

Commissioner O'Neal introduced the following Amendment concerning the Surry County Subdivision Ordinance, and moved the adoption of the Amendment. The motion was seconded by Commissioner Johnson, the following Amendment were adopted, this the 21st day of June, 2004:

AMENDMENT 24

**SURRY COUNTY
SUBDIVISION ORDINANCE**

**PROPOSED AMENDMENT TO SECTION 3:3 10 (b), OF THE
SURRY COUNTY SUBDIVISION ORDINANCE**

Section 3:3 10 (b) shall be amended to include the following option three (3):

- (3) Thirty-Foot Easement Exemption – All subdivisions involving conveyance to immediate family members shall be allowed to utilize a new or existing minimum 30-foot easement if it serves no more than three (3) total parcels. All subdivisions either for sale or conveyance to a non-family member shall be allowed to utilize a new or existing minimum 30-foot easement if it serves no more than two (2) total parcels. This exemption is subject to the following provisions:
- a. The parent tract of a subdivision, in which the proposed or existing easement lies across the parent tract, shall be considered a tract using the proposed easement; and
 - b. Proposed or new easements shall not extend to the rear property line of the final and furthest parcel utilizing the proposed easement.

AMENDMENT 25

**SURRY COUNTY
SUBDIVISION ORDINANCE**

**PROPOSED AMENDMENT TO SECTION 2:5 OF THE
SURRY COUNTY SUBDIVISION ORDINANCE**

Section 2:5 shall be amended to include the following option:

Major Subdivision: 30-foot Easement Exemption: Any major subdivision utilizing Section 3:3 10 (b) (3) of this Ordinance. The Subdivision Administrator shall approve, approve conditionally, or deny the approval of the preliminary plans within fifteen (15) days of receipt. Approval, conditional approval, or denial shall be in written and/or drawn form, and dated.

AMENDMENT 26

**SURRY COUNTY
SUBDIVISION ORDINANCE**

**PROPOSED AMENDMENT TO ARTICLE 1:5 OF THE
SURRY COUNTY SUBDIVISION ORDINANCE.**

Section 1:5 of the Surry County Subdivision Ordinance shall be amended to read as follows:

Section 1:5 Subdivision Defined

For the purposes of this Ordinance "Subdivision" shall mean 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 shall include all divisions of land involving the

dedication of a new street or a change in existing streets. This Ordinance shall apply to new and existing subdivisions submitted to the Planning Department, approved by the Planning Board and approved by the Board of County Commissioners. The Subdivision Ordinance shall apply to subdivisions where individual lots are held for sale, lease, rent, whether improved or unimproved. The following shall not be included within this definition nor be subject to the regulations of this Ordinance:

1. The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of this Ordinance.
2. The division of land into parcels greater than ten (10) acres where no street right-of-way dedication is involved.
3. The public acquisition by purchase of strips of land for the widening or opening of streets.
4. The division of a tract in single ownership whose entire area is no greater than two acres into not more than three lots, where no street right-of-way dedication is involved, and where the resultant lots are equal to or exceed the standards of this Ordinance.
5. The division of land ordered by a court of jurisdiction in the settlement of an estate.

AMENDMENT 27

SURRY COUNTY SUBDIVISION ORDINANCE

PROPOSED AMENDMENT TO ARTICLE 1:5 OF THE SURRY COUNTY SUBDIVISION ORDINANCE.

The Appendix of the Surry County Subdivision Ordinance shall be amended to include the following statement which shall be required on all approved plats that utilize the Thirty-Foot Easement Exemption found in Section 3:3:10(b) #3:

DISCLAIMER: The 30-foot easement shown on this plat does not conform with the North Carolina Department of Transportation's Division of Highways Minimum Construction Standards for Subdivision Roads.