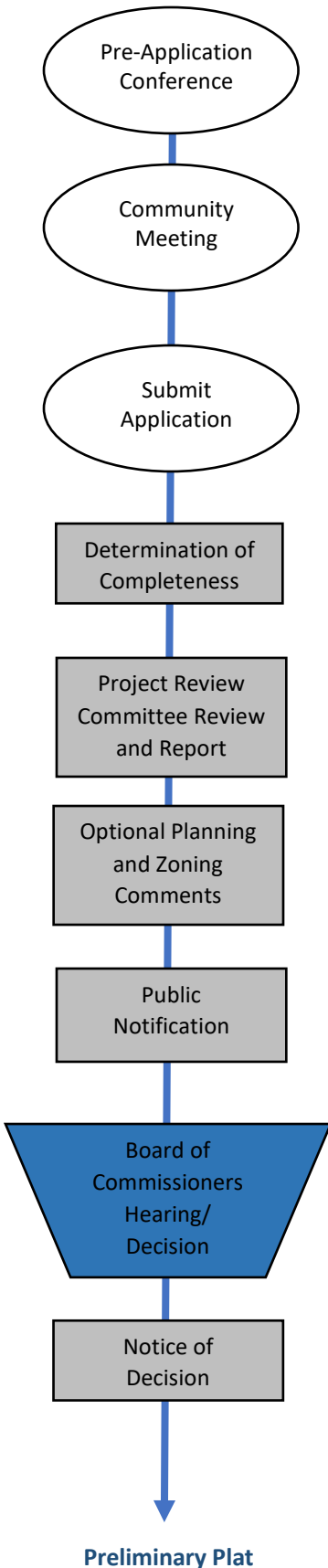




Major Subdivision

Review Process

Fee: \$ _____



Contact Information

Town of Red Cross
Planning & Zoning Department
176 East Red Cross Road
Oakboro, NC 28129

Phone: 704-485-2002

Fax: 704-485-2015

<https://www.townofredcross.com/planning-zoning>

Step 1: Pre-Application Conference

The purpose of a pre-application conference is to provide an opportunity for the applicant to determine the submittal requirements and the procedures and standards applicable to an anticipated development application. A pre-application conference is also intended to provide an opportunity for county staff to become familiar with, and offer the applicant preliminary comments about, the scope, features, and impacts of the proposed development, as it relates to the standards in the Town of Red cross Zoning Ordinance.

The applicant shall submit drawings that show the location, layout, and main elements of the development to be proposed as part of the application to the Planning and Zoning Department at least three business days before the pre-application conference.

Step 2: Community Meeting

The purpose of the community meeting is to inform owners and occupants of nearby lands about the application for a major subdivision that is going to be reviewed under the Town of Red Cross Zoning Ordinance, and to provide the applicant an opportunity to hear comments and concerns about the application as a means of resolving conflicts and outstanding issues, where possible.

Community meetings are opportunities for informal communication between applicants and the owners and occupants of nearby lands, and other residents who may be affected by the application.

The community meeting shall comply with the following procedures:

- Time and Place
The meeting shall be held at a place that is convenient and accessible to neighbors residing in close proximity to the land subject to the proposed major subdivision.
- Notification
 - ☐ Mailed Notice
 - The applicant shall mail notice of the meeting a minimum of ten days in advance of the meeting to the Planning Director and to:
 - i. All owners of the land subject to the application;
 - ii. All owners of land within 500 feet of the property lines of land subject to the application (including owners of land located outside the county) whose address is known by reference to the latest ad valorem tax records

- Posted Notice
 - The applicant shall post notice of the community meeting on the land subject to the application for at least ten days before the date fixed for the meeting, in a form established by the Planning Director. Signs used for posted notice shall have a minimum size of six square feet per side.
- Notice Content
 - The notice shall state the time and place of the meeting and general nature of the major subdivision.
- Conduct of Meeting

At the meeting, the applicant shall explain the development proposal and application, inform attendees about the application review process, respond to question and concerns neighbors raise about the application, and propose ways to resolve conflicts and concerns.
- Staff Attendance

