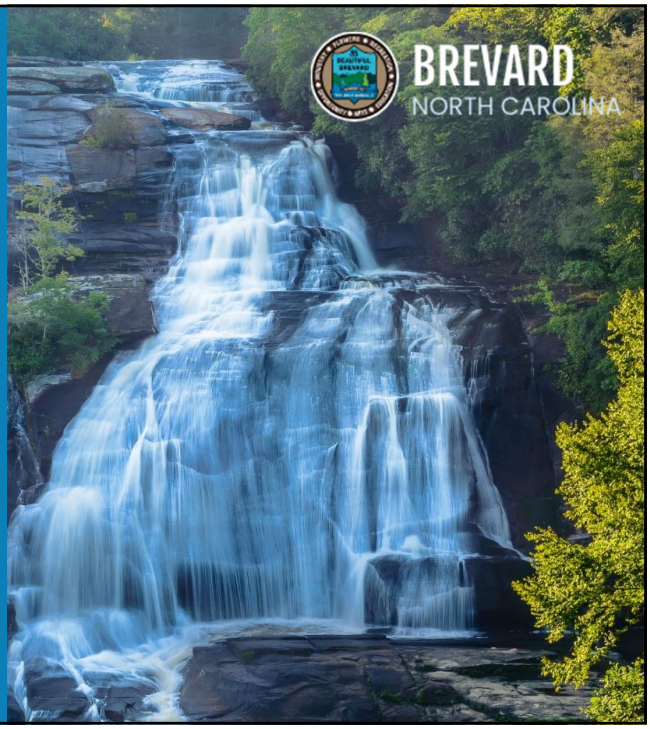
Introduction to Subdivision Regulations

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Emily Brewer, AICP



What is "Subdivision"? → NCGS §160D-802

SUBDIVISION = a division of a "tract or parcel of land into two or more lots, building sites, or other divisions"

- Local government can specify classes of subdivisions for expedited review (major vs. minor)
- Exemptions that require a plat, but are NOT subdivisions
  - Combination or recombination where total number of lots is not increased
  - Division of land greater than 10 acres with no public street dedication
  - Public acquisition of rights-of-way
  - Division of land no greater than 2 acres into no more than 3 lots
  - Division of tract to settle an estate

Purpose of Subdivision Regulations

- Provide for the orderly growth and development of the City and its extra-territorial jurisdiction;
- Protect and enhance property ownership and land values;
- Maintain conditions essential to the public's health, safety, and general welfare;
- Facilitate adequate provision of public services; and
- Facilitate the further re-subdivision of larger tracts into smaller parcels of land for development.

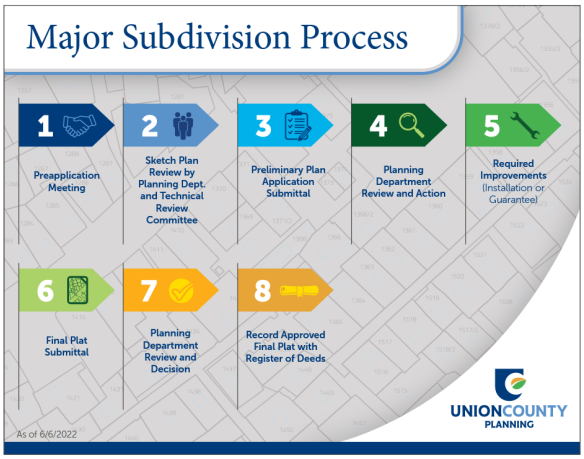
Key Elements of Subdivision Regulations

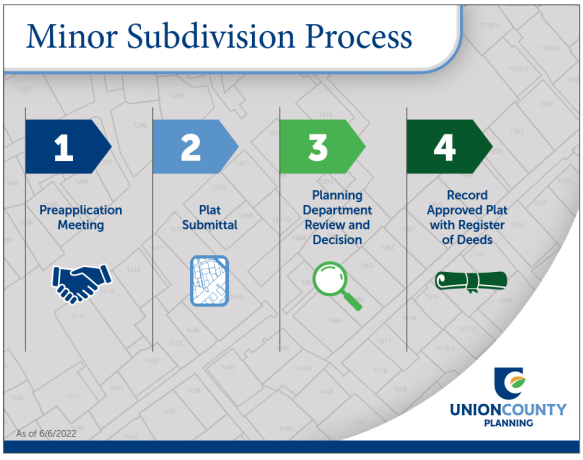
- Types of Subdivisions (including exemptions)
- Review Process
- Plat Requirements & Specifications
- Lot requirements (e.g., road frontage)
- Neighborhood design standards
- Infrastructure requirements (sometimes)
- Performance guarantees

Building Brevard 2030

- **GOAL 2**: Encourage a development pattern that respects Brevard's sense of place and **prioritizes livable communities**
- **GOAL 7:** Support economic vitality and **grow the tax base**, cultivate local businesses, and attract sustainable industry.
- **GOAL 8**: Plan for **efficient, equitable, and resilient infrastructure** and services that maintain and improve quality of life throughout the city.
- **LUH-4**: Identify areas across the city that are **best positioned** to accommodate **future growth**.
- **LUH-9**: Evaluate and amend development ordinances to **facilitate infill development** on vacant and underdeveloped parcels, as well as **revitalization of developed parcels**.
- **LUH-25**: Limit the scale and footprint of new development in Conservation Design / Low Density areas identified on the Future Land Use Map. *[Conservation Subdivisions]*

Subdivision Process





Challenges in Current Ordinance

- Standards are spread throughout the UDO
  - No clear list of requirements for different types of subdivision activities
- Conflating the subdivision review process with the development plan review process
  - Process is unclear
  - Zoning standards can be varied, but subdivision standards *may* be varied in some circumstances
- Need to update to reflect changes to NCGS
  - Certifications are out of date and inaccurate
- Major vs. Minor Subdivision → 25 lots, but we require other improvements at 8 lots
  - Buncombe County – 10 lots
  - Black Mountain – 5 lots
  - Hendersonville – 8 lots

Next Steps

- What should be a major versus a minor subdivision?
- How can we improve the usability of the subdivision regulations?
- How can we improve the process for subdivision review?



Image Source: David Oppenheimer, via Pixels.com