed Types of Group Developments

- Residential Group Development
  - Neighborhood Development
  - Cluster Home Development
  - Manufactured Home Park
- **Non-Residential Group Development** →
  - Shopping Centers

Groupings of non-residential buildings operating as a campus or a business park



Example: Brevard College

Proposed Types of Group Developments

- Residential Group Development
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  - Manufactured Home Park
- Non-Residential Group Development
  - **Shopping Centers** →

Groupings of non-residential buildings operating as a campus or a business park



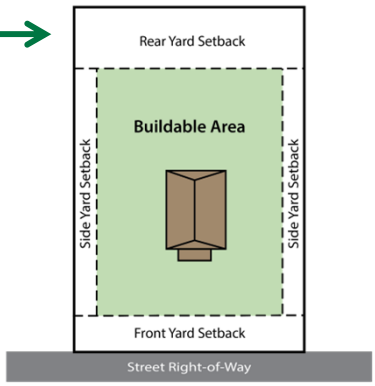
Example: Food Lion Shopping Center

Considerations for Group Developments

- Street Access (e.g., driveway widths, ingress/egress requirements)
- Building Separation (e.g., fire code requirements)
- Building Orientation (e.g., oriented towards the street or each other)
- Connectivity (e.g., all buildings and parking lots must be connected by pedestrian walkways)
- Use Limitations (e.g., cluster home developments can only be 1 to 4 unit buildings)
- Other Additional Requirements (e.g., shared common space)

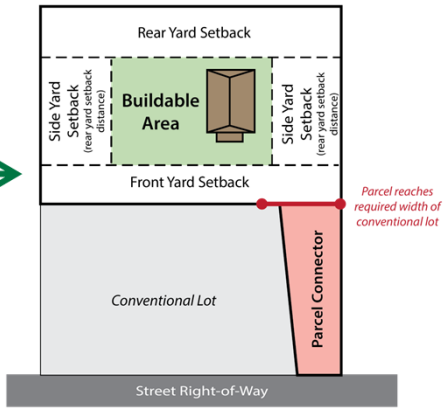
Types of Lots

- **Conventional Lot (meets road frontage requirements)** →
  - Note: there are other types of conventional lots that have varying setback requirements, like zero-lot line lots, double-fronted lots, and triangle lots
- Irregular Lot (meets irregular lots requirements)
- Lots Created in a Group Development
  - Building sites
  - Out-parcels
  - Shared ownership / common element lots
- Condominium Lots
- Conservation Lots



Types of Lots

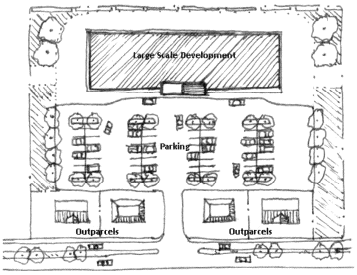
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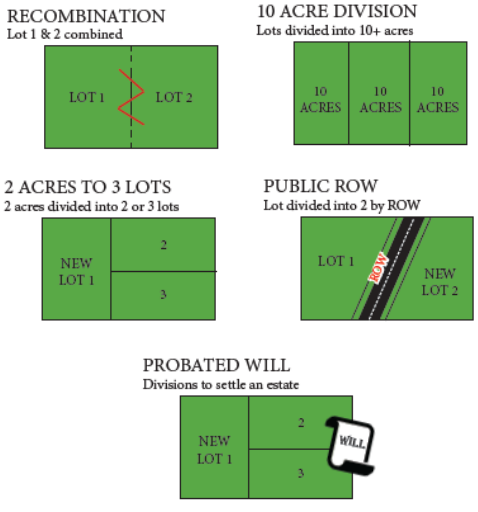
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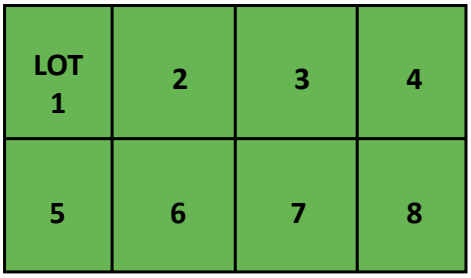
Types of Subdivisions

- **Exempt Subdivisions (defined by NCGS)** →
  - **Recombination**
  - **Divisions greater than 10 acres**
  - **2 acres into 2 or 3 lots**
  - **Public ROW**
  - **Estate Exclusion**
- Minor Subdivision
  - [REVISED] creates a maximum of 8 lots and doesn't propose new public infrastructure
- Major Subdivision
  - [REVISED] creates more than 8 lots or proposes new public infrastructure



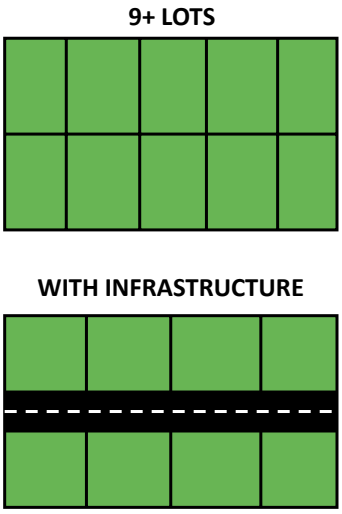
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- Major Subdivision
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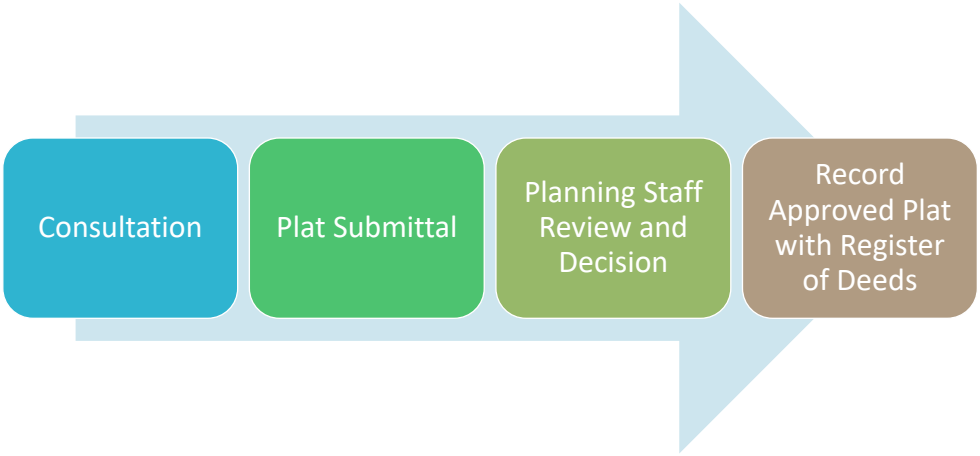


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Minor Subdivision Process



Major Subdivision Process

