Subdivision Rules and Regulations Amendments:

- Section 3.6 on Replats states that replats must follow the Final Plat process, notification of land owners is in the preliminary plat approval process therefore requesting that 3.6 be amended to state, "Replats must follow same procedure as Final Plats and must notify all lot owners in the phase or adjoining land owners of the replat 21 days prior to the Planning Board meeting. Notifications must be done by Certified Mail and the receipts provided to the County for documentation."
- 6.1.11 A cul-de-sac road or court designed to have one end permanently closed shall have a turnaround or intersection every nine hundred (900) feet. A cul-de-sac shall have a turnaround right-of-way diameter of at least one hundred ten (110) feet to accommodate an 80'diameter asphalt paved surface adjoined by a 4 feet gravel shoulder bulb.
- Section 19.1 (a) needs to be reworded to state, "A property owner or the owner's agent proposing to subdivide, lease, rent land or structures, or operate a commercial / office, industrial, mixed use, or multi-family development shall declare on the preliminary plat or site plan whether the development in whole or in part is intended for commercial / office, industrial or mixed use or multi-family use."
- State Fire Regulation Reference for 100-200 dwelling units, possibly in in Section 5.3 Access and Section 6.1 Roads
- At the beginning of Section 6 above section 6.1.1 include, "Depending on the size and/or location of the proposed development, the effect or impact the proposed development has on the County Road system, the County Judge, Road Department, or Planning Board may require the developer to pay a proportionate share of the costs to improve existing County roads that are off-site of the development. The Developer's proportionate share of the cost of improving the existing County road shall bear a reasonable relationship to the needs created by the land development.
  The required off-site improvements and the Developer's proportionate share of the cost shall be determined at the Preliminary Plat review and approval stage. It is highly recommended that the developer approach the County as soon as possible to determine their participation cost, if any."
- Remove "Certificate of Recording" for final plats due to the fact that the Circuit Clerk's office has moved to putting labels with that information instead of filling out the certificate.

CELL TOWER ORDINANCE

- Cell Tower Ordinance-Major Modification definition amended to include, "Also, any change in the cell tower ground layout such as a new concrete pad, generator, storage structure, etc."
- Amending title of Appendix B to read, "…Approval of Tower or Major Modification"

MASTER ROAD PLAN

- **See John's attached suggested amendments in blue – see documents with footer notes "Master Road Plan"**
- On page 12 add as #8 in 'Right of Way and Geometric Design Standards, Table 2' and on page 24 under 'Option B-Urban' before the 'Minimum requirements for Class VI roads..', "Depending on the size and/or location of the proposed development, the effect or impact the proposed development has on the County Road system, the County Judge, Road Department, or Planning Board may require the developer to pay a proportionate share of the costs to improve existing County roads that are off-site of the development. The Developer's proportionate share of the cost of improving the existing County road shall bear a reasonable relationship to the needs created by the land development.
  The required off-site improvements and the Developer's proportionate share of the cost shall be determined at the Preliminary Plat review and approval stage. It is highly recommended that the developer approach the County as soon as possible to determine their participation cost, if any."

Subdivision proposed rules changes & Cell Tower Ordinance proposed rules changes