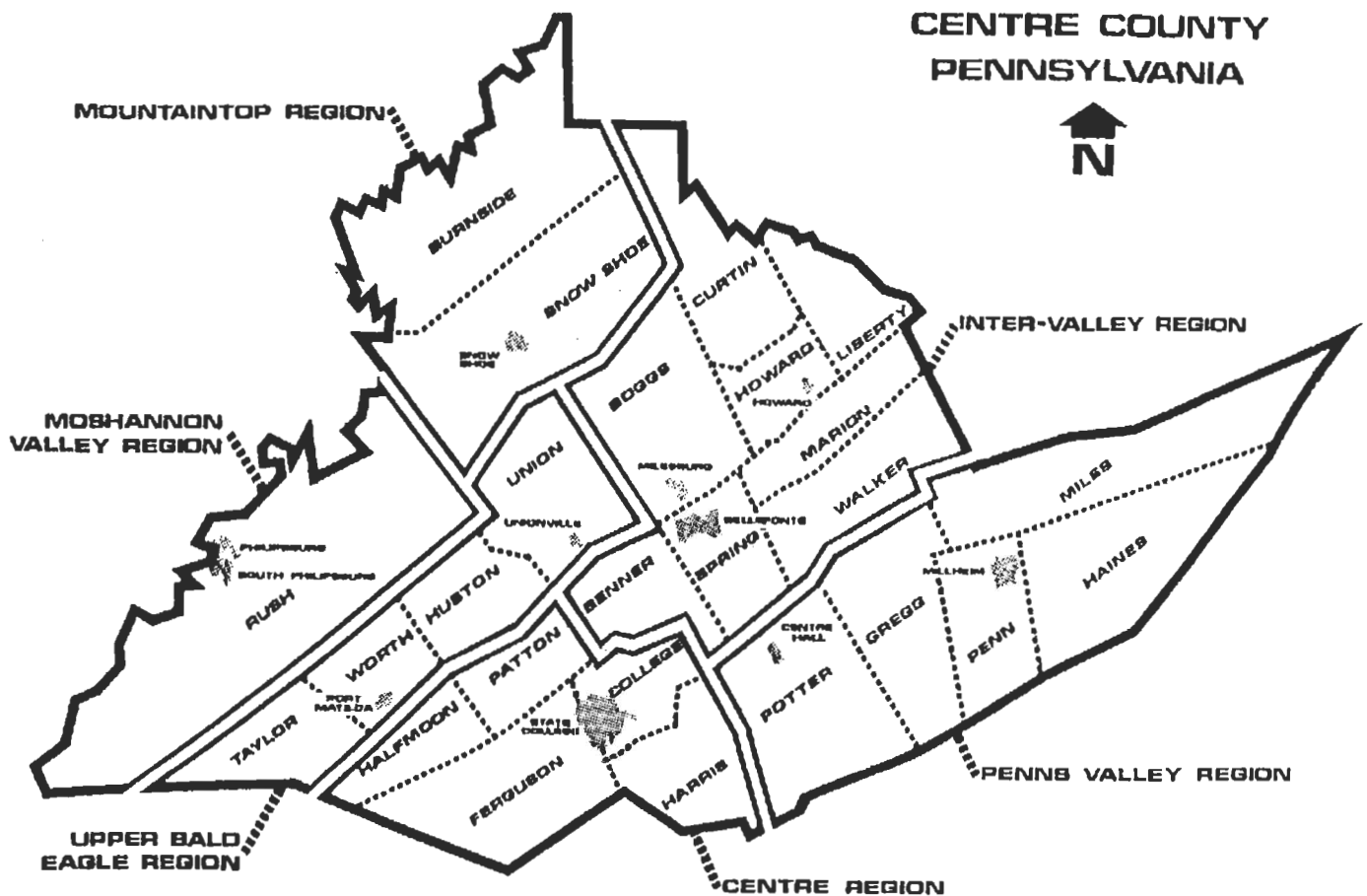


CENTRE COUNTY SUBDIVISION AND LAND DEVELOPMENT ACTIVITY REPORT - 1999 / 2000 -



CENTRE COUNTY PLANNING COMMISSION
CENTRE COUNTY PLANNING OFFICE

Willowbank Office Building, 420 Holmes Street, Bellefonte, PA 16823
Telephone: (814) 355-6791 Fax: (814) 355-8661

Centre County Board of Commissioners

- 1999 -

Vicki Wedler, *Chairman*
Sue Mascolo, *Vice-Chairman*
Keith Bierly, *Commissioner*

- 2000 -

H. Scott Conklin, *Chairman*
Keith Bierly, *Commissioner*
Connie E. Lucas, *Commissioner*

Centre County Planning Commission Members (1999 - 2000)

