
PART SEVENTEEN — BUILDING, LAND USE AND SUBDIVISION CODE

ARTICLE 1723 Procedures and Administration

- 1723.01 Plat approval; preliminary and final.**
- 1723.02 Relation to zoning.**
- 1723.03 Filing fee.**
- 1723.04 Sale of property not Abutting a public Street.**
- 1723.05 Official recording.**
- 1723.06 Issuance of permits.**

CROSS REFERENCES

Approval required—see WV Code 8A-5-6
Application—see WV Code 8A-5-7
Approval—see WV Code 8A-5-8 *et seq.*

1723.01 Plat approval; preliminary and final.

In all cases of subdividing and Development within the scope of these Regulations, a preliminary and a Final Plat for the land in question shall be drawn and submitted to the Planning Commission and the Town Council for their approval or disapproval as provided for herein.

1723.02 Relation to zoning.

No Final Plat may be considered for acceptance by the Planning Commission or Town Council until the proper zoning in terms of density, Lot size and land use is in enacted and in effect regarding the subject property. Furthermore, no Plats may be approved by the Planning Commission and Town Council that are not in conformance with density and Lot size requirements of the applicable zoning classification, except as specifically provided for in these Regulations.

1723.03 Filing fee.

- (a) To defray partially the costs of field and special studies, filing fees shall be paid to the Town Recorder at the time of submission in accordance with the following schedule:
 - (1) Preliminary Plat: \$50.00, plus \$5.00 per acre or portion thereof contained in the Plat.
 - (2) Final Plat: \$100.00, plus \$2.00 per acre or portion thereof contained in the Plat.
- (b) The filing fee shall be calculated upon the basis of the total acreage included within the property proposed to be platted.

1723.04 Sale of property not Abutting a public Street.

It shall be unlawful for any person, firm or corporation to sell to any other person, firm or corporation any Lot, Tract, Parcel or block of land regardless of size or shape, unless such Lot, Tract, Parcel or block of land abuts a public Street or road for the distance required by the Planning and Zoning Ordinance in which Lot, Tract, Parcel or block of land is situated, provided however for all deeds filed of record before the date of adoption of these Regulations it shall be lawful to convey title for the total area described in each said deed.

1723.05 Official recording.

HISTORY:

Ord. 2015-02 (passed 01-29-2015, effective 02-16-2015) superseded all previous zoning and related ordinances to bring the Town into compliance with current WV Code. Ord. 2015-02 was further refined by Ord. 2015-07 (passed 07-13-2015).

PART SEVENTEEN — BUILDING, LAND USE AND SUBDIVISION CODE

No Plat or description of land Subdivision shall be filed in the office of the Jefferson County Clerk until it has received written preliminary approval of the Planning Commission and the Town Council and final approval of the Planning Commission and the Town Council as required by these Regulations. All Final Plats shall be filed, if approved by the Town Council, within one year of date of consideration by the Planning Commission: and no Lots shall be sold from any Plat until it has been recorded as herein provided. Failure to record such an approved Plat within one year of consideration by the Planning Commission shall void all approvals thereto.

1723.06 Issuance of permits.

No project permit shall be issued for any purpose with respect to any Tract until a final Plat has been duly processed as required by these Regulations and filed of record, except as provided in Article 1726.