Pender County Planning and Community Development

Planning Division 805 S. Walker Street PO Box 1519 Burgaw, NC 28425



Phone: 910-259-1202 Fax: 910-259-1295 www.pendercountync.gov

Limited Subdivision: Three Lot Division – NCDOT Road

- A. Three lot subdivisions located on an existing NCDOT maintained or other public road will be limited to no more than three such parcels (excluding the remnant parcel, if the remnant parcel meets the requirements of this Ordinance) being created from any parcel that had been created and recorded in the Registry before March 29, 2004.
- B. The division does not create a new public or private street.

This Section for Office Use Only						
Application No.		Date				
Application Fee	\$	Invoice Number:				
Applicant Information						
Applicant's Name:		Owner's Name:				
Applicant's Address:		Owner's Address:				
City, State, & Zip		City, State, & Zip				
Phone Number:		Phone Number:				
Email Address:		Email Address:				
Legal relationship of applicant to land owner:						
Applicant's Signature:			Date:			
Applicant's Printed Name:			Date:			
Qualifications for Limited Subdivision						
Zoning District of Parcel:	oning District of Parcel: PIN(s):					
Township:		Access: Pubic or Private Road or Easement				

What is the date of the last known subdivision of the property?			
To qualify for a limited subdivision the parent parcel cannot be subdivided before March 29, 2004			
How many parcels are proposed (including the remnant parcel)?	1 2	3 4	
Is this subdivision creating a new public or private street?	Yes	No	

Staff Review Items						
Lots meet the minimum zoning requirements for the zoning district?			No			
Do all the lots have access?			No			
Does this block future access for properties adjacent properties?			No			
Do all lots have access to NCDOT maintained public street? Yes						
The plat contains the following items per Section 6.6.2 of the Pender County Unified						
Development Ordinance						
	Clearly designated "Three Lot NCDOT Subdivision" in bold letters					
	Certification by the Licensed Professional preparing the plat that each lot is adjacent to a natural drainage way or perennial stream or a 20 ft. drainage easement is recorded from each lot toward a natural drainage way or a perennial stream or if the lot or lots front on a NCDOT maintained road, approval from NCDOT for such lots to drain to the public road					
	Special Flood Hazard Areas are identified on plat					
	Areas of Environmental Concern are identified on plat					
	The lots created have access to a NCDOT maintained public street					
	The plat contains the following note: "All new access easements shown or designated on this plat, include the transfer of an easement to public entities and public utilities for the purpose of installation and maintenance of water, sewer, electric and communication lines."					
	Plat contains ownership and dedication statement signed by the owner or owners in the format provided by the Ordinance					
	Waste water disposal requirements – ONE of the following FOUR mus	t be met:				
	1) An Improvement Authorization Permit has been issued for each of the parcels					
	2) The soil suitability analysis shows that at least 5,000 sq. ft. of each lot is suitable for traditional on site waste disposal and the required 5,000 sq. ft. is not within 10 ft of any lot boundary					
	3) Approval has been granted to connect to public sewer or community sewer					
	4) Lots not meeting the requirements of 1, 2, or 3 are indicated by the following note: "THIS PARCEL CANNOT BE USED FOR BUILDING DEVELOPMENT, UNLESS AN APPROVED WASTE WATER DISPOSAL METHOD HAS BEEN APPROVED AND PERMITTED BY THE PENDER COUNTY ENVIRONMENTAL HEALTH DEPARTMENT OR APPROPRATE STATE AGENCY OR UNLESS A NEW PLAT IS APPROVED AND RECORDED AS REQUIRED UNDER THIS ORDINANCE."					

RETURN COMPLETED APPLICATION TO:

Pender County Planning & Community Development P.O. Box 1519 Burgaw, NC 28425