John H. Auman - <i>Chairman</i>	Inter-Valley Region
Robert L. Corman, <i>Vice Chairman</i>	Penns Valley Region
J. Carroll Dean - <i>Secretary</i>	Centre Region
Mercer Bristow	Centre Region
Joseph A. Guenot (<i>Former Member - 1999</i>)	Upper Bald Eagle Region
Arthur M. Ridenour	Upper Bald Eagle Region
Dan R. Harner	Centre Region
Thomas E. Hoover	Mountaintop Region
Lowell T. Krape	Inter-Valley Region
Sandra Martin	Moshannon Valley Region

Centre County Planning Office (1999 - 2000)

Robert B. Donaldson, *Director*
Jon W. Eich, *Assistant to the Director* (Former Staff - 1999)
Shawn R. McLaughlin, *Chief Planner* (Former Staff - 1999)
Robert B. Jacobs, *Assistant Director* (2000)
Anson C. Burwell, *Subdivision and Land Development Planner*
Brian S. McKinley, *Assistant Subdivision and Land Development Planner* (Former Staff - 1999)
Christopher D. Schnure, *Assistant Subdivision and Land Development Planner*
Matt Milliron, *Community Water Systems Coordinator*
Beth A. Thoma, *Data Management* (2000)
Norman K. Lathbury, *Ag Land Preservation Program Coordinator* (2000)
Linda Marshall, *Senior Planner, Comprehensive Plan* (2000)
Timothy R. Murrell, *Junior Planner, Comprehensive Plan* (2000)
Colleen L. Bloom, *Secretary III* (Former Staff - 1999)
Mary L. Leathers, *Secretary III* (1999)
Stacy J. Mann, *Department Clerk II*
Cindy Pellet, *GIS Technician* (Contracted from Penn State using "in-kind" funds)

Retired Senior Volunteer Program Volunteer (1999 - 2000)

James V. Frick
Norman Walters

NOTE: Information contained in this report can be made available in other forms as required by the Americans with Disabilities Act (ADA).

Prepared by: * Anson C. Burwell, *Subdivision and Land Development Planner*
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Released: February, 2001

– INTRODUCTION –

The *Pennsylvania Municipalities Planning Code* (commonly called the MPC) requires Planning Commissions to file an annual report with the governing body at the beginning of each year. The MPC does not specify the format of the annual report; however, each Planning Commission is required to provide a listing of activities regarding reviews and actions relative to their administrative duties.

Per the above, the Centre County Planning Commission performs a dual function concerning its involvement with subdivision and land development activity. The Planning Commission staff must administer and enforce the *County Subdivision and Land Development Ordinance*, applicable throughout much of Centre County; and they must also receive, review, or monitor for review all plans originating from those municipalities having their own subdivision and land development regulations. Presently, there are ten (10) municipalities within the County that administer their own subdivision and land development ordinances, with the remaining twenty-six (26) municipalities under the jurisdiction of the County Ordinance. Also, in cooperation with the County Recorder of Deeds Office, the Planning Office monitors all subdivision and land development plans to certify that they have been properly approved by the appropriate local officials prior to recording.

The Centre County Planning Office is also required to charge processing fees for the review of applicable subdivision and land development plans (per the MPC) and for the reviews of applicable Pennsylvania Department of Environmental Protection Sewage Planning Modules (per the *Pennsylvania Sewage Facilities Act*). Accordingly, processing fees received in 1999 totaled \$15,669.37 and the processing fees received in 2000 totaled \$25,704.86 (see page 12 for additional information).

This report will attempt to summarize the subdivision and land development activity in Centre County over the past several years and analyze the distribution of activity throughout the County's thirty-six (36) municipalities during 1999 and 2000. Data has been collected and compiled to show various characteristics and trends that have occurred in the County and to demonstrate the potential impact of these characteristics and trends.

Further, the annual report should be viewed as a mechanism for keeping open lines of communication between the Planning Commission and the municipalities, as well as a readily available planning tool to help inform the general public.

– GENERAL REVIEW –

Centre County's subdivision and land development activity has closely resembled the recurrent peaks and valleys of the nation's economy. The economic climate evidenced in the late 1970's led to the recession of the early 1980's, but later rebounded to a record high in the late 1980's. More recent events have shown a leveling trend in the data compiled for the 1990's. The numbers seem to indicate that the plateau reached shows a pattern of continued and steady growth. As shown in Figure 1, New Files Created, and Figure 2, Plans Recorded, the County's subdivision and development activity closely follows this economic trend.

As a guide, the Centre County municipalities (i.e., townships or boroughs) that presently have their own local subdivision and land development regulations can be identified by referring to Figures 3a and 3b, Recorded Subdivision and Land Development Plans for 1999 and 2000, and Figure 4, County and Municipal Planning Controls. The County Planning Office assists many of these municipalities with plan reviews prior to final action. In that portion of the County called the Centre Region, (i.e., State College Borough and the surrounding townships) the plan reviews are usually performed by the Centre Regional Planning Agency in cooperation with the Centre County Planning Office, which is based on an agreement of service between the Centre County Board of Commissioners and the Centre Region Council of Governments.

