

Land Subdivision Regulation in North Carolina

2015

Adam S. Lovelady



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Preface

This book is a resource for understanding the legal framework and practical applications of land subdivision regulation in North Carolina. The primary audience includes subdivision ordinance administrators, city and county planners, attorneys, and other public and private professionals involved in land subdivision throughout the state. Not intended as a pure legal reference, it nonetheless includes substantial citations and case summaries to assist with legal issues. Cases decided and legislation enacted are current as of September 30, 2015. For updates, check the School of Government's Planning and Development Regulation website at sog.unc.edu/resources/microsites/planning-and-development-regulation and the Coates' Canons NC Local Government Law Blog at canons.sog.unc.edu.

My work benefits from and builds upon the tradition of practical scholarship on land subdivision established by faculty members at the School of Government (formerly Institute of Government). Dating back at least to the 1950s, publications have included Warren Jake Wicker's *Subdivision Improvement Requirements and Assessment and Utility Extension Policies in Seventeen North Carolina Towns with Populations of 2,500 to 10,000* (1957), Robert E. Stipe's *An Introduction to Subdivision Regulations* (1965, 1968), Philip P. Green Jr.'s *Regulating the Subdivision of Land* (1968), Richard D. Ducker's *Subdivision Regulations in North Carolina: An Introduction* (1980), David M. Lawrence's *Property Interests in North Carolina City Streets* (1985), William A. Campbell's *Guidebook for North Carolina Property Mappers* (2001), and David W. Owens's *Land Use Law in North Carolina* (2011) as well as a variety of other resources and publications related to land subdivision.

This book benefits greatly from research support provided by Alex Hess and Frank Alford in the Knapp Library of the UNC School of Government; editing and layout support from Katrina Hunt, Daniel Soileau, Lisa Wright, and Leslie Watkins in the School's publications department; and review and critiques from my School of Government colleagues, especially Richard Ducker, Kara Millonzi, David Owens, and Chuck Szypszak. Last, but certainly not least, endless thanks go to Tracy, Carter, Ben, and Andrew for their patience, encouragement, and regular reminders to play.

Adam S. Lovelady
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