Town staff shall attend the meeting for purpose of advising attendees about the applicable provisions of the Town of Red Cross Zoning Ordinance and the land use plan, but shall not serve as facilitators or become involved in discussions about the proposed major subdivision.
- Written Summary of Community Meeting

The applicant shall prepare a written summary of the meeting that includes a list of meeting attendees, a summary of attendee comments, discuss issues related to the major subdivision application, and any other information the applicants deems appropriate. The meeting summary shall be included with the application materials and be made available to the public for inspection.
- Response to Summary

Any person attending the community meeting may submit a written response to the applicant's meeting summary to the Planning Director within 30 days after the application is determined complete. The response may state their understanding of attendee comments, discuss issues related to the development proposal, and include any other information they deem appropriate. All written responses to the applicant's summary of the community meeting shall be transmitted to the applicant, included, with the application materials, and made available for public inspection.

Step 3: Application Submittal and Acceptance

The applicant must submit a complete application packet on or before the application submittal date. A complete application packet consists of the following:

- Completed Town of Red Cross Major Subdivision Application
- Amended plan/plat fee (\$265)
- A plat and development plan drawn to scale
- For a complete list of submittal requirements, see Division 2, Section 322 – Application Filing and Acceptance
- Number of Copies Submitted:
 - 2 copies of the plat and development plans
 - 2 hard copies of ALL documents
 - 1 PDF digital copy (ex: Thumb Drive, email not acceptable) of all plans AND documents

On receiving an application, staff shall, within ten business days, determine whether the application is complete or incomplete. A complete application contains all the information and materials listed above, and is in sufficient detail to evaluate and determine whether it complies with appropriate review standards. If an application is determined to be incomplete the applicant may correct the deficiencies and resubmit the application for completeness determination. Failure to resubmit a complete application within 45 calendar days after being determined incomplete will result in the application being considered withdrawn.

Step 4: Staff Review and Action

Once an application is determined complete, it will be distributed to the Project Review Committee (PRC). PRC shall review the application, prepare a staff report, and provide a recommendation on the application for a preliminary plat/use permit and a decision for construction drawings and final plats. The staff report may identify and recommend conditions of approval addressing how compliance deficiencies might be corrected and adverse effects of the application might be mitigated.

Step 5: Public Hearing Scheduling and Public Notification

The PRC will provide a recommendation on the application and staff shall ensure that the public hearing is scheduled for a regularly scheduled Board of Commissioners meeting or a meeting specially called for by the Board of Commissioners. The required public hearing with the Board of Commissioners shall be scheduled so there is sufficient time for a staff report to be prepared and for the public notification requirements to be satisfied under state law.

The application shall meet the following public notification requirements:

- Published Notice
Staff shall publish a notice of the hearing once a week for two successive calendar weeks in a newspaper having general circulation in the county. The first-time notice is published, it shall not be less than 10 days nor more than 25 days before the date fixed for the hearing.
- Mailed Notice
Staff shall be responsible for preparing and mailing a written notice between 10 and 25 days before the public hearing. Notice shall be mailed to:
 - All owners of the land subject to the application;
 - The applicant, if different from the land owner;
 - All owners of land within 500 feet of the property lines of land subject to the application (including owners of land located outside the county) whose address is known by reference to the latest ad valorem tax records;
- Posted Notice
At least 10 days before the public hearing, posted notice shall be made by staff. A sign shall be placed in a conspicuous location as to be clearly visible to the traveled portion of the respective street. Where the land subject to the notice does not have frontage on a public street, the sign shall be erected on the nearest street right-of-way with an attached notation generally indicating the direction and distance to the land subject to the application.

Step 6: Public Hearing Procedures and Decision-Making Body Review and Decision

The applicant must be in attendance at the public hearing. During the public hearing, the Planning Director will present the staff report and any review body findings and recommendation to the Board. The applicant will then have the opportunity to present any information they deem appropriate. The burden of demonstrating that an application complies with applicable review and approval standards of the Town of Red Cross Zoning Ordinance is on the applicant. The public may be permitted to speak in accordance with the Board of Commissioners rules of procedure, or at their discretion, as appropriate, in support of or in opposition to the application. The applicant and Planning Director may respond to any comments, documents, or materials presented.

