

ARTICLE 16

SUBDIVISIONS *(amended May 9, 2017)*

(amended June 30, 2021 to comply with NCGS 160D)

16.1 Subdivision Regulations

16.1-1. Purpose.

The regulations for the subdivision of land set forth below are established to promote orderly growth and development; provide for suitable residential and nonresidential subdivisions with adequate streets and utilities and appropriate building sites; provide for the coordination of streets within subdivisions with existing or planned streets and with other public facilities; provide for the dedication or reservation of rights-of-way or easements for streets and utility purposes; and provide proper land records for the convenience of the public and for better identification and permanent location of real property boundaries.

16.1-2. Exempt land divisions.

(A) Divisions of land exempt. In accordance with NCGS 160D-802, the following divisions of land are not included within the definition of "subdivision", and are not subject to the Town's subdivision regulations:

- (1) The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the Town of Midland as shown in the Town's subdivision regulations;
- (2) The division of land into parcels greater than ten acres where no street right-of-way dedication is involved;
- (3) The public acquisition by purchase of strips of land for the widening or opening of streets or for public transportation system corridors;
- (4) The division of a tract in single ownership whose entire area is no greater than two acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of the Town of Midland as shown in the Town's subdivision regulations.
- (5) The subdivision or recombination of land by public utilities.

In case of a conflict between this description of exempt subdivisions and state law (NCGS 160D-802, or any successor statute), state law shall control.

- (B) Limits on exempt divisions of land. With respect to any single tract or parcel of land existing as a matter of record in the register of deeds as of the effective date of this ordinance, no more than one division exempted pursuant to subsection (A)(4), above, shall be allowed within any five-year period. The purpose of this limitation is to prevent the unregulated subdivision of a tract of land through a series of exempt divisions; nothing herein shall prohibit the subdivision of land where the resultant lots conform with the Town's subdivision regulations.
- (C) Planned communities. In accordance with the North Carolina Planned Community Act (Chapter 47F of the NCGS), Planned communities are not included in the definition of "subdivision" and are not reviewed or recorded as such. Those developments meeting the criteria established by the Act will undergo a site plan review as described in Article 7 of this Ordinance. Planned communities shall be reviewed against and held to those standards established for substantially similar developments and shall comply with the following standards established by the Act:
- (1) Consist of more than 20 dwelling units or provides a declaration that the development is a planned community.
 - (2) Be exclusively residential.
 - (3) Establish a homeowners association.
 - (4) The developer shall demonstrate adequate provision for perpetual maintenance of the private infrastructure and common areas associated with the development by the homeowners' association.
- (D) Determination and certification of exemption. The determination of whether a division of land is exempt from the definition of subdivision shall be made by the *Planning, Zoning and Subdivision Administrator*, upon application of the property owner or agent, with supporting documentation (maps, plats, etc.), as needed. Upon a determination by the *Planning, Zoning and Subdivision Administrator* that the proposed subdivision is exempt, a certificate of exemption shall be issued, and the subdivision shall not be subject to the Town's subdivision regulations.
- (E) Effect of certification of exemption. Divisions of land found to be exempt from the definition of subdivision are not required to meet the Town's subdivision regulations. However, a building or zoning permit may only be issued with respect to a lot that has been created by an exempt division if said lot meets the standards for development set forth elsewhere in this Ordinance. Where a regulation is contained both in this article and elsewhere in this Ordinance, although the regulation need

not be met prior to property division and recordation, the lot in question must comply with said regulation before either a zoning or building permit may be issued for the property.

(F) Platting Required. A subdivision plat meeting the requirements of NCGS 47-30 shall be prepared for all exempt subdivisions. The plat shall identify the subdivision as being exempt from the requirements of this ordinance and shall be submitted to the *Planning, Zoning and Subdivision Administrator* for review. Following his/her review of the subdivision plat, the *Planning, Zoning and Subdivision Administrator* shall sign it and provide a copy to the applicant. The signed plat shall be recorded by the applicant in the office of the Register of Deeds of Cabarrus County within thirty (30) days of being signed by the *Planning, Zoning and Subdivision Administrator*.