The data compiled in Figures 3a and 3b, Recorded Subdivision/Land Development Plans for 1999 and 2000 represents the total number of files created, as well as the total number of plot plans placed on record in the Centre County Records Office. The total plans are further categorized into three groups: (1) subdivision activity, including a subtotal of recorded plans, number of acres subdivided, and number of lots created; (2) land development activity, including the subtotal of recorded plans, number of acres developed, and number of units created; and (3) a subtotal of "miscellaneous plans" (i.e., plans placed on record that depict replots, lot additions, or plans "approved for recording purposes only" such as tract surveys and survey corrections).

The data compiled in Figure 5, Ten Year Comparison reflects municipal, regional, and County totals. For example, the County totals for 1999 show that 297 plans were placed on record creating 1,582 lots or units on 12,958.74 acres of land. For a comparison, the total acreage either subdivided or involved as part of a land development activity within 1999 computes to approximately 19.5 square miles, roughly an area three times as large as State College Borough.

The previously described information shows characteristics and trends that become significant in that they translate into direct impacts on the County. For instance, the majority of the approved lots or units will result in new housing and additional people. This figure will not always represent

additional "new" persons at the County level due to internal relocation within the County; however, at the municipal level the additional people will represent new permanent residents or new persons residing on a seasonal basis.

This increase of new residents at the municipal level will automatically increase the demand for local facilities and services -- such as local police, fire, and ambulance service. Other affected areas might include greater demands placed on local recreational and medical facilities. Impacts can also occur to local transportation systems as well as school facilities. These additional demands translate into additional costs.

Another way to look at new development and the resulting additional people is that it represents not only a cost but also a benefit in the form of an increase in the local and County tax base, as well as additional employees and consumers, which help improve economic conditions for our local industrial and business communities.

In reference to the above, it is important to each municipality, as well as the County, to assure that the benefits to be realized by development activity outweigh negative impacts that might result from an increase in demand on local facilities and services. As a planning goal, all parties should make a conscious effort to maintain and foster mutual coexistence between people's needs and the natural environment.

– ITEMS OF NOTE –

- * The total development acreage in 1999 hit a "high water mark" of almost 13,000 acres, due largely in part to the subdivision and conveyance of a 2,400 acre parcel from the old Curtin Estate lands located in Howard, Walker, Boggs and Spring Townships.
- * Subdivision activity within Snow Show Township in both 1999 and 2000 reflects a continued significant increase in both the number of new files created and the number of record plans, primarily the result of Gulf USA Corporation, Inc. (owner of the former C & K Coal Company property) continuing to divest their ownership interests through the subdivision process. This activity helped create 16 record plans with 88 lots from 3,262.04 acres in 1999, and 13 record plans with 28 lots from 1,434.38 acres in 2000. The majority of lots created were designated for "seasonal " use only.
- * Approximately one third of the plans recorded in both 1999 and 2000 fell under the Miscellaneous Plan category, with the majority being classified as "lot additions and replots".

