

GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2007

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SENATE BILL 626

Short Title: Bertie County Subdivisions. (Local)

Sponsors: Senator Jones.

Referred to: State & Local Government.

March 12, 2007

1 A BILL TO BE ENTITLED
2 AN ACT RELATING TO THE DEFINITION OF SUBDIVISIONS IN BERTIE
3 COUNTY.

4 The General Assembly of North Carolina enacts:

5 SECTION 1. G.S. 153A-335 reads as rewritten:

6 "§ 153A-335. "Subdivision" defined.

7 (a) For purposes of this Part, "subdivision" means all divisions of a tract or parcel
8 of land into two or more lots, building sites, or other divisions when any one or more of
9 those divisions are created for the purpose of sale or building development (whether
10 immediate or future) and includes all division of land involving the dedication of a new
11 street or a change in existing streets; however, the following is not included within this
12 definition and is not subject to any regulations enacted pursuant to this Part:

- 13 (1) The combination or recombination of portions of previously
14 subdivided and recorded lots if the total number of lots is not increased
15 and the resultant lots are equal to or exceed the standards of the county
16 as shown in its subdivision regulations.
- 17 (2) The division of land into parcels greater than 10 acres if no street
18 right-of-way dedication is involved.
- 19 (3) The public acquisition by purchase of strips of land for widening or
20 opening streets or for public transportation system corridors.
- 21 (4) The division of a tract in single ownership the entire area of which is
22 no greater than two acres into not more than three lots, if no street
23 right-of-way dedication is involved and if the resultant lots are equal to
24 or exceed the standards of the county as shown by its subdivision
25 regulations.
- 26 (5) The division of land by any method of transfer from a grantor to a
27 grantee (or grantees) who is a member of the grantor's immediate
28 family, solely for the residential use of the grantee (or grantees) for as
29 long as the use is appropriate under local ordinances. For the purposes

1 of this subdivision, the term "immediate family" includes only direct
2 lineal descendants (children and grandchildren) and direct lineal
3 ascendants (parents and grandparents). Divisions of land in this
4 category must have access to an established public or private
5 right-of-way or an easement for ingress and egress.

6 (b) A county may provide for expedited review of specified classes of
7 subdivisions."

8 **SECTION 2.** This act applies to Bertie County only.

9 **SECTION 3.** This act is effective when it becomes law.