



Subdivision Exemptions

Greene County Planning Section

Subdivision Definition & Exemptions from Subdivision Ordinance

This document provides a brief summary of information regarding subdivision exemptions. 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. The following are not included within this definition and are not subject to the regulations:

1. The combination or recombination of portions of previously subdivided and recorded lots if the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the county as required in this chapter.
2. The division of land into parcels greater than ten acres if no street right-of-way dedication is involved.
3. The public acquisition by purchase of strips of land for widening or opening streets.
4. The division of a tract in single ownership, the entire area of which is no greater than two acres into not more than three lots, if no street right-of-way dedication is involved and if the resultant lots are equal to or exceed the standards contained in this chapter.

Subdivision Information

For information on subdivisions and minor and family subdivisions, see the documents, Subdivisions (*under construction*) and Minor & Family Subdivisions.

Procedures

Maps of exemptions to the Greene County subdivision regulations must be signed by the Subdivision Administrator and the Review Officer. The Subdivision administrator signs a statement that no approval is required (see certification 3 below). The Review Officer signs the Review Officer Statement.

Certifications & Statements

All of the following are required on the plat.

1. Land-use certification GS 47-30(f)(11) statement or a statement with language close to the statutory language.
2. Surveyor's signature, certificate, and seal as defined in GS 47-30(d).
3. Certification of approval, or no approval required, as required by the Greene County Subdivision Administrator in the following form.

I, _____, Greene County Subdivision Administrator, certify that pursuant to the surveyor's certification, (approval) _____, or (no approval) _____ is required by the Greene County Subdivision Administrator.

Greene County Subdivision Administrator

Date

4. Greene County Review Officer statement

I, _____, Review Officer of Greene County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer

Date: _____

Greene County Review Officers

Karen Mulcahy 252-747-4398
Chris Roberson 252-747-3446
Becky Sutton 252-747-2644

Greene County Subdivision Administrator

Karen Mulcahy 252-747-4398