

SECTION 1 - PURPOSE AND TITLE

1-1 PURPOSE

The purpose of this ordinance is to establish certain subdivision standards and procedures for Wytheville, Virginia, and such of its environs as come under the jurisdiction of the governing body as provided for by the 1950 Code of Virginia, as amended.

These are part of a long-range plan to guide and facilitate the orderly beneficial growth of the community, and to promote the public health, safety, convenience, comfort, prosperity and general welfare. More specifically, the purposes of these standards and procedures are to provide a guide for the change that occurs when lands and acreage become urban in character as a result of development for residential, business, or industrial purposes; to provide assurance that the purchasers of lots are buying a commodity that is suitable for development for use; and to make possible the provision of public services in a safe, adequate and efficient manner. Subdivided land sooner or later becomes a public responsibility in that roads and streets must be maintained and numerous public services customary to urban areas must be provided. This ordinance assists the community in meeting these responsibilities.

For the purpose of this ordinance, a subdivision shall be the division of any tract, parcel or lot of land into two or more parts, except, however,

- (a) The term "subdivision" shall not include a bona fide division or partition of agricultural land for agricultural purposes or for the building site for members of the family owning any such agricultural lands.
- (b) The administrator may permit the separation of two or less parcels from a tract of land without complying with all the requirements of this ordinance if it is: (1) not in conflict with the general meaning and purpose of this ordinance; (2) no new streets are required to serve the parcel(s); and (3) residual properties will not be created which fail to meet subdivision or zoning requirements. Any person who may feel aggrieved by the decision of the administrator may request review by the Planning Commission under the usual procedure which is applicable to any other type of subdivision.⁵