The Board of Commissioners shall make one of the following decisions on the application:

- Adoption of the use permit;
- Adoption of the use permit subject to conditions of approval; or
- Denial of the use permit

A use permit shall be approved on a finding the applicant demonstrates the proposed use will:

- Not endanger the public health or safety;
- Not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located;
- Be in conformity with the Land Use Plan or other officially adopted plan;
- Not exceed the county's ability to provide adequate public facilities, including but not limited to schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.



Major Subdivision

Application

Contact Information

APPLICANT:

Name: _____

Address: _____

Telephone: _____

Email Address: _____

PROPERTY OWNER:

Name: _____

Address: _____

Telephone: _____

Email Address: _____

APPLICANT:

Name: _____

Address: _____

Telephone: _____

Email Address: _____

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER:

Request

Physical Street Address: _____

Parcel Identification Number(s): _____

Subdivision Name: _____ Number of Lots or Units: _____

TYPE OF SUBMITTAL

- ☐ Conservation and Development Plan
- ☐ Amended Sketch Plan/Use Permit
- ☐ Preliminary Plat (or amended)
- ☐ Construction Drawings (or amended)
- ☐ Final Plat (or amended)

TYPE OF SUBDIVISION

- ☐ Traditional Development
- ☐ Conservation Subdivision
- ☐ Planned Unit Development
- ☐ Planning Development

I hereby authorize town officials to enter my property for purposes of determining compliance with all applicable standards. All information submitted and required as part of this process shall become public record.

Property Owner(s)/Applicant*

Date

***NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants, a signature is required for each.**

Community Meeting, if applicable

Date Meeting Held: _____

Meeting Location: _____

Use Permit Review Standards, if applicable

Purpose of Use Permit and Project Narrative (please provide on additional paper if needed): _____

The applicant shall provide a response to each one of the following issues. The Board of Commissioners must provide specific findings of fact based on the evidence submitted. All findings shall be made in the affirmative for the Board of Commissioners to issue the use permit.

A. The use will not endanger the public health or safety.

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

C. The use will be in conformity with the Land Use Plan or other officially adopted plan.

D. The use will not exceed the town's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement.

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize town officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.

Property Owner(s)/Applicant*

Date

***NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants, a signature is required for each.**

Major Subdivision Design Standards Checklist

The table below depicts the design standards for a major subdivision. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

General		Preliminary Plat	Construction Drawings	Final Plat
1	Name of Subdivision, Township, County, State	X	X	X
2	Name, signature, license number, seal, address, and phone number of land surveyor, engineer, architect planner, and/or landscape architect involved in preparation of the plat	X	X	X
3	Property owner name(s), address, phone number, and email address	X	X	X
4	Site address and parcel identification number	X	X	X
5	North arrow and scale to be 1" = 100' or larger	X	X	X
6	Vicinity map showing property's general location in relation to streets, railroads, and waterways	X	X	X
7	Zoning classification of the property and surrounding properties	X		
8	All applicable certificates and statements as listed in Division 2, Section 322 – Application Filing and Acceptance of the zoning ordinance			X
9	A scaled drawing showing the following existing features within the property and within 50' of the existing property lines: boundary lines, total acreage, adjacent use types, sidewalks and pedestrian circulation courses, streets, rights -of-way, easements, structures, septic systems, wells, utility lines (water, sewer, telephone, electric, lighting and cable TV), fire hydrants, culverts, stormwater infrastructure (drainage pipes, ditches, etc.), water bodies, wooded areas, and cemeteries	X	X	X
10	Lot layout including lot line locations and dimensions, total number of lots, total lot area, and lot numbers for entire tract (No future development area left undefined)	X	X	X
11	Location or areas to be used for non-residential and multi-family purposes, if applicable	X	X	X
12	Location of recreation and park dedication	X	X	X
13	Proposed landscape plan including common areas, open space set-aside configuration and schedule, required buffers, fences and walls, and tree protection plan. Open space calculations must be shown on plat	X	X	
14	As-built for landscaping including street trees, heritage trees, and required buffers, fences, and walls. Open space calculations must be shown on plat			X
15	Cultural resources protection plan, if applicable	X	X	X
16	Zoning conditions and/or overlay standards listed on plat	X	X	X
17	Contour intervals of two feet, if required by the administrator	X	X	
18	Phasing schedule, if applicable	X	X	

