



Department of Planning & Zoning

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M E M O R A N D U M

TO: Planning Commission

CC: Carol Steele, County Administrator
George Bains, Deputy County Administrator
Ted Wilmot, County Attorney

FROM: Tripp Little, Planner III
Anne Ducey-Ortiz, Planning, Zoning and Environmental Programs
Director

DATE: July 23, for August 1, 2024, meeting

SUBJECT: Discussion of other localities' major/minor subdivision standards

At the Planning Commission's (PC) May 2024 meeting, the PC requested that staff research other localities' ordinances with reference to differences between their definitions of "major" (MJR) and "minor" (MNR) subdivisions and ours. Although staff did not recommend changing the MNR definition from the current three-lot maximum, the Commission tentatively settled on a 5-lot maximum for MNRs for purposes of the subdivision ordinance rewrite.

Planning staff reached out to a total of ten (10) localities with a survey drafted by Will Hurt. The table on the following page summarizes their definitions of MJR/MNR subdivisions; staff will provide a more detailed presentation and opportunity for discussion at the PC's August 1 meeting.

We hope you will find this information helpful in your deliberations.

PC Action: Listen to staff's presentation, ask any questions you might have, and relay your thoughts (as related to the Subdivision Ordinance definitions) to staff.

(over)

Locality	Major	Minor	Special requirements
Chesapeake	Six (6) or more	Up to five (5)	If any lot (of 5) has the ability to be resubdivided, then MJR
Hampton/NN	N/A	N/A	
Isle of Wight	Ten (10) or more	Up to nine (9)	
James City County	Six (6) or more	Up to five (5)	
King & Queen	Eight (8) or more	Up to seven (7)	All reviewed/approved by BOS. MJR review fee is \$1000 + \$25/lot; MNR review is \$700 + \$25/lot
Mathews	Six (6) or more	Up to five (5)	
Middlesex	Seven (7) or more	Up to six (6)	If private road is involved, then: a) private road sign must be submitted for approval, and (b) Homeowners Association req'd for maintenance
Suffolk	Five (5) or more	Up to four (4)	
York	Any new street created	No new street created	