

## ARTICLE I

### INTRODUCTORY PROVISIONS

#### **Section 9-3001 Title**

This ordinance shall be known and may be cited as the Subdivision Ordinance of the Town of Erwin, North Carolina, and may be referred to as the Subdivision Ordinance.

#### **Section 9-3002 Purpose**

The purpose of this ordinance is to establish procedures and standards for the development and subdivision of land within the jurisdiction of Town of Erwin. It is further designed to provide for the orderly growth and development of the Town; for the coordination of streets and highways and with other public facilities; for the dedication or reservation of recreation areas serving residents of the immediate neighborhood within the subdivision and of rights-of-way or easements for street and utility purposes; and for the distribution of population and traffic in a manner that will avoid congestion and overcrowding and will create conditions essential to public health, safety, and the general welfare. This ordinance is designed to further facilitate adequate provision of water, sewerage, parks, schools, and playgrounds, and also to facilitate the further resubdivision of larger tracts into smaller parcels of land.

#### **Section 9-3003 Authority**

This ordinance is hereby adopted under the authority and provision of the General Statutes of North Carolina, Chapter 160A, Article 19, Part 2,

#### **Section 9-3004 Jurisdiction**

The regulations contained herein, as provided in G. S. 160A, Article 19 shall govern each and every subdivision within the jurisdiction of Erwin,

#### **Section 9-3005 Prerequisite**

After the effective date of this ordinance, each individual major subdivision of land within the Town's jurisdiction shall first be reviewed and considered for approval by the Erwin Planning Board. With final approval being required by the Erwin Town Board.

#### **Section 9-3006 Thoroughfare Plans**

When a proposed subdivision includes any part of a thoroughfare which has been designated as such upon the officially adopted thoroughfare plan of the Town, such part of such thoroughfare shall be platted by the subdivider in the location shown on the plan and at the width specified in this ordinance.

#### **Section 9-3007 School Sites on Land Use-Plan**

If the Erwin Town Board of Commissioners and Board of Education have jointly determined the specific location and size of any school sites to be reserved and this information appears in the comprehensive land use plan, the Planning Board shall immediately notify the Board of Education whenever a sketch plan for a subdivision is submitted which includes all or part of a school site to be reserved, The Board of Education shall promptly decide whether it still wishes the site to be reserved. If the Board of Education does not wish to reserve the site, it shall so notify the Planning Board. If the Board of Education has not purchased or begun proceedings to condemn the site within eighteen (18) months, the subdivider may treat the land as freed of the reservation.

**Section - 9-3008 Zoning and Other Plans**

Similarly, proposed subdivisions must comply in all respects with the requirements of the zoning ordinance in effect in the area to be subdivided, and any other officially adopted plans.

**Sections 9-3009- 9-3010 Reserved**