		Preliminary Plat	Construction Drawings	Final Plat
ENVIRONMENTAL PROTECTION				
1	Location of all designated Areas of Environmental Concern or other such areas which are environmentally sensitive on the property, wetlands as defined by the appropriate agency	X	X	X
2	Flood Zone line and Base Flood Elevation as delineated on the "Flood Insurance Rate Maps/Study Stanly County"	X	X	X
STREETS, STORMWATER, AND INFRASTRUCTURE				
1	Approximate location of streets, sidewalks, pedestrian circulation paths, and utilities	X		
2	Street name(s) as approved by GIS	X	X	X
3	Sight triangles	X	X	X
4	Street connectivity index	X		
5	Location and type of site identification signs, traffic control signs, street name signs, and directional signs.		X	
6	Proposed street, stormwater management infrastructure, and utility construction drawings including water, sanitary sewer, telephone, electric, fire hydrant, lighting, and cable TV. Drawings must include design data, details, and profiles		X	
7	Proposed lighting plan, if street lights are proposed	X	X	
8	Stormwater management narrative, approximate BMP locations, and preliminary grading plan	X		
9	Final stormwater management narrative, BMP locations, and grading plan		X	
10	Building pad and first floor elevation, including datum		X	X
11	Engineering certificate of all required improvements installed (streets, water/sewer lines, stormwater management, and lighting)			X
12	As-builts for streets, stormwater management infrastructure, lighting (if applicable), sidewalks, pedestrian circulation paths, and utility construction drawings including water, sanitary sewer, telephone, electric, fire hydrant, lighting, and cable TV			X
13	Monumentation set and control corner(s) established			X
PERMITS AND OTHER DOCUMENTATION				
1	ARHS septic evaluations for each individual lot or letter of commitment from centralized sewer service provider	X		
2	NCDEQ wastewater line extension permit, if applicable		X	
3	NCDEQ wastewater plant construction permit, if applicable		X	

4	NCDEQ wastewater system completion/connection certifications for central systems and permit to authorize wastewater flows if a dry-line construction permit was previously issued.			X
5	NCDEQ waterline extension permit, if applicable		X	
6	NCDEQ waterline acceptance certification			X
7	Water/sewer district documents and approvals, if applicable			X
8	NCDEQ approved stormwater permit (including application, plan, narrative, and calculations)		X	
9	NCDEQ approved Soil Erosion and Sedimentation Control plan and permit		X	
10	NCDOT driveway permit		X	
11	NCDOT right-of-way encroachment agreement		X	
12	Street, open space, and stormwater infrastructure performance guarantees, if applicable			X
13	Fire Marshal Approval for Project			X
14	Economic and public facilities impact narrative, if required by administrator	X		
15	Copy of Homeowners' Association documents, restrictive covenants which are to be recorded, and establishment of reserve fund account.			X
ADDITIONAL INFORMATION FOR CONSERVATION SUBDIVISION				
1	Approved conservation and development plan	X		
2	Proposed density per acre (not including CAMA wetlands)	X		
3	Minimum lot area, lot width, setbacks, and lot coverage	X	X	X
4	Screening from major arterials	X		

Major Subdivision Submittal Checklist – Preliminary Plat

Staff will use the following checklist to determine the completeness of your application for preliminary plat within ten business days of submittal. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