-- Figure 1 --
Number of Files

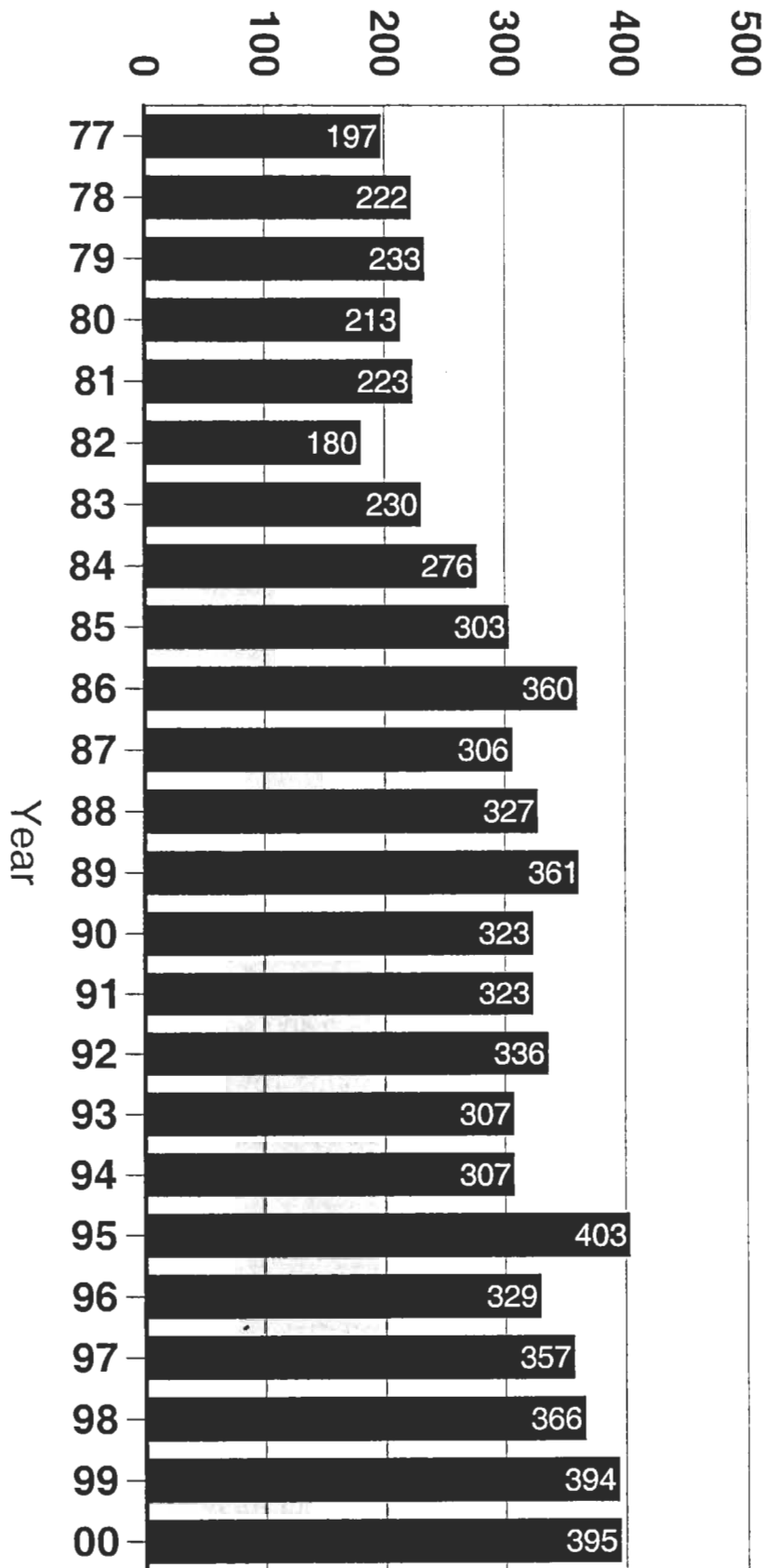


FIGURE 1
Total Number of New Files

-- Figure 2 --

Number of Plans

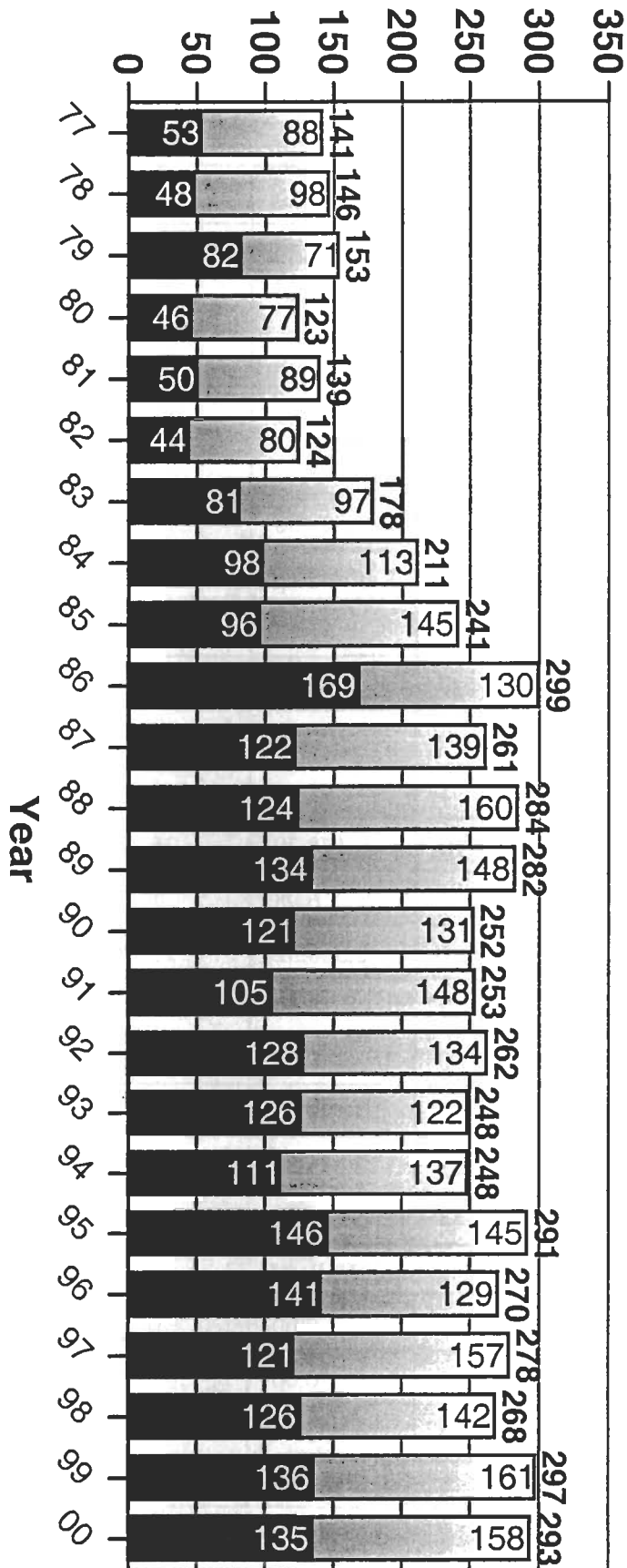


FIGURE 2 Number of Recorded Plot Plans

- Figure 3a -
1999 DATA
RECORDED SUBDIVISION/LAND DEVELOPMENT PLANS FOR 1999
(Including Miscellaneous Plans*)

Municipalities	New Files Created	Total Record Plans	-- SUBDIVISION/LAND DEVELOPMENT DATA --						Misc. Plans*	
			Sub. Plans	Acres Subdivided	Lots Created	Land Dev. Plans	Acres Developed	Units Created		
Centre Region										
# State College Boro.	15	9	1	1.50	4	7	2.15	47	1	
# College Twp.	35	33	6	84.30	50	18	13.72	73	9	
# Ferguson Twp.	43	42	15	648.35	68	17	21.51	113	10	
# Halfmoon Twp.	9	7	5	155.82	25	0	0.00	0	2	
# Harris Twp.	13	10	6	156.69	12	1	2.90	42	3	
# Patton Twp.	22	23	11	721.20	57	10	109.86	460	2	
Regional Total	137	124	44	1,767.86	216	53	150.14	735	27	
Inter-Valley Region										
# Bellefonte Boro	6	6	4	81.24	25	1	0.30	7	1	
Howard Boro.	0	0	0	0.00	0	0	0.00	0	0	
Milesburg Boro.	1	1	0	0.00	0	0	0.00	0	1	
Benner Twp.	18	9	4	93.42	40	3	1.48	3	2	
# Boggs Twp.	11	12	10	178.70	26	0	0.00	0	2	
Curtin Twp.	5	1	1	6.98	1	0	0.00	0	0	
Howard Twp.	3	3	3	2,568.32	10	0	0.00	0	0	
# Liberty Twp.	4	2	2	3.50	2	0	0.00	0	0	
Marion Twp.	4	1	0	0.00	0	0	0.00	0	1	
# Spring Twp.	19	17	5	29.56	11	7	20.82	99	5	
Walker Twp.	22	18	15	2,685.88	105	0	0.00	0	3	
Regional Total	93	70	44	5,647.60	220	11	22.60	109	15	
Moshannon Valley Region										
Philipsburg Boro.	8	0	0	0.00	0	0	0.00	0	0	
