

SECTION 4 Types of Subdivisions

B. Minor Subdivisions

Any subdivisions containing five (5) lots or less with access to an existing public street, not involving any new street or road. ~~the creation of any public improvements, or the request for a variance.~~

SECTION 5.2 Major Subdivisions

C. First Plat

(6) Time limit on validity of First Plat approval

Approval of a First Plat shall be valid for a period of ~~twelve (12) months~~ **of two (2) years** following the date of approval by the Board of Commissioners. Approval shall remain valid provided the Construction Plan application is submitted during this time period. A one-year extension may be granted if the applicant demonstrates that delays beyond their control are responsible for the lapse and have the extension submitted and reviewed following the process outlined in Section 5.2(D)(4) prior to the expiration of approval. If First Plat approval expires the subdivision shall not be considered for construction approval until and unless another First Plat approval is granted according to applicable regulations and appropriate additional administrative fees are paid.

This time limit on the validity of First Plat approval shall not apply for Planned Unit Developments, also referred to as Planned Residential Developments, or subdivisions of 50 lots or more when a development schedule is submitted and approved. First Plat approval shall not expire for developments in these categories provided the development continues according to the overall phasing and time schedule established when First Plat is approved. The first phase of phased subdivision must submit Construction Plans within ~~two (2)~~ **three (3)** years of approval of First Plat. The Board of Commissioners can grant extension of one year for phases using the same criteria listed above.

SECTION 5.3 Minor Subdivisions

All subdivisions not classified as major subdivisions, including but not limited to subdivisions of five (5) or fewer lots, and not requiring any new street. ~~nor the creation of any public improvements, nor the request for a variance.~~

Figure 5: OVERVIEW OF THE MINOR SUBDIVISION PLAT REVIEW PROCESS

1. Informal Consultation – Planning Board Staff
2. On-site riparian buffer determination, Erosion and Sedimentation Control Permit (including slopes review), and stormwater requirements.
3. Review by Chatham County Health Department Division of Environmental Health
4. Engineering and Surveying work as necessary

5. If necessary, road name approval by Emergency Operations Center and Board of Commissioners
6. ~~If creating two (2) or more lots a~~ North Carolina Department of Transportation Driveway Permit may be needed
7. Planning Staff Review
8. Record Plat

- A. Minor Subdivisions may be submitted to the Planning Department for First Plat, Construction and Final Plat review simultaneously. ~~since there are no public improvements involved.~~