

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1991

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HOUSE BILL 801
Committee Substitute Favorable 5/9/91

Short Title: Stanly Subdivisions.

(Local)

Sponsors:

Referred to:

April 15, 1991

1 A BILL TO BE ENTITLED
2 AN ACT TO MODIFY THE STATUTORY AUTHORITY OF STANLY COUNTY
3 TO REGULATE THE SUBDIVISION OF LAND.

4 The General Assembly of North Carolina enacts:

5 Section 1. G.S. 153A-335, as amended by Chapter 930 of the 1987 Session
6 Laws, reads as rewritten:

7 "**§ 153A-335. 'Subdivision' defined.**

8 For purposes of this Part, 'subdivision' means all divisions of a residentially zoned
9 ~~parcel or lot of record existing at the time of passage of the county subdivision~~
10 ~~ordinance where 10 or more lots or parcels (including residual land of the original~~
11 ~~parcel) have been or will be created.~~ original parcel or lot of record existing as of
12 January 1, 1989, the date of adoption of the county subdivision ordinance, where 10 or
13 more lots or parcels (including residual land of the original parcel or lot of record) have
14 been or will be created. Any subsequent conveyance of residentially zoned land from
15 an original parcel or lot of record effective January 1, 1989, by a recorded deed
16 conveying more than 10 acres of land as hereinafter excepted in subdivision (2),
17 whether recorded prior to or subsequent to the ratification of this section, shall be
18 deemed an original parcel or lot of record as hereinbefore defined, provided no street
19 right-of-way dedication is involved. The following shall not be included within this
20 definition nor be subject to any regulations enacted pursuant to this Part:

21 (1) The combination or recombination of portions of previously
22 subdivided and recorded lots where the total number of lots is not

- 1 increased and the resultant lots are equal to or exceed the standards of
2 the county as shown in its subdivision regulations;
- 3 (2) The division of land into parcels greater than 10 acres where no street
4 right-of-way dedication is involved;
- 5 (3) The public acquisition by purchase of strips of land for widening or
6 opening streets; and
- 7 (4) Divisions of any land to be sold, leased or used for commercial or
8 industrial purposes, which is commercially or industrially zoned by the
9 county zoning ordinance at the time of division."
- 10 Sec. 2. This act applies to Stanly County only.
- 11 Sec. 3. This act is effective upon ratification.