South Phbg. Boro.	1	0	0	0.00	0	0	0.00	0	0	
Rush Twp.	19	10	5	535.44	19	0	0.00	0	5	
Regional Total	28	10	5	535.44	19	0	0.00	0	5	

- Figure 3a, continued -
1999 DATA -- continued

Municipalities	New Files Created	Total Record Plans	-- SUBDIVISION/LAND DEVELOPMENT DATA --						Misc. Plans*	
			Sub. Plans	Acres Subdivided	Lots Created	Land Dev. Plans	Acres Developed	Units Created		
Mountaintop Region										
Snow Shoe Boro.	1	1	0	0.00	0	0	0.00	0	0	1
Burnside Twp.	2	2	1	78.62	1	0	0.00	0	0	1
Snow Shoe Twp.	36	29	16	3,262.04	88	0	0.00	0	0	13
Regional Total	39	32	17	3,340.66	89	0	0.00	0	0	15
Penns Valley Region										
Centre Hall Boro.	2	3	3	17.75	31	0	0.00	0	0	0
Millheim Boro.	3	3	2	5.99	7	0	0.00	0	0	1
Gregg Twp.	15	6	2	15.24	4	0	0.00	0	0	4
Haines Twp.	4	4	2	52.61	4	1	3.50	3	3	1
Miles Twp.	11	5	4	111.12	8	0	0.00	0	0	1
Penn Twp.	7	5	4	145.32	10	0	0.00	0	0	1
Potter Twp.	17	14	5	424.38	39	2	6.21	3	3	7
Regional Total	59	40	22	772.41	103	3	9.71	6	6	15
Upper Bald Eagle Region										
Port Matilda Boro.	0	0	0	0.00	0	0	0.00	0	0	0
Unionville Boro.	0	0	0	0.00	0	0	0.00	0	0	0
Huston Twp.	9	4	2	288.42	6	1	10.23	49	49	1
Taylor Twp.	8	3	2	56.28	5	0	0.00	0	0	1
Union Twp.	12	9	9	327.09	21	0	0.00	0	0	0
Worth Twp.	9	5	2	30.30	4	0	0.00	0	0	3
Regional Total	38	21	15	702.09	36	1	10.23	49	49	5
County Totals	394	297	147	12,766.06	683	68	192.68	899	899	82

* = Miscellaneous Plans:

Replotted Lots, Lot Additions, and Plans "For Recording Purposes Only" (e.g., Tract Surveys, Survey Corrections, etc.).

