Proposed changes to 5.1 Zoning Permits in (D) Subdivisions

All lots created by or resulting from subdivision shall conform to all regulations governing the zoning district in which the property is located.

A. Minor Subdivision: A division of land resulting in no more than two (2) lots within a three year period, requires an administrative permit.

B. Major Subdivision: A division of land resulting in more than two (2) lots within a three year period or where a portion of the land falls in a different district, a Conditional Use and Site Plan Review are required.

A contiguous parcel of land in the town of Greensboro may be subdivided into no more than four (4) lots in any given 12 month period unless in conjunction with a PUD approved by the DRB in accordance with Article 4.9 Planned Unit Development.

Application requirements:

a. All relevant State permits must be obtained.
b. A survey map prepared by a licensed surveyor which includes existing and proposed property lines, lot lines, boundary dimensions, location of roads, driveways, ROWs, easements, culverts, waterways, wetlands, floodplains, existing structures, wells, septic systems.
c. Recording fee and other local fees.

The Town Clerk of Greensboro shall not record any deed which evidences a subdivision of land unless the ZA certifies that such subdivision is in compliance with town zoning and subdivision regulations and after the appeal period and all appeals are considered. The ZA may refer any subdivision to the DRB, if deemed necessary.