



UNIONCOUNTY

north carolina

Minor Subdivision Discussion Continued

Land Use Board
May 19, 2026



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Minor Subdivision Discussion

1. Discussion of the UDO definition of “Lot” in Section 105.130.
No decisions were made. The LUB wanted to continue discussions on this item.
2. Discussion of minor vs. major lot threshold/parent parcel date
The LUB decided that they were comfortable with the existing language of the parent parcel but wanted to discuss the minor subdivision lot threshold a little more and wanted information on how other counties define a minor subdivision.
3. Family subdivision exception discussion
The LUB wanted information on how other counties deal with family subdivisions

UDO Definition of “Lot”

Definitions

Article 105.130 of the Union County UDO

Lot

A parcel of land whose boundaries have been established by some legal instrument, such as a recorded deed or a recorded map and that is recognized as a separate legal entity for purposes of transfer of title. **If a public body or any authority with the power of eminent domain condemns, purchases, or otherwise obtains fee simple title to or a lesser interest in a strip of land cutting across a parcel of land otherwise characterized as a lot by this definition, or a private street is created across a parcel of land otherwise characterized as a lot by this definition, and the interest thus obtained or the street so created is such as effectively to prevent the use of this parcel as one lot, then the land on either side of this strip constitutes a separate lot.**

Major vs. Minor Lot Threshold

Definitions

Article 105.200 of the Union County UDO

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

Subdivision, Major Any subdivision other than a minor subdivision.

Major vs. Minor Lot Threshold

Lot or record proposed amendment

Article 105

Section 105.200 Terms Beginning with “S”

Subdivision, Minor

Any subdivision that does not result in the creation of more than 8 lots out of a lot of record ~~single tract since February 14, 1978~~. that do not, under the terms of this ordinance, require the construction of new streets, public water or sewer facilities, sidewalks, or similar infrastructure and public facilities.

Major vs. Minor Lot Threshold

Gaston County

- No more than 5 lots
- No new infrastructure

Iredell County

- No more than 5 lots
- No new infrastructure
- Three year waiting period for another minor instead of parent parcel

Stanly County

- No more than 4 lots
- No new infrastructure
- No further division within 12 months

Major vs. Minor Lot Threshold

Lincoln County

- No more than 20 lots
- No new infrastructure
- No further division within 10 years

Cabarrus County

- No more than 5 lots
- No new infrastructure
- 1 minor subdivision out of the parent tract (June 20, 2005)

Johnston County

- No more than 3 lots out of parent tract within preceding 5 years
- No new infrastructure

Major vs. Minor Lot Threshold

Randolph County

- No more than 3 lots
- Access to an existing state-maintained road

Davidson County

- No more than 10 lots
- No new infrastructure
- Access to an existing state-maintained road

Chatham County

- No more than 5 lots
- Access to an existing public street

Major vs. Minor Lot Threshold

Henderson County

- No more than 10 lots in a 5-year period
- Excludes phasing “exemption”

Pender County

- No more than 10 lots

Family Subdivision

- Lineal descendent requirement – usually parent to child or grandparent to grandchild and vice versa.
- Maximum per year and/or maximum per lot of record or maximum number over a certain number of years
- Road frontage and easement access requirements
- Ownership requirements

Family Subdivision Standards

Gaston County

- Up to 5 lots
- 1-acre minimum lot size
- 2 lineages
- No road frontage requirement
- Must own property for 3 years

Iredell County

- No more than 1 lot
- Lot size based on zoning district
- Immediate family members
- No road frontage requirement
- Must own property for 3 years

Family Subdivision Standards

Stanly County

- 1 conveyance per person
- Lot size based on zoning district
- Child of the grantor
- No road frontage requirement
- Must own property for 3 years

Lincoln County

- 1 per tract
- Lot size based on zoning district
- 2 lineages
- No road frontage requirement
- Must own property for 3 years

Questions



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