= Municipalities Having Their Own Subdivision/Land Development Regulations.

**- Figure 3b -
2000 DATA
RECORDED SUBDIVISION/LAND DEVELOPMENT PLANS FOR 2000
(Including Miscellaneous Plans*)**

Municipalities	New Files Created	Total Record Plans	-- SUBDIVISION/LAND DEVELOPMENT DATA --							Misc. Plans*
			Sub. Plans	Acres Subdivided	Lots Created	Land Dev. Plans	Acres Developed	Units Created		
Centre Region										
# State College Boro.	18	17	0	0.00	0	14	2.02	48	3	
# College Twp.	31	35	4	92.71	104	12	16.84	19	19	
# Ferguson Twp.	35	35	9	362.43	46	13	22.42	234	13	
# Halfmoon Twp.	1	1	1	11.54	2	0	0.00	0	0	
# Harris Twp.	7	5	3	309.89	11	1	1.03	24	1	
# Patton Twp.	38	32	6	191.52	70	12	10.89	15	14	
Regional Total	130	125	23	968.09	233	52	53.20	340	50	
Inter-Valley Region										
# Bellefonte Boro	9	6	5	33.06	65	0	0.00	0	1	
Howard Boro.	3	2	0	0.00	0	0	0.00	0	2	
Milesburg Boro.	3	0	0	0.00	0	0	0.00	0	0	
Benner Twp.	21	16	6	197.47	18	4	12.65	5	6	
# Boggs Twp.	14	11	7	349.15	9	0	0.00	0	4	
Curtin Twp.	1	2	1	1.93	2	0	0.00	0	1	
Howard Twp.	4	4	3	39.12	8	0	0.00	0	1	
# Liberty Twp.	5	4	4	56.01	7	0	0.00	0	0	
Marion Twp.	3	3	1	191.15	4	1	2.03	2	1	
# Spring Twp.	13	12	3	15.13	28	6	6.63	6	3	
Walker Twp.	16	11	7	1,004.52	50	1	1.11	4	3	
Regional Total	92	71	37	1,887.54	191	12	22.42	17	22	
Moshannon Valley Region										
Philipsburg Boro.	3	1	0	0.00	0	0	0.00	0	1	
South Phbg. Boro.	0	2	0	0.00	0	0	0.00	0	2	
Rush Twp.	22	10	7	673.03	43	0	0.00	0	3	
Regional Total	25	13	7	673.03	43	0	0.00	0	6	

- Figure 3b, continued -
2000 DATA -- continued

Municipalities	New Files Created	Total Record Plans	-- SUBDIVISION/LAND DEVELOPMENT DATA --							Misc. Plans*
			Sub. Plans	Acres Subdivided	Lots Created	Land Dev. Plans	Acres Developed	Units Created		
Mountaintop Region										
Snow Shoe Boro.	4	0	0	0.00	0	0	0.00	0	0	0
Burnside Twp.	2	0	0	0.00	0	0	0.00	0	0	0
Snow Shoe Twp.	38	27	13	1,434.38	28	0	0.00	0	14	
Regional Total	44	27	13	1,434.38	28	0	0.00	0	14	
Penns Valley Region										
Centre Hall Boro.	0	0	0	0.00	0	0	0.00	0	0	0
Millheim Boro.	5	1	1	11.31	2	0	0.00	0	0	0
Gregg Twp.	14	8	6	606.48	26	0	0.00	0	2	
Haines Twp.	16	6	5	531.63	14	0	0.00	0	1	
Miles Twp.	9	6	3	155.25	4	0	0.00	0	3	
Penn Twp.	3	3	0	0.00	0	1	0.29	1	2	
Potter Twp.	24	14	8	274.55	14	2	1.52	4	4	
Regional Total	71	38	23	1,579.22	60	3	1.81	5	12	
Upper Bald Eagle Region										
Port Matilda Boro.	1	0	0	0.00	0	0	0.00	0	0	0
Unionville Boro.	0	1	1	15.16	1	0	0.00	0	0	0
Huston Twp.	5	3	3	90.99	7	0	0.00	0	0	0
Taylor Twp.	4	3	3	102.39	19	0	0.00	0	0	0
Union Twp.	13	7	5	273.56	33	1	4.71	2	1	
Worth Twp.	10	5	3	124.45	7	1	0.54	1	1	
Regional Total	33	19	15	606.55	67	2	5.25	3	2	
County Totals	395	293	118	7,148.81	622	69	82.68	365	106	

* = Miscellaneous Plans:

Replotted Lots, Lot Additions, and Plans "For Recording Purposes Only" (e.g., Tract Surveys, Survey Corrections, etc.).