16.1-3. Coordination with Other Requirements.

When applications for other approvals are required for the subdivision, applications for these approvals may be submitted simultaneously with the initiation of the subdivision approval process to reduce the time required to secure all necessary approvals. Application forms as required for other approvals may be obtained from the *Planning, Zoning and Subdivision Administrator*.

16.1-4 Submittal.

Applications for subdivision approval shall be submitted to the *Planning, Zoning and Subdivision Administrator* and must include plats with all information as required by this Ordinance. Application for subdivision shall be filed in accordance with Article 7 of this Ordinance.

16.1-5. Approval Required.

- (A) Date of compliance. After the effective date of this Ordinance, no plat for the subdivision of land within the planning and regulation jurisdiction of the Town of Midland shall be filed, accepted for recording, or recorded, nor shall the clerk of superior court order the recording of a plat until it has been submitted to the *Planning, Zoning and Subdivision Administrator* and approved as set forth herein. The signature of the *Planning, Zoning and Subdivision Administrator* on the plat shall signify conformance with the requirements set forth in this chapter unless documented to be in error.
- (B) No conveyance without approval. No real property lying within the planning and regulation jurisdiction of the Town of Midland shall be subdivided until it conforms with all applicable sections of this Article. Violations of this Article shall be subject to the penalties set forth in Article 23. Any sale or transfer of land in a subdivision

subject to these regulations by reference to an unapproved plat or the use of a metes and bounds description shall be considered a violation of this chapter.

(C) Pre-sale contracts. The provisions of this section shall not prohibit any owners or its agent from entering into contracts to sell or lease by reference to an approved preliminary plat for which a final plat has not yet been properly approved under the subdivision ordinance or recorded with the register of deeds, provided the contract does all of the following:

- (1) Incorporates as an attachment a copy of the preliminary plat referenced in the contract and obligates the owners to deliver to the buyer a copy of the recorded plat prior to closing and conveyance.
- (2) Plainly and conspicuously notifies the prospective buyer or lessee that a final subdivision plat has not been approved or recorded at the time of the contract, that no governmental body will incur any obligation to the prospective buyer or lessee with respect to the approval of the final subdivision plat, that changes between the preliminary and final plats are possible, and that the contract or lease may be terminated without breach by the buyer or lessee if the final recorded plat differs in any material respect from the preliminary plat.
- (3) Provides that if the approved and recorded final plat does not differ in any material respect from the plat referred to in the contract, the buyer or lessee may not be required by the seller or lessor to close any earlier than five days after the delivery of a copy of the final recorded plat.
- (4) Provides that if the approved and recorded final plat differs in any material respect from the preliminary plat referred to in the contract, the buyer or lessee may not be required by the seller or lessor to close any earlier than 15 days after the delivery of the final recorded plat, during which 15-day period the buyer or lessee may terminate the contract without breach or any further obligation and may receive a refund of all earnest money or prepaid purchase price.

The provisions of this section shall not prohibit any owner or its agent from entering into contracts to sell or lease land by reference to an approved preliminary plat for which a final plat has not been properly approved under the subdivision ordinance or recorded with the register or deeds where the buyer or lessee is any person who has contracted to acquire or lease the land for the purpose of engaging in the business of construction of residential buildings on the land, or for the purpose of resale or lease of the land to persons engaged in that kind of business, provided that no conveyance of that land may occur and no contract to lease it may become effective until after the

final plat has been properly approved under the subdivision ordinance and recorded with the register of deeds. (G. S. 160D-807)

16.1-6 Designation of approval agency.

The Town of Midland Planning Services Department is designated as a planning agency for the purposes of N.C. Gen. Stat. sec. 160D-803. The *Planning, Zoning and Subdivision Administrator* or his/her designee shall be authorized to sign the plat signifying final approval of subdivisions.

16.1-7 Violations.

