

Major Subdivision

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

Preliminary Subdivision Plat:

The applicant shall submit a formal application for preliminary subdivision plan approval. The complete application shall include copies of a preliminary plan prepared in conformance with the requirement of the Oldham County Subdivision Regulations along with other specified supplementary materials.

Zoning Map Amendments:

When a preliminary subdivision plan is submitted in conjunction with a zoning map amendment for the purpose of creating a major subdivision, the zoning map amendment and preliminary subdivision 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 consist or nine or more dwelling units. The application shall adhere to all applicable sections of the Subdivision Regulations.

About Planning & Development Services:

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

Mission Statement:

The Oldham County Planning and Development Services 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 SUBDIVISIONS



OLDHAM COUNTY PLANNING & DEVELOPMENT SERVICES

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Applying for a Major Subdivision:

Steps for Applying:

1. Pick up an application from the Planning and Services Office or from the department's website.
2. Attend a Pre-Application meeting with staff.
3. Conduct your neighborhood meeting with adjoining property owners and obtain soil survey from Natural Resource Conservation Service.
4. Submit plans and take proposal before the Technical Review Committee (TRC).
5. Complete all changes recommended during the TRC meeting.
6. Submit a Major Subdivision application and take proposal before the Oldham County Planning & Zoning Commission.

Deadlines: The filing deadline is typically the third Wednesday of each month. For example, if you wanted to submit an application to be heard in March then the submittal deadline would be the third Wednesday in February. Filing deadlines may vary due to the calendar & holidays.

Meeting Dates: The Technical Review Committee meets the third Wednesday of each month at 1:00 p.m.

The Oldham County Planning & Zoning Commission typically meets the fourth Tuesday of each month at 9:00 a.m.

Public Notice: All adjoining property owners will receive notification through U.S. Postal Mail and public notice is advertised in The Oldham Era.

Approval: If approved, the formal approval will be finalized at the Planning Commission's next meeting.

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

Application Fees:

Technical Review Committee - \$300

Preliminary Subdivision Plan:
\$500 plus \$10 per dwelling unit

* additional \$5.00 per adjoining property owner for notices also applies.

Variances:

Residential Detached - \$200

Residential Attached - \$300

Waivers - \$250

The Planning & Zoning Commission Public Hearing:

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

Public Hearing Process:

1. Introduction of the application by staff and questions by the Commission (20 minutes*).
2. Testimony by the Applicant or representative and others in support of the applications (50 minutes).
3. Testimony by those opposing the application (50 minutes).
4. Questioning of those testifying by the Commission (30 minutes).
5. Rebuttal of the applicant and/or those in favor of the application (10 minutes).
6. Rebuttal of those opposing the application (10 minutes).
7. Final statement by those opposing the application (5 minutes).
8. Final statement by the applicant and/or those in favor of the application (5 minutes).
9. Commission discussion and Final Decision.

* maximum allotted time

Please note there are appropriate times to ask questions and to give testimony. Legal counsel may be present to represent the applicant and the opposition. The Planning Commission will typically make its decision or recommendation immediately following the public hearing.