



Major Subdivisions

Greene County Economic Development & Planning Section

Major Subdivisions

This document provides a brief summary of information regarding major subdivisions. Please contact the Greene County Subdivision administrator for more detailed information. *A subdivision includes all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose of sale or building development, whether immediate or future, and includes all divisions of land involving the dedication of a new street or change in existing streets.*

- Major subdivisions are those that require internal improvements such as roads, water, sewer and utilities. These types of subdivisions typically do not front on state maintained roads and usually require much more time, effort and financial resources to develop.
- Major subdivisions require preliminary and final approval by the Greene County Planning Board.
- Major subdivisions require extensive engineering on all infrastructure which must also be approved by the appropriate state agencies prior to local approval of any final plat.
- Major subdivisions can be submitted first as a sketch plan followed by a preliminary plan and finally a final plat.

Procedures for Major Subdivision Approval

Because of the complexity of major subdivisions, it is recommended that potential developers call the Subdivision Administrator to schedule a meeting to discuss in detail the development plans. Also, the Planning Board encourages any and all developers to retain a qualified technician such as a land planner, landscape architect, engineer, surveyor, and the like to prepare the plan. This recommendation is made by the Board because it is important that the person developing the land possess the necessary skill and imagination to produce the best design under given conditions especially for major subdivisions.

TO AVOID DELAYS

- i. Consult the Greene County Subdivision Administrator before proceeding with major subdivision plans.
- ii. Read thoroughly the material found in the subdivision ordinance
- iii. Make sure that the design of the subdivision meets the minimum standards of this ordinance.
- iv. Submit all items as required when presenting plat for approval.
- v. Submit plan no later than the prescribed date if consideration of the subdivision plat is expected at the next regularly scheduled meeting of the Planning Board or in a timely fashion by the Subdivision Administrator

Greene County Review Officers

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