

**SUBJECT:**

**Public Hearing - Minor Subdivision  
Amendments.**

**MEETING DATE:**

November 21, 2023

**SUBMITTED BY:**

Brantley Day

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**SUGGESTED ACTION:**

Conduct a public hearing to consider adopting an amendment to Article 5 - General Provisions, of the 1992 Zoning Ordinance of Cherokee County.

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**FACTS AND ISSUES:**

On September 19, a public hearing was conducted for a minor subdivision amendment, during the regular meeting of the Board of Commissioners. Attendees spoke at the public hearing, providing input. Staff requested a tabling of the decision to November 21, to provide the time necessary to study and draft amendments based on the input received and upcoming stakeholder meetings planned.

Subsequently, stakeholder meetings were conducted on October 2, October 9, and October 16 with local builders, developers, design professionals, and other stakeholders, joined by Community Development Agency staff, to receive input and feedback on current minor subdivision regulations and the challenges of development. These stakeholders, along with our staff, worked together to pursue and consider options that might provide productive amendments to the current minor subdivision regulations.

Staff presented proposed and potential amendments to Article 5 of the 1992 Zoning Ordinance of Cherokee County at the November 7 Work Session, addressing current minor and rural subdivision regulations. From this feedback, Staff has prepared the attached draft amendment for public hearing and possible adoption at the Regular Meeting on November 21. Among other proposed purposes, this amendment primarily provides the following changes:

- 1.) Increases the number of lots in a minor plat subdivision from five (5) to seven (7) lots;
- 2.) Provides for the additional subdivision of a previously subdivided parent parcel with Board of Commissioners approval;
- 3.) Provides additional standards for private streets; and
- 4.) Provides additional latitude for subdivisions in the General Agricultural District (AG).

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**ATTACHMENTS:**

[2023 Minor Subdivisions Ordinance Draft 11.21.pdf](#)

[2023 Article 5\\_Amendments Final Working 11.21.pdf](#)