



October 2019

This document provides a summary of changes to the Buncombe County Subdivision Ordinance. These changes were adopted in October 2019.

Information in **RED** shows the item that was changed or added. The complete revised Ordinance can be viewed on the Buncombe Planning & Development website: www.buncombecounty.org.

GENERAL REQUIREMENTS (Sec. 70-66)

Traffic Impact Study Changes:

- A traffic impact study shall now be submitted for subdivisions with **75 lots or more**.
- **Multi-phase subdivisions shall be required to submit a traffic impact study when the total number of lots of all phases is greater than 75 lots.**
- Major subdivisions of **75 lots** that would generate a decrease in service to a level D or lower...**shall be required to submit an approved NCDOT driveway permit or an approved driveway permit from the controlling municipality with submittal for preliminary approval.**



DEFINITIONS (Sec. 70-5)

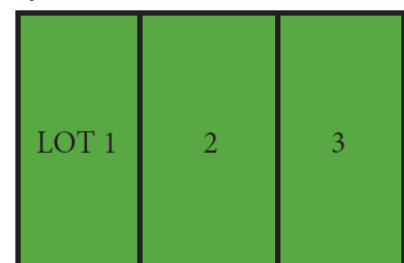
Special / Family Subdivision Clarification:

- Family subdivision means a proposed subdivision of five or fewer lots which will result after the subdivision is complete and resulting lots are to be conveyed to a linear relative within the 2nd degree of kinship or closer **or for private development or sale**. **Family subdivisions shall contain no more than 3 lots for private development or sale.**
- Special subdivision means a proposed subdivision where three or fewer lots will result after the subdivision is complete. Lots within a special subdivision may not be further subdivided for three years after the date of the recordation of the final plat creating said subdivision. Any further subdivision **that creates more than three (3) lots total and** occurs within three years from the date of the recordation shall be considered a minor subdivision.

Family



Special



REVIEW OF SPECIAL AND FAMILY SUBDIVISIONS (Sec. 70-37)

Revised Certificate of Approvals:

The Certificate of Approvals have been separated for the Family and Special subdivisions. Please ensure that you use the correct Certificate when submitting a plat. If you are creating both Family and Special lots, use the Family Subdivision Certificate.

Certificate of Approval for Special Subdivisions

This final plat has been reviewed by the Buncombe County Planning and Development Department and meets the requirements for a special subdivision. Access to this subdivision is considered a private driveway or private road. Additional lots past the first two (2) recorded lots within this special subdivision may not be further subdivided for three (3) years after the date of the recordation of this plat. Any further subdivision that occurs within the three (3) years from the date of recordation shall be considered a minor subdivision. This approval shall be void unless the final plat is recorded in the office of the Buncombe County Register of Deeds within 180 days from the date of approval by the Planning and Development Department.

Date

County Planner

Certificate of Approval for Family Subdivisions

This final plat has been reviewed by the Buncombe County Planning and Development Department and meets the requirements for a family subdivision. Access to this subdivision is considered a private driveway or private road. Lots within this subdivision may not be further subdivided for three (3) years after the date of the recordation of this plat. Any further subdivision that occurs within the three (3) years from the date of recordation shall be considered a minor subdivision. This approval shall be void unless the final plat is recorded in the office of the Buncombe County Register of Deeds within 180 days from the date of approval by the Planning and Development Department.

Date

County Planner