

**BOARD OF COUNTY COMMISSIONERS / PLANNING BOARD  
DINNER MEETING  
NOVEMBER 25, 2013  
5:30 – 6:30 p.m.  
(dinner available shortly after 5:00 p.m.)  
Link Government Services Center  
200 S. Cameron Street, Hillsborough**

**AGENDA**

**Tentative 2014 Planning / Planning Board Work Plan and Discussion**

- 1) Opening Remarks  
Barry Jacobs, Board of County Commissioners Chair  
Pete Hallenbeck, Planning Board Chair
  
- 2) Comprehensive Plan, UDO Implementation Bridge, Other Areas of Interest (see Attachment)
  - a. Planning Board Prioritization (Pete Hallenbeck/Craig Benedict)
  - b. Staff Capacity
  
- 3) Closing Remarks

### **Activities/Projects Identified by the Planning Board and Planning Staff for 2014:**

1. **Agricultural Support Enterprises:** UDO text amendments scheduled for February 2014 QPH
2. **Public Hearing Process:** UDO text amendments to consider changes to the existing public hearing process (scheduled for February 2014 QPH)
3. **Efland Overlay Districts:** UDO Text, Zoning Atlas, and Comprehensive Plan Amendments to add two new overlay zoning districts in the Efland area and specify design standards for the areas. (This item was denied by the BOCC in February 2013 but is scheduled to be reconsidered at the February 2014 QPH).
4. **Town of Hillsborough/Orange County Interlocal Agreement Implementation:** Hillsborough-Orange County ETJ (Extraterritorial Jurisdiction) Swaps (early 2014)
5. **Town of Hillsborough/Orange County Interlocal Agreement Implementation:** Comprehensive Plan and UDO amendments to implement the Town of Hillsborough/Orange County Central Orange Coordinated Area Land Use Plan (scheduled for February 2014 QPH)
6. **New and/or Revised Zoning District:** UDO text amendment to adopt a new general use zoning district and/or “fine tune” existing ED zoning to match locational attributes for targeted research and development industry and applied light manufacturing.
7. **Rural Buffer Clustering:** Address clustering in the Rural Buffer to allow smaller lot sizes while maintaining a minimum density of 2 units per acre
8. **Legislative Changes:** Amend regulations as necessary in response to legislative changes at the State level
9. **Streamline Regulations:** Continue to streamline regulations where possible
10. **2014 BOCC Retreat:** Any priorities that emerge at the January 2014 BOCC retreat

### **Emerging Issues Identified by the Planning Board and Planning Staff for 2014:**

1. **Rural Enterprises:** Continue to expand rural enterprises by completing work on “Agricultural Support Enterprises” and Home Occupation standards. Determine need to address water & sewage disposal issues in the Rural Activity Nodes to encourage development in these nodes.
2. **Streamlining:** Streamline the project approval/public hearing process by revising the existing quarterly public hearing process.
3. **Emergency Access:** Work with appropriate staff/departments to better ensure properties can be reached by emergency personnel (e.g., driveway width and clearance, bridge weight limit signage and sufficiency to allow a fire truck to pass, gate width, curve radii sufficient for emergency vehicles).
4. **Mass Gathering/Special Events:** Revisions to UDO regarding mass gathering and special events (must wait until after Emergency Services/Attorney’s Office enacts a Mass Gathering Ordinance)
5. **Pre-zoning for Economic Development Projects:** Continue to “prezone” areas where possible to focus growth in appropriate areas with consistent land uses, thereby improving the review and approval process.

6. **Adult Entertainment:** County should adopt an adult entertainment ordinance that is consistent with State and Federal laws.
7. **Nuisance Ordinance:** Consider a nuisance ordinance for Economic Development, Commercial, and Commercial-Industrial Transition Activity Nodes and areas adjacent to these land use classifications to “protect” these areas slated for economic development projects.
8. **Transportation Issues:** Need for better public transit in rural areas, including senior citizen mobility, and “transit oriented development.”
9. **Affordable Housing:** On-going need for affordable housing opportunities in the county.