

TOWN OF RED CROSS

176 East Red Cross Road • Oakboro, NC 28129 • 704-485-2002 • www.townofredcross.com

RECOMBINATION PLAT APPLICATION

Zoning Fee Due: \$200

Permit No. _____

Fee Paid: \$ _____

Tax Record No. _____

Date Paid: _____

Address: _____

SUBMITTAL REQUIREMENTS

☐ Completed Application

☐ Approved ☐ Not Approved

☐ Exempt Plat Application Fee - \$100

Signature: _____

PROJECT INFORMATION

Project Name: _____

Location: _____

Property PIN: _____

Acreage: _____ Zoning: _____

Jurisdiction: ☐ Inside Corporate Limits ☐ In ETJ ☐ Outside Corporate Limits & ETJ

APPLICANT INFORMATION:

Owner: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ Email: _____

Applicant Signature: _____

Developer: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ Email: _____

Surveyor: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ Email: _____

Approved by: _____

Date: _____

RECOMBINATION PLAT PROCESS

Definition of a Recombination Plat

A map which depicts the joining of two (2) or more individual units of land into a new configuration which complies with the required standards and which is intended for recording with the Stanly County Register of Deeds. A recombination plat:

1. Does not dedicate or offer for dedication any new street or require construction of any private road for access to any of the lots.
2. Allows reasonable access to the remainder of the tract from which the lot or lots are conveyed of at least 60 feet in width.
3. Does not require extension of sanitary sewer mains or storm sewer mains or water mains to service the lots.
4. Creates no residual parcels which themselves do not conform to the requirements of the Town of Red Cross Zoning Ordinance
5. Does not increase the total number of lots.

Recombination Plat Process Summary

1. Applicant brings plat to Town Hall (176 East Red Cross Road, Red Cross) for review.
2. Staff member reviews electronic plan submittals and hard copies submitted to the Planning Department for completeness.
3. If application is complete, Town Staff will review plat application and send comments to applicant.
4. The applicant must address all of the comments and submit revised plats to Town Hall (1176 East Red Cross Road, Red Cross).
5. Steps 3 & 4 may need to be repeated until the plat conforms to the requirements in this application.
6. Once the plat meets the requirements of the zoning ordinance and this application, staff will advise the surveyor to submit hard copies for staff signature. The applicant must submit three (3) copies of the plat on Mylar. Each copy should include the signature and seal of the surveyor as well as the notarized signature of the owner(s).
7. The applicant must pay all requisite fees prior to the final approval of revised plats.
8. Town Staff reviews the Mylar plats. If the plats comply with the zoning ordinance, Town Staff will sign the Mylars. If the plats do not comply with the zoning ordinance, the applicant must resubmit the Mylars.
9. Once Mylars are signed, staff will notify the surveyor to pick them up.
10. The three (3) signed Final Plats must be recorded at the Stanly County Register of Deeds within 60 days after approval. Stanly County will keep one of the recorded plats. Plat must be stamped and signed by Register of Deeds.
11. The applicant must return one (1) Mylar copy of the recorded Recombination Plat and one (1) paper copy of the plat to the Planning Department. The recorded Recombination Plat must be on file prior to the issuance of any building permits.