= Municipalities Having Their Own Subdivision/Land Development Regulations.

COUNTY AND MUNICIPAL PLANNING CONTROLS
2000

	Adopted Comprehensive Plan	Planning Commission	Subdivision Ordinance	County Subdivision Ordinance Applies	Zoning Ordinance	Zoning Hearing Board	Building Permit	Federal Flood Insurance	Ag Security Area	Storm-Water Ordinance
CENTRE COUNTY										
	X	X	X							X
CENTRE REGION										
State College Borough	X	X	X		X	X	X	X	X	X
College Township	X	X	X	X	X	X	X	X	X	X
Ferguson Township	X	X	X	X	X	X	X	X	X	X
Haltroom Township	X	X	X	X	X	X	X	X	X	X
Harris Township	X	X	X	X	X	X	X	X	X	X
Patton Township	X	X	X	X	X	X	X	X	X	X
INTER-VALLEY REGION										
Bellefonte Borough	X	X	X		X	X	X	X	X	X
Howard Borough	X	X	X		X	X	X	X	X	X
Milesburg Borough	X	X	X		X	X	X	X	X	X
Bermer Township	X	X	X		X	X	X	X	X	X
Boggs Township	X	X	X		X	X	X	X	X	X
Curtin Township	X									
Howard Township	X									
Liberty Township	X	X	X		X	X	X	X	X	X
Marion Township	X	X	X		X	X	X	X	X	X
Spring Township	X	X	X	X	X	X	X	X	X	X
Walker Township	X	X	X	X	X	X	X	X	X	X
MOSHANNON VALLEY REGION										
Phillipsburg Borough	X	X	X	X	X	X	X	X	X	X
South Phillipsburg Borough		X		X						
Rush Township										
MOUNTAINTOP REGION										
Snow Shoe Borough	X	X		X	X	X	X	X	X	X
Burnside Township	X	X		X	X	X	X	X	X	X
Snow Shoe Township	X	X		X	X	X	X	X	X	X
PENNS VALLEY REGION										
Centre Hall Borough	X	X	X	X	X	X	X	X	X	X
Millheim Borough	X	X	X	X	X	X	X	X	X	X
Gregg Township	X	X	X	X	X	X	X	X	X	X
Haines Township	X	X	X	X	X	X	X	X	X	X
Miles Township	X	X	X	X	X	X	X	X	X	X
Penn Township	X	X	X	X	X	X	X	X	X	X
Potter Township	X	X	X	X	X	X	X	X	X	X
UPPER BALD EAGLE REGION										
Port Matilda Borough	X	X	X	X	X	X	X	X	X	X
Unionville Borough		X		X	X	X	X	X	X	X
Huston Township				X	X	X	X	X	X	X
Taylor Township				X	X	X	X	X	X	X
Union Township				X	X	X	X	X	X	X
Worth Township	X	X	X	X	X	X	X	X	X	X

- 1. Huston - Consultant Selection for Comp Plan.
- 2. Union Township - Have draft Comp. Plan.
- 3. Worth Township - Preparing Zoning Ordinance.
- 4. Boggs - Updating Zoning Ordinance.
- 5. Gregg - Zoning Ordinance - Public Hearing stage.

-- Figure 4 --

**-- TEN YEAR COMPARISON --
RECORDED SUBDIVISION/LAND DEVELOPMENT PLANS 1991-2000
(Including Miscellaneous Plans*)**

Municipalities	New Files Created	Total Record Plans	-- SUBDIVISION/LAND DEVELOPMENT DATA --					Misc. Plans*	
			Sub. Plans	Acres Subdivided	Lots Created	Land Dev. Plans	Acres Developed		Units Created
2000	395	293	118	7,148.81	622	69	82.68	365	106
1999	394	297	147	12,766.06	683	68	192.68	899	82
1998	366	268	120	6,405.10	618	59	73.42	773	89
1997	357	278	138	6,827.16	635	73	90.31	462	67
1996	329	270	146	5,732.09	529	48	163.16	763	76
1995	403	291	160	6,544.00	816	45	94.45	530	86
1994	307	248	142	3,739.31	498	37	108.44	902	69
1993	307	248	145	8,364.20	740	43	38.30	201	60
1992	336	262	126	4,429.72	632	33	68.19	338	103
1991	323	253	128	7,390.87	557	41	130.60	801	84

* = Miscellaneous Plans:

Replotted Lots, Lot Additions, and Plans 'For Recording Purposes Only' (e.g., Tract Surveys, Survey Corrections, etc.

