

Major Subdivisions: Any subdivision that is not a minor subdivision. This will typically include a lot that does not front on a State road or street, or a subdivision of six (6) or more lots.

Review process for major subdivisions: Preliminary Plats/Plans shall be submitted to the Planning Board for approval. Final Plats/Plans shall be submitted to the Planning Board after approval of the Preliminary Plats/Plans for approval. Upon recommendation of the Planning Board, the Board of County Commissioners shall review Final Plats/Plans for approval and/or disapproval.

Preliminary Plats: In order for a plat/plan to be eligible to be placed on an agenda of a Planning Board meeting, such submittal shall have been filed with the Subdivision Administrator at least fifteen (15) calendar days, or at the end of the previous business day (if the date falls on a weekend or holiday) prior to that meeting. The Planning Board shall recommend approval, approval with conditions, or denial of the preliminary plan within sixty (60) days of its first consideration.

Final Plats: Final Plats shall be submitted within one year (12 months) of the Preliminary approval. The Planning Board shall recommend approval, approval with conditions, or denial of the final plan within sixty (60) days of its first consideration of the final plat. After all improvements are complete, upon recommendation of the Planning Board, the final plat/plan shall be submitted to the Board of County Commissioners for their approval, approval with conditions, or denial at their next regular meeting.

Final plat approval shall entitle the subdivider to record the final subdivision plat. A final subdivision plat must be recorded in the Office of the Register of Deeds within fourteen (14) working days of its approval by the Board of County Commissioners. After the final subdivision plat is recorded, and copies returned to the Surry County Planning Department, lots as shown on the plat may be sold or otherwise conveyed by reference to the recorded plat.