Violations of the provisions of this section shall be subject to the enforcement and penalty provisions set forth in Article 23 of this Ordinance. In addition to being subject to the provisions for enforcement in Article 23 of the Ordinance, any person who, being the owner or agent of the owner of any land located within the Town's jurisdiction, subdivides his land in violation of the ordinance or transfers or sells land by reference to, exhibition of, or any other use of a plat showing a subdivision of the land before the plat has been properly approved under such ordinance and recorded in the office of the appropriate register of deeds, shall be guilty of a Class 1 misdemeanor. The description by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring land shall not exempt the transaction from these penalties. The Town may bring an action for injunction of any illegal subdivision, transfer, conveyance, or sale of land, and the courts shall, upon appropriate findings, issue an injunction and order requiring the offending party to comply with the subdivision ordinance. Building permits required pursuant to G. S. 160D-1110 may be denied for lots that have been illegally subdivided. In addition to other remedies, the Town may institute any appropriate action or proceedings to prevent the unlawful subdivision of land, to restrain, correct, or abate the violation, or to prevent any illegal act of conduct. (G. S. 160D-807,

16.1-8 Dedication and acceptance of public areas.

(A) Rights-of-way and easements. The approval of a final plat constitutes dedication but does not constitute acceptance by the Town of Midland or the public of the right-of-way of each public street and easement shown on the plat. The approval of a plat does not constitute acceptance for maintenance of other improvements in the right-of-way such as street paving, utility lines, drainage facilities or sidewalks. When located within the corporate limits of the Town of Midland, such dedications may be accepted only by resolution of the Midland Town Council or by their designee following inspection and approval to ensure compliance with specifications established by the Town or by the Town exercising control over and maintaining these areas. Until the offer of

dedication is accepted by the Town in either of these manners, the developer shall be responsible for maintenance of those areas.

- (B) Open space. Land designated as public open space or a park on a plat shall be considered to be offered for dedication, but not accepted until the Midland Town Council, or their designee, has by express action done so. Until such dedication has been accepted, such areas may be used for open space purposes by its owner or by an association representing owners of lots within the subdivision. Land so offered for dedication shall not be used for any purpose inconsistent with the proposed public use without the approval of the Midland Town Council.
- (C) Sites for public facilities. Where a school or other public site is shown on an approved plat recorded with the Register of Deeds, the site shall either be dedicated for public purpose at the option of the property owner or reserved for acquisition by the Cabarrus County School Board for a period not exceeding 18 months from the date of approval of the preliminary subdivision plan.

16.1-9 Required improvements. (amended October 13, 2015)

Improvement requirements shall be fulfilled or their complete performance guaranteed in accordance with North Carolina General Statute 160D-804.1 before a final plat shall be approved by the *Planning, Zoning and Subdivision Administrator* for recording:.

- (A) Street and utility construction.
 - (1) Plans. Construction plans for all street, side-walk, water, sanitary sewer, and stormwater facilities shall be submitted to the Town of Midland either concurrent with or following preliminary plat approval. The street and utility construction plans for each subdivision, or portion thereof, shall include all improvements lying within or adjacent to the subdivision as well as improvements to all streets, sidewalks, stormwater facilities, and water and sanitary sewer lines lying outside the subdivision which provide service to the subdivision. No final plat shall be approved or a Certificate of Occupancy issued until all improvements have been installed and approved or a performance guarantee accepted.
 - (2) No construction without plan approval. No improvement to or new construction of street, sidewalk, water, sanitary sewer, and stormwater facilities shall be permitted until the street and utility construction plans for such improvements/construction have been reviewed and approved by the Town of Midland and appropriate governmental agencies. These agencies may include, but shall not be limited to, the Division of Water Quality of the North Carolina Department of Environment and Natural

Resources, the North Carolina Department of Transportation, and the Division of Environmental Management of the North Carolina Department of Environment and Natural Resources, or their successors.

- (3) Inspection of construction. All construction undertaken pursuant to approved street and utility construction plans shall be inspected and approved by the Town of Midland and/or the appropriate governmental agencies.
- (B) Guarantee in lieu of construction of improvements. In lieu of completion of construction of the required improvements and utilities prior to final plat approval, the property owner may provide a performance guarantee in accordance with North Carolina General Statute 160D-804.1.

