



# SUBDIVISION OF PROPERTY

## ***Background***

The subdivision process for the Town of Mint Hill was established to subdivide land and prepare infrastructure for development in a comprehensively planned manner.

The size of the proposed subdivision and the zoning district in which you are located will determine the type of subdivision process that will be required

## ***What is a subdivision?***

The division of a tract of land into two or more lots, building sites or other divisions for the purpose of sale or building (whether immediate or future) and including all divisions of land involving the dedication or a new street or a change in existing streets.

## ***When/why might I use the subdivision process?***

Anytime when you are changing the lot configuration for a previously platted piece of property, a subdivision plat must be filed.

## ***What are the different subdivision processes that can be used?***

There are three different processes that can be used when subdividing property. Exempt subdivisions require only that the plat contain a certificate signed by the designated, Mint Hill Administrator stating that the plat does not create a subdivision subject to the Town's regulations. Minor subdivisions require staff level review and approval, while Major subdivisions require Planning Board approval.