

Ord 97 10 A

PROPOSED CHANGES
TO THE MADISON COUNTY SUBDIVISION REGULATIONS

October 1, 1997

Over the past several months, The Madison County Subdivision Advisory Board has reviewed and discussed a number of changes to be made to the Subdivision Regulations. A description of each proposed change along with the justification is given below:

200 Subdivision Advisory Board

Change the wording in the second sentence to read: **These members shall be one member of the Builder's Association, one member of the Realtors Association, the County Fire Chief, the County Road Engineer, and two Public At Large Members.**

Justification: A member from E.K.U. Dept. of Geography and Planning is no longer applicable.

212 Minor and Major Plat Requirements

e. When a minor plat on a county roadway less than twenty (20) feet in width has been approved, no additional contiguous minor plats, or minor plats in the same ownership on that roadway shall be considered within a twenty-four (24) month period.

Justification: This should eliminate the present problem of continuous application for minor plats on substandard roads resulting in a major subdivision.

212.2 (new)

No major subdivision (with four or more lots) shall be approved on a county roadway with less than 20 feet of pavement. The subdivider has the right to petition the fiscal court to improve the county roadway. In review of the petition, the fiscal court will determine; 1) if the improvement is for the benefit of the general public, 2) if the improvement is feasible, and 3) if there are sufficient funds in the budget to make the improvements. If the fiscal court finds that these conditions are met, then it shall share the costs of improving the entire roadway from the proposed development to the closest 20 foot roadway. If the fiscal court determines that the improvement should not be made, then the subdivider has the option of improving the roadway at his costs.

Justification: This changes the present policy statement to a formal requirement in the subdivision regulations, and clarifies the existing wording. For further justification, see the attachment entitled "The Role of Roadways in Development."

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213.13 Plat Review (preliminary plat)

Change the wording to read: The Madison County Technical Review Committee shall review the plat and make recommendations to the Subdivision Advisory Board concerning technical items applicable to their agency.

Justification: The addition of the Technical Review Committee to the review process.

214.5 (new) Filing of Final Plat

Following approval of the final plat, the fiscal court shall return one (1) copy of the plat to the subdivider with fiscal court certification thereon for filing with the county clerk as the official plat of record. The plat being recorded shall be no more than 17 x 24 inches in size. A final plat must be recorded within one year of approval by the fiscal court or else the approval is considered null and void. The subdivider may request an extension of six (6) months. Such written request must be submitted to the fiscal court prior to the plat's expiration for their review and approval. The subdivider shall provide the fiscal court with evidence of the plat being recorded within 30 days of that action.

Justification: We did not have procedures for filing of final plats spelled out in the regulations. The 17 x 24 inch maximum size for final plats is based upon a request by the County Clerk. Larger plats do not fit into the binders used for recorded plats.

214 Plat Requirements, Item S

Soil Erosion Control Plan. Provisions for reducing soil erosion both during and following development shall be indicated on the plat (staked hay bales, silt fences, rip-rap, etc.).

Justification: There is no explanatory statement about what is needed in the existing Regulations.

308.21 Residential Subdivisions (walkways)

In residential areas, sidewalks shall be provided on both sides of the street where The predominant lot width is less than one hundred (100) feet. Sidewalks shall be Provided on one side of the street where the predominant lot width is more than One hundred (100) but less than two hundred (200) feet in width. Sidewalks will not normally be required where the predominant lot width is over two hundred (200) feet.

Justification: This statement was an omitted when the section was revised in 1996, creating a gap for lots between 100 and 200 feet in width.

308.23 Standards (walkways)

Sidewalks shall be constructed of concrete, at least four (4) inches thick and four (4) feet wide, poured over a compacted four (4) inch dense grade gravel subbase.

Justification: This was the original standard, reduced in width to 3 feet in 1996. Three feet is not wide enough. The national standard (and used in both Richmond and Berea) is four feet in width.