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The performance guarantee shall be in an amount equal to 125% of the estimated cost of the installation of the required improvements, as determined by the Town. The performance guarantee shall secure the completion of construction of the improvements shown on the approved preliminary plat and as detailed within the approved construction plans. The performance guarantee shall remain in full force and effect until such time as the construction of improvements and installation of utilities are completed and accepted by the Town of Midland. Failure to maintain the required performance guarantee shall result in the revocation of the approval of the preliminary plat and any permits issued as a result of the preliminary plat approval. The performance guarantee shall be automatically renewed unless all parties agree not to renew it at least sixty (60) days prior to its scheduled expiration date.

A temporary construction easement permitting the Town of Midland or its designee(s) to access the property for the purpose of constructing/installing the guaranteed improvements is required to be provided with the performance guarantee. The temporary construction easement shall be valid until all guaranteed improvements have been constructed/installed and approved or accepted by the Town. The temporary construction easement shall pass to all successive owners until the guaranteed improvements have been constructed/installed and approved or accepted by the Town. Said temporary construction easement shall be recorded at the office of the Cabarrus County Register of Deeds, with recording fees to be paid by the applicant/landowner.

- (C) Failure to perform. Failure to initiate construction of the improvements within one year of the date the performance guarantee was accepted by the Town of Midland shall result in the Town, at its sole discretion, constructing the improvements, with

the cost to be paid from the performance guarantee. The performance guarantee institution shall, if requested by the Town pay all or any portion of the funds to the Town up to the amount needed to complete the improvements based on an estimate by the Town. The Town may spend such portion of said funds necessary to complete all or any portion of the required improvements. The Town shall return to the developer any funds not spent in completing the improvements. Default on a project does not release the developer from responsibility for the completion of the improvements. In the event that the amount of the performance guarantee on hand is insufficient to pay for the completion of the improvements, the property owner shall pay to the Town of Midland the total amount of the insufficiency. If the Town is not paid, the amount of the insufficiency shall constitute a lien on the property in favor of the Town.

16.1-10. Maintenance of Common Areas.

Where subdivisions have common areas or facilities serving more than one dwelling unit, the developer shall be responsible for the maintenance of these common areas and facilities. This responsibility may be transferred to another entity, provided the developer prepares a document for recordation showing the transfer of the property and the maintenance responsibilities to a successor. A copy of the recorded document must be provided to the *Planning, Zoning and Subdivision Administrator*. In such case, the successor shall be responsible for the maintenance of the common access and facilities.

16.1-11. Association Documents.

Prior to the approval of the final plat for a subdivision, all documents related to the creation and operation of the homeowners association, property owners association, and/or any other association created for and/or by the developer, home owners, or property owners of the proposed subdivision shall be submitted to the Town of Midland for review and approval. These documents may include but not be limited to the articles of incorporation for the association, the homeowner association documents, the property owner association documents, and design standards. The purpose of the review is to ensure that the documents do not contain standards, requirements, or other provisions that conflict with ordinances, regulations, and/or standards of the Town of Midland. The Covenants, Conditions and Restrictions shall incorporate the standards required in Subsection 2.21-4 related to anti-monotony. The Town shall not be responsible for enforcement of the homeowner association documents.

16.1-12. Recordation of final plat.

A final plat must be recorded by the Town of Midland in the office of the Register of Deeds for Cabarrus County in accordance with the process outlined in Article 7 of this Ordinance.

16.1-13. Modifications.

Modifications to the standards for subdivisions as set forth in this ordinance may be granted in accordance with the procedures sets forth below. Any subdivision for which a modification is requested shall be reviewed as a major subdivision.

(A) Approval authority. Modifications to the standards for subdivisions found in Article 16 of this ordinance and access standards found in Article 2 as they relate to subdivisions shall be reviewed by the Town of Midland Technical Review Committee. Requests for variances from other requirements of this ordinance shall be heard by the Board of Adjustment under the procedures established by Article 6 of this ordinance.

