

**MINUTES
ORANGE COUNTY PLANNING BOARD
SEPTEMBER 7, 2016
REGULAR MEETING**

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MEMBERS PRESENT: Lydia Wegman (Chair), At-Large Chapel Hill Township Representative; Tony Blake (Vice-Chair), Bingham Township Representative; Maxecine Mitchell, At-Large Bingham Township; Lisa Stuckey, Chapel Hill Township Representative; Andrea Rohrbacher, At-Large Chapel Hill Township; Patricia Roberts, Cheeks Township Representative;

MEMBERS ABSENT: Paul Guthrie, At-Large Chapel Hill Township; Buddy Hartley, Little River Township Representative; Laura Nicholson, Eno Township Representative; Kim Piracci, At-Large;

STAFF PRESENT: Craig Benedict, Planning Director; Michael Harvey, Current Planning Supervisor; Perdita Holtz; Planning Systems Coordinator; Ashley Moncado, Special Projects Planner; Patrick Mallett, Planner II, Rachel McCook, Planner I; Molly Boyle, Planning Technician; Meredith Pucci, Administrative Assistant II

AGENDA ITEM 1: CALL TO ORDER AND ROLL CALL

Lydia Wegman called the meeting to order.

AGENDA ITEM 2: INFORMATIONAL ITEMS

- a) Planning Calendar for September and October

Lydia Wegman noted that next Monday, September 12 there is the quarterly public hearing. Also the next Planning Board meeting will be on October 5th.

**AGENDA ITEM 3: APPROVAL OF MINUTES
AUGUST 3, 2016 REGULAR MEETING**

MOTION by Tony Blake to approve the August 3, 2016 Planning Board minutes. Seconded by Lisa Stuckey.

VOTE: UNANIMOUS

AGENDA ITEM 4. CONSIDERATION OF ADDITIONS TO AGENDA

No additions to Agenda

AGENDA ITEM 5: PUBLIC CHARGE

Introduction to the Public Charge

The Board of County Commissioners, under the authority of North Carolina General Statute, appoints the Orange County Planning Board (OCPB) to uphold the written land development laws of the County. The general purpose of OCPB is to guide and accomplish coordinated and harmonious development. OCPB shall do so in a manner which considers the present and future needs of its citizens and businesses through efficient and responsive process that contributes to and promotes the health, safety, and welfare of the overall County. The OCPB will make every effort to uphold a vision of responsive governance and quality public services during our deliberations, decisions, and recommendations.

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PUBLIC CHARGE

The Planning Board pledges to the citizens of Orange County its respect. The Board asks its citizens to conduct themselves in a respectful, courteous manner, both with the Board and with fellow citizens. At any time, should any member of the Board or any citizen fail to observe this public charge, the Chair will ask the offending member to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until such time that a genuine commitment to this public charge is observed.

AGENDA ITEM 6: CHAIR COMMENTS

No comments

Agenda Item 7: Unified Development Ordinance (UDO) Text Amendment - To review revisions suggested by the Attorney’s office after the August 3 Planning Board meeting (where this text amendment was previously acted upon) and make a recommendation to the BOCC on government-initiated amendments to the text of the UDO that would modify existing regulations that pertain to the Hillsborough Economic Development District. This item is scheduled for the September 12, 2016 quarterly public hearing.

Presenter: Perdita Holtz, Planning Systems Coordinator

Perdita Holtz reviewed the abstract.

Tony Blake: I have a question here because it says that it’s a change in the list but it looks like the change is wrong. The 7 and 8 should have been deleted and the green 9 should have been a 7.

Perdita Holtz: Well yes, but the list is generated automatically through a styling of the document and so if you delete 7 and 8 it doesn’t automatically update. It will change.

Perdita Holtz continued presentation.

Lydia Wegman: Why did the attorney feel that change was needed?

Perdita Holtz: He seemed to feel that by definition accessory uses are allowed in all zoning districts and limiting an accessory use to only one type of use is not really kosher in his view.

Lisa Stuckey: So could you have a freestanding restaurant, or does it have to be part of something else?

Perdita Holtz: You could not have a freestanding restaurant by right. You’d have to go through the MPDCZ process.

Perdita Holtz continued presentation.

MOTION by Tony Blake to approve the Statement of Consistency. Seconded by Lisa Stuckey.

VOTE: UNANIMOUS

MOTION by Lisa Stuckey to approve the amendment package. Seconded by Tony Blake.

VOTE: UNANIMOUS

Agenda Item 8: Unified Development Ordinance (UDO) Text Amendment - To review revisions suggested by the Attorney’s office after the August 3 Planning Board meeting (where this text amendment was previously acted upon) and make a recommendation to the BOCC on

109 government-initiated amendments to the text of the UDO that would establish use standards
110 to allow certain principal uses to include a small component of other specific uses in the
111 O/RM (Office/Research and Manufacturing) zoning district. This item is scheduled for the
112 September 12, 2016 quarterly public hearing.
113 **Presenter:** Ashley Moncado, Planning Systems Coordinator
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115 *Ashley Moncado reviewed the abstract.*

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117 Lydia Wegman: There are no substantive changes here?

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119 Ashley Moncado: No, it was the same intent, same concept. They were just reworded differently.
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122 **MOTION** by Maxecine Mitchell to approve the Statement of Consistency and amendment package. Seconded by
123 Tony Blake.

124 **VOTE: UNANIMOUS**

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127 **AGENDA ITEM 9: COMMITTEE/ADVISORY BOARD REPORTS**

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129 a) Board of Adjustment
130 b) Orange Unified Transportation

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132 *Tony Blake agreed to be a liaison to Board of Adjustment.*

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134 **AGENDA ITEM 10: ADJOURNMENT**

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136 *Planning Board meeting was adjourned by consensus.*
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Tony Blake, Vice-Chair