

ACC Definitions

Definitions:

With respect to the Greenbrier restrictive covenants, Greenbrier Property Owners Association policies, procedures and guidelines, the following definitions apply:

A. Plot

A plot is a map of a piece of land used for a single purpose, such as a residence. A plot plan is a survey map produced by a licensed surveyor. Information on a plot plan includes, but is not limited to, property lines with bearings and distances, marked pins at property corners, lot number, adjacent lot numbers, total lot acreage, outlines of existing structure(s) with distance to property lines, locations of driveways, sidewalks, patios, decks, exterior steps, utility and drainage easements, building setback lines, and street names with centerlines.

B. Plat

A plat is a map of a land area, usually on the scale of a subdivision. A plat map is a collection of plats which can depict an entire subdivision. Information on a plat plan includes, but is not limited to, streets with centerlines and rights-of-way (ROW) widths, lot numbers, lot square footage, house number, lot dimensions, buffer zones, wetland designations, and drainage and utility easements. Copies of plat maps can be obtained from the Craven County Register of Deeds or online at Craven County GIS.

C. Site Plan

A site plan is a to-scale map of a piece of property based upon a formal survey and can include certain other information obtained from corresponding Plot and Plat plans with additional information specific to an application for change, e.g., the location of a proposed outbuilding, proposed exterior change to an existing residence, or proposed change to other features of the property (expanded driveway, new patio, construction of a new parking pad, etc.)

D. Outbuilding

An outbuilding is any building structure not attached directly to the residence. An outbuilding is a separate and freestanding structure. Examples of outbuildings are: a storage building, a workshop, a garden/lawn shed, a utility shed, or a playhouse.

E. Structure

A structure is any element of construction that by reason of its size, placement on the property, its components, its use and/or appearance, would materially alter the character or appearance of the property, its compatibility with the surrounding neighborhood, and/or the use and enjoyment of nearby properties. This definition applies to outbuildings, equipment, landscaping objects whether imported or built on site, whether erected or assembled, and whether intended to be temporary or permanent.

F. Synonymous Terms

For the purposes of this document, the terms “residence”, “dwelling”, “house”, “home” are used interchangeably and refer to the primary residential structure on a building lot in Greenbrier.

For the purposes of this document, the terms “property owner”, “homeowner” are used interchangeably and refer to the owner of record of a building lot in Greenbrier.