(B) Grounds for modifications. Modifications from the standards for subdivisions set forth in this ordinance may be granted in cases of physical hardship. Cases of physical hardship shall be defined as those cases where because of the topography of the tract to be subdivided, the condition or nature of adjoining areas, or the existence of other unusual physical characteristics, strict compliance with the provisions of this ordinance would cause unusual and unnecessary hardship on the subdivision of the property by property owner or developer. In granting the modification, the Technical Review Committee shall make the findings required below, taking into account the nature of the proposed subdivision, the existing use of land in the vicinity, the number of persons to reside or work in the proposed subdivision and the probable effect of the proposed subdivision upon traffic and environmental conditions in the vicinity. No modification shall be granted unless the Technical Review Committee finds:

- (1) That there are special circumstances or conditions affecting the property such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of the land; and
- (2) That the modification is necessary for the preservation and enjoyment of a substantial property right of the petitioner; and
- (3) That the circumstances giving rise to the need for the modification are peculiar to the parcel and are not generally characteristic of other parcels in the Town; and
- (4) That granting the modification will not be a detriment to public health, safety and welfare or injure other property in the area in which the property is located; and
- (5) That the alternative proposed by the applicant will result in

equal or better performance than that provided by the standard for which the modification is requested.

Any modification thus granted by the Technical Review Committee shall be recorded in the minutes of the meeting at which the modification is granted along with the reasons for the modification.

- (C) Conditions. The Town of Midland Technical Review Committee, in granting modifications, may require such conditions as will ensure the purposes of the standards or requirements waived.
- (D) Filing of application. An application for modification of the standards set forth in this ordinance shall be submitted to the *Planning, Zoning and Subdivision Administrator* and shall provide all information requested by the *Planning, Zoning and Subdivision Administrator*.

16.1-14. Phased development.

Subdivisions may be designed to be platted and constructed in phases. A plan for phased development must be approved by the Technical Review Committee. The plan for phased development shall provide for the provision of adequate public facilities to support each and any phase independent of the overall subdivision plan. Access and water supply for fire protection shall be present to the extent required by the North Carolina Fire Prevention Code. In approving the phases, the TRC may require that additional streets, water and sewer facilities, or other required public facilities be constructed as part of the phase or phases to ensure that sufficient public facilities will be in place to support each phase or phases independent of any future subdivision development. Final plats for subdivisions developed in phases shall be recorded in accordance with the schedule presented by the applicant during the preliminary plat approval and approved as part of the preliminary plat approval process. The applicant may request, in writing, adjustments of the approved schedule and the *Planning, Zoning and Subdivision Administrator* may grant extensions of up to 12 months for each phase. If the final plat for any phase of the subdivision is not submitted in accordance with the approved schedule, the preliminary plat shall be resubmitted to the Planning Department for review and approval. Such resubmittal shall be in accordance with the requirements of this ordinance.

16.2. Subdivision Standards.

16.2-1. General.

All proposed subdivisions shall comply with the standards set forth below.

16.2-2. General Requirements and Compliance with Adopted Plans.

Land shall be subdivided in accordance with good land planning practices and in general conformance with the Town Plan 2030 – Land Use and Comprehensive

Master Plan, including subsequent amendments adopted by the Town Council of the Town of Midland, including adequate consideration of the natural topography and drainage features and the type of development proposed. Land shall also be subdivided in compliance with the zoning standards set forth in Article 8 of this Ordinance and with other adopted plans and ordinances. In addition, where land lies within the area of a public water supply reservoir, a proposed highway project or other public project designated by a governmental authority, subdividers shall give notice on the face of the final subdivision plat that land within the subdivision lies within a designated area for public development and may be the subject of future public purchase.

16.2-3. Lot dimensions and standards.