-- Figure 5 --

- PROCESSING FEES -

Subdivision & Land Development Review Fees Received	1997	1998	1999	2000
County Jurisdiction	\$8,175.00	\$13,460.00	\$9,890.00	\$15,095.00
Local Jurisdiction	\$1,405.00	\$1,837.50	\$1,607.50	\$1,625.00
SUB-TOTAL	\$9,580.00	\$15,297.50	\$11,497.50	\$16,720.00
DEP Planning Module Review Fees Received	\$1,250.00	\$1,450.00	\$1,350.00	\$1,000.00
Engineer Review/Inspection Fees Received*	\$3,013.12	\$3,267.00	\$2,821.87	\$7,984.86
TOTALS	\$13,843.12	\$20,014.50	\$15,669.37	\$25,704.86

* **NOTE:** Applicants submitting plans under the jurisdiction of the County's Ordinance that involve required engineering details must execute a *Memorandum of Understanding* with the Centre County Board of Commissioners (and the local municipality, when applicable). This agreement represents a commitment that the applicant shall reimburse the county/municipality for all actual costs of the engineering services provided by the county/municipality in the formal processing of the plan (i.e., engineering reviews and site inspections).

– CONCLUSION –

The administration and enforcement of the Centre County Subdivision and Land Development Ordinance is a major task of the Centre County Planning Commission and staff. During 1999 and 2000, approximately thirty percent (30%) of the total staff time was devoted to subdivision and land development planning activities, as compared to less than twenty percent (20%) in the early 1970's.

Staff demands and the corresponding workload have shown a sizable increase over the years due in part to the periodic changes in the *Pennsylvania Municipalities Planning Code* (MPC), specifically related to both the content and processing of subdivision and land development plans, as well as changes to the review requirements concerning the Pennsylvania Department of Environmental Protection (DEP) *Sewage Planning Module For Land Development*. Also, the characteristics and trends point to subdivision and land development activities at a continued elevated level of growth, especially in those areas that fall under the jurisdiction of the County's Ordinance and that are within or adjacent to existing population centers.

The importance of the Planning Commission's role is evident when one considers the direct and indirect impacts resulting from subdivision and land development activity within the County. As additional activity occurs and an increasing amount of presently undeveloped land becomes converted to other forms of land use, the potential is created to overburden local facilities and services; therefore, the Planning Commission's role is increased both in scope and importance. Also, if favorable economic conditions continue (as indicated by lower lending rates, low unemployment and a steady demand for housing and commercial sites) then a continued high level of subdivision and land development activity is projected to occur.

Accordingly, the staff will continue to monitor and report various characteristics and trends associated with subdivision and land development activity in an effort to determine the significance and impact on the County and to assist in the orderly and efficient development of the County's future growth.

-DEFINITIONS-

Land Development: Any of the following activities:

- (1) The improvement of one lot or two or more contiguous lots, tracts, or parcels of land for any purpose involving:
 - (a) A group of two or more residential or nonresidential buildings, whether proposed initially or cumulatively, or a single nonresidential building on a lot or lots regardless of the number of occupants or tenure; or
 - (b) The division or allocation of land or space, whether initially or cumulatively, between or among two or more existing or prospective occupants by means of, or for the purpose of streets, common areas, leaseholds, condominiums, building groups, or other features.
- (2) A subdivision of land.

Lot Addition: A parcel of land that is conveyed, sold, or transferred to an existing lot of record for the sole purpose of increasing lot size.

Miscellaneous Plan: A recorded plot plan that depicts lot additions, replotted lots, and/or represents a plan approved "for recording purposes only" (e.g., a miscellaneous declaration plan, tract survey plan, and/or a correction of survey plan).

New Files Created: For record keeping purposes, new files are created whenever the following occurs:

- a) Public contact resulting in correspondence from the County Planning Office related to the administration of the County Subdivision and Land Development Ordinance.
- b) Reviews and/or acknowledgments of subdivision and land development plans, as generated from municipalities having their own local subdivision/land development ordinances, resulting in correspondence from the County Planning Office.

Record Plan (or) Recorded Plan: The original plot plan as approved, acknowledged and recorded in the County Recorder of Deeds Office.

Replot: The change of lot lines between lots of separate ownership or between subdivided lots of common ownership, which does not create any additional "new" lots.

Resubdivision: The subdivision of an approved "lot of record" into two or more lots.

Subdivision: The division or redivision of a lot, tract, or parcel of land by any means into two or more lots, tracts, parcels, or other divisions of land, including changes in existing lot lines for the purpose, whether immediate or future, or lease, partition by the court for distribution to heirs or devisee, transfer of ownership, or building or lot development; provided, however, that the subdivision by lease of land for agricultural purposes into parcels of more than ten acres, not involving any new street or easement of access or any residential dwelling, shall be exempted.