

Predevelopment Meeting

Madison County

Section 7.5.1 **Predevelopment Evaluation** The purpose of the predevelopment evaluation is to offer the subdivider an opportunity to obtain advice and technical assistance from the County, to acquaint the subdivider with the subdivision review process in general, and to help facilitate the subsequent preparation and approval of any required preliminary and final plats prior to expending significant resources.

1. The subdivider or his/her agent shall schedule and attend a predevelopment evaluation meeting with the Subdivision Administrator at least ten (10) working days prior to the submission of any subdivision application.
2. At the meeting, the subdivider shall submit to the Subdivision Administrator for evaluation, four (4) copies of a site plan or sketch plan containing all information required in Section 7.6.1.
3. All plans shall be reviewed by the Subdivision Administrator for the entire tract or parcel of land which might be developed. Areas not intended for immediate development should be identified as areas for future development. In determining whether a development is a minor or major development, the Subdivision Administrator shall make a determination of whether when the land is fully developed it will consist of 11 or more lots, and if it will do so, the development shall be treated as a major subdivision, even if the initial phase has ten or fewer lots.
4. The Subdivision Administrator may seek additional information from the following review agencies prior to making any recommendation: Consulting Engineers, Building Inspections, Zoning, Environmental Health, Fire Marshal, 911 Addressing/Land Records, NCDOT and any other agency or department as deemed necessary by the Subdivision Administrator.
5. The Subdivision Administrator shall provide the subdivider a copy of his written comments, if any, detailing his recommendations within fifteen (15) working days of the predevelopment evaluation meeting.