The size, shape, and orientation of lots shall be appropriate for the location of the proposed subdivision and for the type of development contemplated. Lots shall be designed in shape, size and location with due regard to topographic conditions, features of the surrounding area, contemplated use, and official plans and ordinances and shall conform to the following:

- (A) Conformance to other regulations. Every lot shall have sufficient area, dimensions, and street access to permit a principal building to be erected thereon in compliance with all Town ordinances.
- (B) Area and dimensions of lots. All lots shall conform to the minimal dimensional requirements for each zoning district as prescribed in Article 8 and with the lot type standards found in Article 9 of this Ordinance.
- (C) Frontage. Every lot shall front or abut on a public street, with the exception that there can be up to four lots created off of a private drive, where such private drive meets or exceeds the Town of Midland's private drive standards set forth in the Town of Midland's Technical Standards and Specifications Manual. There shall be no reserve strips controlling access to streets except where cause can be shown that such control would best serve the purpose of this Ordinance.
- (D) Lot lines and drainage. Lot boundaries shall be made to coincide with natural and pre-existing manmade drainage way buffers to avoid the creation of lots that can be built upon only by altering such drainage ways and/or stream buffers. Lot boundary lines shall conform to the requirements of Section 19.20-9(4)(C). (*amended May 13, 2014*)
- (E) Double and reverse frontage. Double frontage and reverse frontage lots shall not be approved, except where required in unusual circumstances and specifically approved by the Technical Review Committee.
- (F) Lot boundaries. Lot boundaries must be contiguous with street right-of-way boundaries and shall not extend to the center of public streets. Land to be subdivided which has existing property lines extending into street rights-of-way or into streets shall dedicate a street right-of-way as required by the Town of Midland's Technical Standards and Specifications Manual for that section of the street located on or adjacent to the property being subdivided.
- (G) Side lot lines. Side lot lines shall be substantially at right angles to straight street lines or radial to curved street lines.

- (H) Buildable area. Lots or parcels shall not be unreasonably shaped and shall be made to contribute to the buildable area of a lot. Portions of a lot less than 15 feet wide shall be excluded from the minimum lot area. Additionally, portions of a lot that are less than 26 feet wide and longer than 25 feet will be excluded from the minimum lot area.
- (I) Block dimensions. Blocks shall be laid out taking into consideration traffic circulation patterns and contemplated use. In urban conditions, any dimension of a block may range from 250 to 500 linear feet between cross streets. In major subdivisions the dimension of blocks may not exceed 800 linear feet between cross streets. Within large-lot subdivisions the blocks may be up to 1500 feet.
1. Length. Blocks shall be not less than 250 feet nor more than 1,500 feet in length as stipulated above, except as deemed necessary to secure efficient use of land or desired features of street pattern by the Technical Review Committee. Where deemed necessary by the Technical Review Committee, a pedestrian crosswalk of at least eight feet in width shall be provided.
 2. Widths. Blocks shall be wide enough to allow two tiers of lots of minimum depth, (reference Zoning standards, Article 8, and Lot Type standards, Article 9), except where fronting on major streets is prevented by topographic conditions, in which case a single tier of lots may be approved. Block width standards do not apply to subdivisions proposed as part of a Mini Farm Overlay District (MFO) development (see Article 8.)
- (J) Lots on thoroughfares. Residential lots in subdivisions shall not be entered from major thoroughfare streets.
- (K) Access requirements for all lots. Each lot in a subdivision shall meet the access standards set forth in this Ordinance and in the Town of Midland Technical Standards and Specifications Manual.
- (L) Lot area calculation. Areas in the public right-of-way shall not be used to calculate compliance with minimum lot size requirements.
- (M) Flag lots. Flag lots shall be permitted subject to the following standards:
1. The minimum flagpole width (strip connecting the bulk of the lot to the street) shall be 25 feet or 25% of the minimum required lot width established by the primary general use district, established by Article 8 of this Ordinance, whichever is greater.
 2. The maximum flagpole length (strip connecting the bulk of the lot to the street) shall be 400 feet. (*amended May 9, 2017*)
 3. The total lot area shall be a minimum of 1.5 acres, unless required to be larger by the primary general use district, established by Article 8 of this Ordinance; furthermore, the area of the flagpole within the first 150 linear feet of the street (strip connecting the bulk of the lot to the street) shall not be used in calculating minimum lot area, setbacks, or other dimensional requirements for the zoning district in which the lot is located. (*amended May 9, 2017*)
 4. Not more than 4% of the total number of lots in a subdivision or development shall be flag lots, except not more than 26% of the total

number of lots in subdivisions proposed as part of a Mini Farm Overlay District (MFO) development (see Article 8).

