

What is a Major Subdivision?

DEFINITION

A subdivision of land into four or more lots, or any subdivision involving a new public street or private road constitutes a Major Subdivision.

PRELIMINARY PLAN

The developer shall submit a formal application for preliminary plan approval. The complete application shall include sufficient copies of a preliminary plan prepared in conformance with the requirements of Article Eight of the Oldham County Subdivision Regulations, along with other specified supplementary materials.

REZONING

When a preliminary plan is submitted in conjunction with a zoning map amendment for the purpose of creating a major subdivision, the zoning map amendment and preliminary plan shall be jointly heard by the Planning & Zoning Commission as separate applications.

CONDOMINIUMS

The Commission shall review a condominium proposal as a subdivision when it consists of nine or more dwelling units. The application shall adhere to all applicable sections of the Subdivision Regulations.

About the Planning & Zoning Office:

The Oldham County Planning & Zoning office is a land use agency created by local government to guide the county's physical development. To achieve this, the Planning & Zoning office prepares long range plans to provide for balanced growth. It reviews development proposals for compliance with locally adopted plans and regulations. It monitors development activity and requires conformance through property code enforcement.



Mission Statement:

The Oldham County Planning and Zoning Department provides exceptional customer service while furnishing advice and technical expertise to assist:

- Citizens
- Public Agencies; and
- Elected and Appointed Officials

Our department serves the community with integrity and high ethical and professional standards.

Our department focuses our efforts on a long term commitment to:

- Economic Vitality
- Environmental Integrity; and
- Quality Design and Development

Major Subdivision



Oldham County Planning and Zoning

Duane Murrer
Oldham County Judge-Executive

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How do I Apply for a Major Subdivision

1. Complete and submit an Oldham County Pre-Application form.
2. Attend a Pre-Application meeting.
3. Complete and submit an Oldham County Technical Review Committee (TRC) application.
4. Attend a public meeting before the Technical Review Committee.
5. Complete all necessary changes recommended during the TRC Meeting.
6. Complete and submit an Oldham County Major Subdivision Application
7. Attend a public hearing before the Oldham County Planning & Zoning Commission.

What Other Information Should I Know?

Deadlines:
Deadlines are approximately three weeks before the meeting date.

Meeting Dates:
The Oldham County Planning & Zoning Commission generally meets on the fourth Tuesday of each month.

Public Notice:
Public Notice is posted in the Oldham Era. All adjoining property owners will receive notification through U.S. Postal Mail.

Approval:
If approved, the Planning & Zoning Commission's decision is not formalized until the meeting minutes are approved at the following month's hearing.

Appeal:
All administrative decisions may be appealed to the Circuit Court within thirty days of the decision.

* Detailed Information about the steps and processes outlined in this document may be found in the Oldham County Subdivision Regulations.

What Happens at a Public Hearing before the Planning & Zoning Commission?

The Planning and Zoning Commission serves as an instrument of local government in making decisions and recommendations concerning certain development issues.

The procedure is structured in the following manner:

1. Staff comments and questioning by the Commission – maximum 20 minutes.
2. Presentation by the applicant and others in support of the application – maximum 50 minutes.
3. Questioning of the Applicant by the Commission – maximum 15 minutes.
4. Testimony and questions by those opposing the application – maximum 50 minutes.
5. Questioning of those opposing the application by the Commission – maximum 15 minutes.
6. Rebuttal evidence by the Applicant – maximum 10 minutes.
7. Rebuttal evidence by the Opposition – maximum 10 minutes.
8. Final statement of the Opposition – maximum 5 minutes.
9. Final statement of the Applicant – maximum 5 minutes.