



UNIONCOUNTY
north carolina

Minor Subdivision Discussion

January 12, 2026



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Pertinent Definitions and Exemptions

Definitions

Article 105.200 of the Union County UDO

Subdivision

All divisions of a tract of land into 2 or more lots, building sites, or other divisions when any one or more of those divisions are created for the purpose of sales or building development (whether immediate or future) and including all divisions of land involving the dedications of a new street or a change in existing streets. See also the exempt subdivision provisions of Section 80.060.

Pertinent Definitions and Exemptions

Definitions

Article 105.200 of the Union County UDO

Subdivision, Major Any subdivision other than a minor subdivision.

Subdivision, Minor Any subdivision that does not result in the creation of more than 8 lots out of a single tract since February 14, 1978

Pertinent Definitions and Exemptions

Exempt Subdivisions

Section 80.060 of the Union County UDO

1. The **combination or recombination** of portions of previously subdivided and recorded lots if:
 - a. The total number of lots is not increased; and
 - b. The resulting lots comply with all applicable zoning district requirements and subdivision design and improvements standards.
2. The division of land resulting in the creation of lots that are each more than **10 acres in area**, provided that no right-of-way dedication is involved.
3. The **public acquisition of land** for the establishment (or widening) of **roads, rail corridors, parks, open space, trails, greenway corridors, conservation areas, or public water reservoir projects**;
4. The division of a tract of land in **single ownership** into **no more than 3 lots** if:
 - a. The tract to be divided is **no greater than 2 acres** in area;
 - b. **No right-of-way dedication** is involved; and
 - c. The resulting lots **meet or exceed the minimum lot size regulations** of this ordinance.

Pertinent Definitions and Exemptions

Exempt Subdivisions

Section 80.060 of the Union County UDO

5. The division of land into **cemetery plots**;
6. The division of land solely for the purpose of creating lots to be occupied by **electrical substations, water towers, community water and wastewater systems, cell towers and similar structures** used for public or quasi-public utility purposes, provided no right-of-way dedication is involved; and
7. The division of a tract of land resulting solely from **public acquisition of land to be used for public street right-of-way**.
8. The division of a tract into parcels in accordance with the terms of a **probated will or in accordance with intestate succession** under NCGS Chapter 29. (amended 7-1-2021)

Minor vs Major Implications

Minor subdivisions

- One step review process
- Planning, UC Water, Environmental Health, others if applicable
- Final Plat

Major subdivisions

- Sketch Plan
- Preliminary Plan (Construction documents)
 - Approval allows construction of infrastructure
 - Vesting provisions
- Final Plat(s)
- Performance Guarantees

Minor vs Major Implications

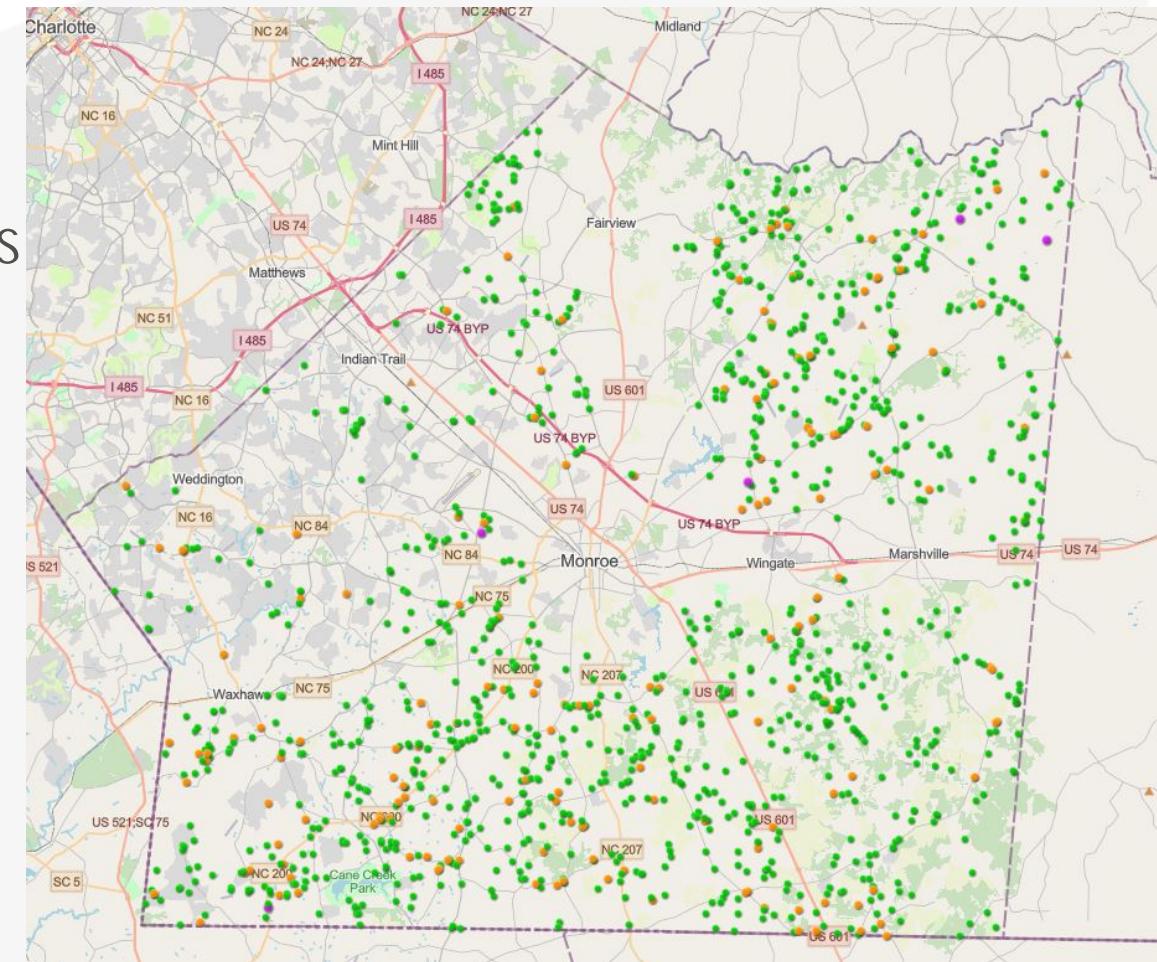
Major subdivisions must meet the following standards when applicable:

- Street trees
- Sidewalks
- Stormwater
- Roadway design and construction standards
- Open space standards in Rural Areas
- Traffic Impact Analysis requirements
- Schweinitz's sunflower protection

Data

Since 2014

- Approximately 1,200 minor subdivisions processed
- Approximately 3,200 lots created
- About 934 of those subdivisions created 2 or less lots



Potential Changes

- Minor subdivision definition can be modified to allow more or less lots to be created through the process.
- Applicable standards can be modified
- Exempt subdivisions generally cannot be changed
- Could look at a tiered approach
 - Tier one – minimum lot size based on zoning and meeting all development standards
 - Tier two – slightly larger minimum lot sizes and exempt from some standards
 - Tier three – significantly larger minimum lot sizes and exempt from most standards

A nighttime aerial photograph of a small town. In the center, a church with a prominent, illuminated steeple stands out against the dark sky. The town is built on a hillside, with numerous houses and buildings visible. The foreground shows a street with a few parked cars. The overall atmosphere is quiet and peaceful.

Questions



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