- 16.2-4. Landscaping and buffering. Landscaping shall be provided in the proposed subdivision as required by Article 11 of this Ordinance. Preservation of existing trees is required in accordance with Article 11.
- 16.2-5. Open space. Open space as required by Article 21 of this Ordinance and other applicable ordinances and regulations of the Town of Midland shall be provided in the proposed subdivision.
- 16.2-6. Streets and utilities. All streets and utilities must comply with the requirements of all other applicable plans and manuals adopted by the Town of Midland, including, but not limited to, the Town of Midland Technical Standards and Specifications Manual.
- 16.2-7. Street design. The design of all public streets and roads within the Town of Midland shall conform to standards set forth in the Town's Technical Standards and Specifications Manual. Private streets, where permitted, shall be constructed to the Town of Midland design standards. Disclosure and approval by the Division of Highways shall comply with G.S. 136-102.6.
- (A) Cul-de-Sacs. Cul-de-sacs or other dead end streets designed to be permanently closed are strongly discouraged and can only be used when it is not feasible to connect to an existing or future street. Cul-de-sacs shall not exceed 400 feet in length and shall be provided at the closed end with a right-of-way radius and a turnaround radius meeting or exceeding the standards set forth in the Town of Midland Technical Standards and Specifications Manual. The Technical Review Committee may grant modifications to these requirements on a case by case basis, with the justification stated in writing on the final plat.
- (B) Continuation of Adjoining Street System. The proposed street layout shall be coordinated with the street system of the surrounding area. Where possible, existing principal streets shall be extended.
- (C) Stub Streets. Where the property to be subdivided abuts another property that, in the opinion of the *Planning, Zoning and Subdivision Administrator*, could be subdivided in the future, the proposed street layout shall include a public street and right-of-way, meeting the Town's standards for width and grade, which connects the streets in the subdivision to the abutting property. This street and public right-of-way shall be preserved for the construction of a future street providing access to the abutting property. The subdivider shall be responsible for placing a permanent sign(s) within the right-of-way of the stub street stating that it is the location of a future street. Such sign(s) shall be approved by the *Planning, Zoning and Subdivision Administrator* before being placed in said right-of-way.
- 16.2-8. Naming of streets and subdivisions. All streets shall be named, and signs conforming to Town standards shall be posted at intersections showing the name of every street. New streets which are obviously in alignment with others already existing and named shall bear the names of the existing streets

where practical. In no case shall the names of new streets phonetically resemble existing street names. Streets shall be named in accordance with the standards for street naming established by Cabarrus County and must be approved by Cabarrus County's emergency address coordinator. All subdivisions requiring the development of new public roads within the Single Family Residential District (SFR) and Agriculture District (AG) must be named. Subdivision names or identification shall not duplicate or closely approximate phonetically the names of existing streets and subdivisions in the Town of Midland or its area of jurisdiction and must be approved by Cabarrus County's emergency address coordinator. The minimum identification requirement is that a sign clearly showing the name of a named subdivision be posted at the primary vehicular entrance to the subdivision from a major and/or minor thoroughfare(s). Residential subdivisions in all other zoning districts may install temporary signage identifying the subdivision until lots are sold. Commercial subdivisions are not required to use identification signage. (See Article 17)

16.2-9. Street construction - property owners' participation. The Town of Midland will not accept or adopt any new street, nor will it pave or assist in the construction or pavement of any new street other than streets shown on the map of the streets of the Town of Midland known as the Official Powell Bill Map except upon the payment of the full cost and expense of construction or of construction and pavement, as the case may be, and such cost and expense must be actually paid or amply secured (see section 16.1-9(B)) before the Town will take any action.

