

**SUBDIVISION ORDINANCE**  
Stanley, North Carolina

**CHAPTER 4 GENERAL PROVISIONS**

**SECTION 411 Authority**

The Town of Stanley hereby exercises its authority to enact subdivision regulations pursuant to Chapter 160a, article 19, Part 2 of the North Carolina General Statutes.

**SECTION 411.1 Jurisdiction**

- A. The jurisdiction of the Subdivision Ordinance shall be described as the incorporated area of Stanley, including the extraterritorial jurisdiction of the municipality.
- B. In cases where fifty-one percent (51%) or greater of a proposed subdivision lies within the county jurisdiction, where the county subdivision standards meet or exceed the standards set forth in this ordinance; and at the request of the developer, or the Town of Stanley, the Planning Board and Town Council of Stanley may relinquish the jurisdiction control of this ordinance to the county government for review and approval of the development under the standards of the county ordinance.

**SECTION 411.2 Purpose**

The purpose of the regulations expressed herein is to guide and regulate the subdivision of land within the Town and ETJ in order to preserve the public health, safety and welfare, and to require preparation and approval of a plat every time a subdivision of land takes place. Specifically, these regulations are designed to provide for an adequately planned street system; to avoid overcrowding of the land and extreme concentration of population; to secure safety from fire, panic and other dangers; to provide for adequate water and sewage systems; to insure against erosion, water and flood damage; to facilitate an orderly system, for the design, layout, use of land, and the re-subdivision of large land parcels; and to insure the proper legal description and monumenting of subdivided land. In order to achieve these goals the Town of Stanley shall not approve any subdivision of land where it has been determined through a proper investigation that such subdivision will include or cause excessive flooding, poor drainage, soil slippage, inadequate soil conditions or other potentially dangerous, unhealthy conditions.

Public Hearing held 5/2/05  
Council approved the amendment 5/2/05