Major Subdivision

Submittal Checklist – Preliminary Plat

Date Received: _____ TRC Date: _____

Project Name: _____

Applicant/Property Owner: _____

Major Subdivision - Preliminary Plat Submittal Checklist

1	Complete Major Subdivision Application	
2	Complete Use Permit Review Standards, if applicable	
3	Application fee at Preliminary Plat (\$100 per lot) or \$250 for amended plats	
4	Community meeting written summary, if applicable	
5	Preliminary Plat with professional's seal	
6	Existing features plan	
7	Proposed landscape plan, including common areas, open space set-aside configuration and schedule, required buffers, fences and walls, and tree protection plan	
8	Stormwater management narrative and preliminary grading plan	
9	Completely executed street name approved form	
10	Septic evaluations by Stanly County Environmental Health Department	
11	Letter from DWQ indicating intent to approve connection to an existing centralized wastewater system	
12	Letter of commitment from centralized water provider, if applicable	
13	Wetland certification letter and map, if applicable	
14	Economic and public facilities impact narrative, if required by administrator	
15	Conservation Subdivision: Approved conservation and development plan	
16	3 copies of plans	
17	1 – 8.5"x11" copy of plan	
18	2 hard copies of ALL documents	
19	1 PDF digital copy of all plans AND documents (ex: Thumb Drive, email not acceptable)	

For Staff Only

Pre-application Conference

Pre-application Conference was held on _____ and the following people were present: _____

Comments

Major Subdivision Submittal Checklist – Construction Drawings

Staff will use the following checklist to determine the completeness of your application for construction drawings within ten business days of submittal. Please make sure all of the listed items are included. The Planning Director shall not process an application for further review until it is determined to be complete.

Major Subdivision

Submittal Checklist – Construction Drawings

Date Received: _____ TRC Date: _____

Project Name: _____

Applicant/Property Owner: _____

Construction Drawings Submittal Checklist

1	Complete Major Subdivision application or fee for amended drawings (\$250)	
2	Construction drawing with engineer's seal	
3	Proposed landscape plan, including common areas, open space set-aside configuration and schedule, required buffers, fences and walls, and tree protection plan	
4	Final stormwater management narrative and grading plan, if changed since preliminary plat	
5	Proposed construction drawings (road, stormwater management infrastructure, utilities)	
6	NCDEQ wastewater line extension permit, if applicable	
7	NCDEQ wastewater plant construction permit, if applicable	
8	NCDEQ waterline extension permit, if applicable	
9	NCDEQ stormwater permit including application, plan, and narrative with calculations	
10	NCDEQ soil erosion and sedimentation control permit	
11	NCDEQ major permit, if applicable	
12	NCDOT driveway permit and encroachment agreement, if applicable	
13	Wetland fill permit(s), if applicable	
14	3 copies of plans	
15	1 – 8.5"x11" copy of plan	
16	2 hard copies of ALL documents	
17	1 PDF digital copy of all plans AND documents (ex. Thumb Drive – email not acceptable)	

For Staff Only

Pre-application Conference (Optional)

Pre-application Conference was held on _____ and the following people were present: _____

Comments

Major Subdivision Submittal Checklist – Final Plat

Staff will use the following checklist to determine the completeness of your final plat application within ten business days of submittal. Please make sure all of the listed items are included. The Planning Director shall not process an application for further review until it is determined to be complete.

Major Subdivision

Submittal Checklist – Final Plat

Date Received: _____ TRC Date: _____

Project Name: _____

Applicant/Property Owner: _____

Construction Drawings Submittal Checklist

1	Complete Major Subdivision application or fee for amended drawings (\$250)	
2	Final plat with professional's seal	
3	As-built drawings (streets, stormwater management infrastructure, utilities (including hydrant locations), and lighting (if applicable))	
4	As-built for landscaping including trees, heritage trees, and required buffers, fences and walls	
5	Fire Chief certification for dry hydrant installation, if applicable	
6	Water/sewer district documents and approvals, if applicable	
7	Copy of homeowners association by-laws, restrictive covenants to be recorded, and verification of reserve fund account	
8	Street, stormwater infrastructure, and open space performance bonds, if applicable	
9	NCDOT pavement certification (with asphalt test documents)	
10	NCDEQ waterline acceptance certification form	
11	NCDEQ wastewater system completion/connection certificates for central systems. Permit to authorize wastewater flows if a dry-line construction permit was previously approved	
12	3 copies of plans	
13	1 – 8.5"x11" copy of plan	
14	2 hard copies of ALL documents	
15	1 PDF digital copy of all plans AND documents (ex. Thumb Drive – email not acceptable)	
16	Letter from Fire Marshal approving project	

For Staff Only

Pre-application Conference (Optional)

Pre-application Conference was held on _____ and the following people were present: _____

Comments