

How do I get a An Abbreviated Plat (minor subdivision) approved in Perquimans County???

90% of properties within the county are zoned RA (Rural Agricultural District). This district permits the creation of up to 4 new lots, as small as one acre in size under an Abbreviated Plat Review process. The County approved Subdivision Review Officer will review the application to ensure that you meet the following parameters for an Abbreviated Subdivision and can approve your application without having to request permission from any county Boards.

Section 303 Procedure for Abbreviated Plat Review (Subdivision Regulations)

Section 303.1 Qualification

The abbreviated final plat review procedure may be used in such cases where the subdivision:

- a) involves not more than four (4) lots fronting on a state maintained road, and
- b) does not constitute the enlargement of a previously platted subdivision to more than four (4) lots and;
- c) does not require extension of public water and sewage lines or the creation of new drainage deeds of easement on adjoining lands; and
- d) does not adversely affect the remainder of the parcel or the adjoining property.

In addition, the seller of any lot of less than 10 acres must submit to the Subdivision Review Officer a certificate from the Health Department stating whether or not septic systems have been approved for the lot and this certificate shall be made available to the purchaser of the property.

The Subdivision Review Officer shall make determinations on eligibility of exemption under exemptions specified in the definition of subdivision (ARTICLE VI Definitions, Section 601).

Section 303.2 Requirements

The use of the abbreviated final plat review is subject to the following requirements:

- a) All lots subdivided from a tract since October 2, 1978 shall be included in determining when the four (4) lot maximum has been exceeded and when the full review procedure shall be required by a subdivider.
- b) On application for abbreviated final plat processing, the subdivider shall pay an inspection fee of \$50.00 to Perquimans County.
- c) Four (4) copies of the final plat shall be presented to the Subdivision Review Officer for review under the abbreviated procedure and shall include all final plat requirements as stipulated in Article III, Section 306.3, pages 14-15.
- d) The final plat shall be reviewed by the Subdivision Review Officer for qualification under the abbreviated procedure and compliance with subdivision regulations and if the Subdivision Review Officer finds that proposed final plat qualifies for review under the abbreviated procedure and complies with all applicable subdivision regulations, the Subdivision Review Officer shall have the authority to approve the final plat for recordation in the Register of Deeds.

****A sketch plat will be required for properties of 10 acres or more or any waterfront property****

****Note also that it is the applicant's responsibility to contact the Army Corps of Engineers, Department of Environment and Natural Resources, and/or other relevant departments to acquire the necessary permits****
(over ->)

There are also water facility fees:

4 lots or less @ \$500.00 each

5 lots or more @ \$2500.00 each

(If you have 30 lots, then you would pay \$500/each for lots 1-4 and \$2500/each for lots 5-30)

****ALL FEES ARE DUE PRIOR TO RECORDING THE PLAT****

In Summary:

Complete and submit the application. Once the Planning/Zoning office has determined you meet Abbreviated plat review guidelines, contact the local health department to schedule a soil test which will determine the septic tank suitability for your proposed lots. If the proposed lots all perk, you will need to contact a surveyor to survey your property and draw a plat illustrating the proposed new lots. Deliver all documentation; survey, soil test certification letter, etc. to the Planning office along with \$50 + \$500 per lot (water connection fee).

****ALL FEES ARE DUE PRIOR TO RECORDING THE PLAT****