


AND ZONING TOWN OF SWANSBORO
PLANNING ~~BOARD~~ POLICY--NUMBER 1
MINOR SUBDIVISION PLAT

The Planning Board recognizes its responsibility to review and encourage properly planned subdivisions within the Town of Swansboro and its Extra Territorial Jurisdiction (ETJ). The Board also recognizes that the complete platting process (site plan review, preliminary plat and final plat stages) was primarily created for major subdivisions and those minor subdivisions with improvements to be dedicated to the Town. As a result, the complete platting process for minor subdivisions, where there are no improvements to be dedicated, may at times be unnecessarily cumbersome and time consuming.

Therefore, it is the policy of the Planning Board for the Town of Swansboro that a minor subdivision, as defined within the Subdivision Ordinance, may not be required to go through the site plan review, preliminary plat and final plat review by the Planning Board, if the following conditions have been met:

- 1) Chairman of the Planning Board concurs
- 2) There are no dedication of public improvements
- 3) The Town staff has reviewed the minor subdivision to insure conformance with the Town Ordinances and standards, within each Town Department, if applicable,
- 4) A preliminary plat fee shall be paid for the review by Town departments
- 5) On the final plat, the following statement shall appear for signature by the Chairman of the Planning Board: "This final plat does not require Planning Board review and approval."
- 6) A final plat fee shall be paid for review of the plat for recording purposes.

Approved by the Planning Board, this 11th day of February, 1992.



Chairman