



# **Subdivision Ordinance**

**Adopted September 8, 2014**

**Effective September 9, 2014**

# Village of Misenheimer Subdivision Ordinance

Adopted September 8, 2014

**Prepared for:**  
Village of Misenheimer, North Carolina

## **Village Council**

Mike “Frizbee” Herron, Mayor  
Michael Burrage, Mayor Pro Tem  
Micah Edquist, Finance Officer  
Peter Edquist  
Judy Hammill

## **Planning Board**

Mark Stephenson, Chairman  
Jon Byers  
Judy Hammill, Alternate  
Pat Henry  
Joel Rogers  
Jeff Watson, Vice-Chairman

## **Staff**

Pam M. Humphrey, Administrator/Clerk  
Erik S. McGinnis, Police Chief/Zoning Officer

## **Technical Assistance Provided By:**

North Carolina Department of Commerce  
Division of Community Assistance - Piedmont Regional Office

Darren Rhodes, Chief Planner  
David Fencl, Senior Planner  
John Hanes, Community Development Planner  
Cari A. Hopson, Community Development Planner

## TABLE OF CONTENTS

SECTION	TITLE	PAGE(S)
<b>1.1</b>	<b>PURPOSE AND APPLICABILITY</b>	<b>1</b>
(A)	Short Title	1
(B)	Purpose	1
(C)	Jurisdiction	1
(D)	Separability	1
(E)	Compliance with Ordinance	1
(F)	Effective Date	1
<b>1.2</b>	<b>DEFINITIONS AND RULES OF CONSTRUCTION</b>	<b>1</b>
(A)	Definitions	1
(B)	Rules of Construction	5
<b>1.3</b>	<b>DECISION MAKING AND ADMINISTRATIVE BODIES</b>	<b>6</b>
(A)	Village Staff	6
(B)	Planning Board	7
(C)	Village Council	7
<b>1.4</b>	<b>APPEALS AND VARIANCES</b>	<b>7</b>
(A)	Authority	7
(B)	Initiation	7
(C)	Filing of Variance Petition	8
(D)	Standards for Granting a Variance	8
(E)	Action by Village Council	8
(F)	Rehearing	8
(G)	Effect of Grant of Variance	8
<b>1.5</b>	<b>AMENDMENTS</b>	<b>9</b>
<b>1.6</b>	<b>THE SUBDIVISION PROCESS</b>	<b>9</b>
(A)	Compliance Required	9
(B)	General Requirements	9
(C)	Sketch Plan Required for Major Subdivisions	11
(D)	Sketch Plan Also Required for Minor Subdivisions	12
(E)	Review of Major Subdivision Sketch Plan	12
(F)	Preliminary Plat Requirements	12
(G)	Procedures for Approval	14
(H)	Final Plat Requirements	16
(I)	Plats Already Established by Survey and Record	18
<b>1.7</b>	<b>SUBDIVISION DEVELOPMENT REQUIREMENTS</b>	<b>18</b>
(A)	Design Standards for Streets	18
(B)	Additional Standards for Streets	19
(C)	Design Standards for Lots	20
<b>1.8</b>	<b>REQUIRED WORK ON THE GROUND</b>	<b>21</b>
(A)	Standards and Specifications	21

(B)	Street Improvement Responsibility	22
(C)	Responsibility for State Roads	23
(D)	Drainage	24
(E)	Curb and Gutter	24
(F)	Sidewalks	24
(G)	Street Lights	24
(H)	Street Signs and Barricades	25
(I)	No Service Unless Street Accepted/Approved	25
(J)	Modification of Requirements; Bond	25
(K)	Inspection	26
<b>1.9</b>	<b>ENFORCEMENT</b>	<b>27</b>
<b>1.10</b>	<b>APPLICATION AND PROCESSING FEES</b>	<b>27</b>
<b>1.11</b>	<b>CERTIFICATES</b>	<b>28</b>