16.2-10. Utility and Pedestrian easements. All subdivision plats shall identify easements for the installation of utilities and pedestrian use as follows:

- (A) Major subdivisions. An appropriate easement, of the width required by the utility company/agency, shall be provided for utilities including, but not limited to, electric service, telephone service, cable television service, sewer lines, and waterlines within the subdivision. The location of the easements and the physical relation of all utilities within the easement shall be approved by the Town of Midland, in consultation with the utility providers, prior to final plat approval. Placement of all utilities in a common easement is encouraged when such placement does not conflict with these requirements or others. All off-street easements shall also be granted for pedestrian use by the public.
- (B) Minor subdivisions. An appropriate easement, of the width required by the utility company/agency, shall be provided for utilities including, but not limited to, electric service, telephone service, cable television service, sewer lines, and waterlines within the subdivision. The location of the easements and the physical relation of all utilities within the easement shall be approved by the Town of Midland, in consultation with the utility providers, prior to final plat approval. Placement of all utilities in a common easement is encouraged when such placement does not conflict with these

requirements or others. All off-street easements shall also be granted for pedestrian use by the public. 16.2-11. Water supply for fire protection.

- (A) Water supply for fire protection shall be provided as required by the North Carolina Fire Prevention Code.
- (B) Size, type, and installation of hydrants shall conform to the specifications set forth in the North Carolina Fire Prevention Code.
- (C) The maximum distance between fire hydrants shall be 500' measured by right angles along identified travel way(s).

16.2-12. Stormwater management.

- (A) Design of the stormwater management system shall be consistent with the Town of Midland's stormwater regulations, as contained in the Watershed Regulations (Article 19 of this Ordinance).
- (B) The stormwater management system design shall comply with the specifications set forth in the stormwater section of the Town of Midland Technical Standards and Specifications Manual.

16.2-13. Flood standards.

- (A) All subdivision proposals within the Town of Midland corporate limits and extraterritorial jurisdiction shall be consistent with the requirements of the Town's flood protection regulations set forth in Article 18 of this Ordinance and with the need to minimize flood damage.
- (B) All subdivision proposals shall have the public utilities and facilities such as sewerage systems, gas lines, electrical, telecommunications (television, Internet, telephone, etc.), and water systems located and constructed to minimize flood damage.
- (C) Adequate drainage shall be provided to reduce exposure to flood hazards.
- (D) Base flood elevation data shall be provided for subdivision proposals whenever any portion of the project site is located within a designated flood hazard area.
- (E) Preliminary and final plats shall note the location of floodplain and floodway boundaries and the 100-year flood elevation.
- (F) If there is a water course or dry branch running through or within 150 feet of the proposed subdivision, the prospective subdivider shall furnish evidence that residential lots within the subdivision will not be flooded. Lots located in flood plains shall comply with the flood prevention standards set forth in Article 18.

16.2-14. Buffer Strips – Streams. Buffer strips shall be provided along streams as required by the Watershed Regulations set forth in Article 19 of this Ordinance.

16.2-15. Electrical, Cabled, Wired and Fiber Optic utilities. Electrical, Cabled, Wired and Fiber Optic utility lines shall be installed underground unless inconsistent with flood protection requirements.

16.2-16. Placement of monuments. The Standards of Practice for Land Surveying in North Carolina, as adopted by the North Carolina State Board of Registration

for Professional Engineers and Land Surveyors, shall apply when conducting surveys.

16.2-17 Family Farm Subdivisions. Family Farm Subdivisions are allowed only in the Agriculture (AG) Zoning District. Applicants meeting the standards for a “Family Farm Subdivision” as defined by this ordinance may create no more than four conventional minor subdivisions out of each parent tract existing as of September 13, 2011 with lots a minimum of one acre in size accessed by a private road that meets NCDOT minimum right-of-way standards (45 feet). The travel way must be at least 12 feet wide with gravel four inches deep. In addition, the first 25 feet of the road must be 18 feet wide and paved when the private road adjoins a paved town or state road. A road maintenance agreement is required. Each lot meets any minimum area requirements for public health purposes. The AG parcels subdivided out of the parent tract under the “Family Farm Subdivision” definition may not be further subdivided. Additional divisions to the remaining parent tract shall be deemed major subdivisions and shall be processed as such and subject to all ordinances and policies related to major subdivisions.

No public water or sewer may be extended to these lots unless it is deemed a Health Emergency. Private Road Maintenance agreement must be described in the deed of parcels created under the Family Farm Subdivision and recorded in the Cabarrus County Register of Deeds Office.