



ORANGE COUNTY
NORTH CAROLINA

Neighborhood Information Meeting (NIM)
Master Plan Development Conditional
Zoning (MPD-CZ) Zoning Atlas
Amendment – Beaver Crossing

EXPLANATION OF PROCESS:

September 16, 2020

- Zoning Atlas Amendment changing property to a Conditional Zoning district;
- Conditional Zoning: A tool designed to address impacts from land uses that cannot necessarily be addressed by existing general standards;
- Applicant proposes standards to address said impacts (i.e. minimum lot size, setbacks, parking, landscaping, open space management, traffic management, etc.);
- County can impose conditions;
- If approved, use of the property would be subject to approved master plan and conditions created during the application review process.

Orange County has the following districts:

- Agricultural Support Enterprises (ASE-CZ);
- Home Park (HP-CZ);
- NC Highway 57 Speedway Area Rural Economic Development Area (REDA-CZ-1);
and
- Master Plan Development Conditional Zoning (MPD-CZ) Districts.

BACKGROUND:

- Application submitted on August 7, 2020;
 - Formally accepted for processing on August 12
- 2 parcels totaling 104 acres of land area;
- Rezone parcels to Master Plan Development Conditional Zoning (MPD-CZ) district;
- Project called *Beaver Crossing*;
- Review/action on request in accordance with Section 2.9 *Conditional Districts* of the Unified Development Ordinance (UDO).

- Review/action on rezoning petition and a master concept plan allowing development;
 - **STAFF COMMENT:** Does not involve approval of site specific development plan(s) or approval of specific land uses/tenants. Formal site plan submittal not required per Section(s) 2.9.2 and 6.7 of the UDO.
- Processed in a legislative manner (i.e. does not require sworn testimony or competent material evidence);
- Decisions based on determination Project is consistent with Comprehensive Plan and UDO standards.
 - **STAFF COMMENT:** If alternative design standards are proposed, County determines if they meet spirit/intent of existing regulations.

Schedule:

- First Action – Applicant schedules a Neighborhood Information Meeting (NIM).
 - **Occurring September 16, 2020.**
- Second Action – The Planning Board reviews the application and makes a recommendation to the BOCC.
 - **First available meeting would be October 7, 2020.**
- Third Action –BOCC receives Planning Board/staff recommendation, holds public hearing, makes decision to approve/deny.
 - **First available meeting would be November 5, 2020.**

ROLES:

- Staff:
 - Determine application completeness/consistency with Comprehensive Plan and UDO;
 - Determine compliance with applicable standards or viability of proposed ‘design alternatives’;
 - Recommend imposition of conditions/action on request.
- Planning Board:
 - Hear from applicant, staff, and the general public;
 - Review/discuss analysis and recommendation(s);
 - Discuss/recommend imposition of conditions;
 - Recommend approval or denial to the BOCC.

ROLES (continued):

- BOCC:
 - Schedule/hold public hearing to receive application;
 - Hear from applicant, staff, and the general public;
 - Review/discuss staff and Planning Board's analysis and recommendation(s);
 - Review, discuss, and recommend imposition of conditions;
 - Close the public hearing;
 - Approve or deny the request to approve Zoning Atlas Amendment application with the imposition of mutually agreed to conditions.

IMPOSITION OF CONDITIONS:

- Per Section 2.9.2 (F) (3) of the UDO: Mutually agreed upon conditions can be imposed **only** if they address:
 - Compatibility of the development with surrounding property,
 - Proposed support facilities (i.e. roadways and access points, parking, pedestrian and vehicular circulation systems, screening and buffer areas, etc.) and/or
 - Other matters the County may find appropriate or petitioner proposes.
- If approved, Zoning Atlas amended (property designated MPD-CZ). Development consistent with approved master concept plan and imposed conditions;
- Development permitted through the review/approval of site plan in accordance with UDO.
 - **STAFF COMMENT:** No additional BOCC or advisory board review of site plans.

PUBLIC NOTIFICATION:

- **Planning Board Meeting:**

- Property owners within 1,000 ft. receive letter informing them of date/time of meeting.
 - ❖ **Letters mailed 15 days before the meeting**
- Staff posts signs advertising the meeting (10 days before the meeting).

- **BOCC Public Hearing:**

- Property owners within 1,000 ft. receive letter informing them of date/time of public hearing.
 - ❖ **Letters mailed 15 days before the meeting**
- Staff posts signs advertising the public hearing 10 days before the meeting.
- Legal notice of meeting published in local newspapers 2 weeks before meeting.

COUNTY WEBPAGE:

- Information on Project, including on-line meeting registration, can be found at:

<https://www.orangecountync.gov/1722/Current-Interest-Projects>

- County webpage will provide link(s) to both the Planning Board and BOCC Public Hearings so the public can register and attend the meetings;

NOTE: Due to COVID protocols, County meeting(s) are held on-line using Zoom.

Interested persons without internet access will be able to participate in the meeting via phone.

For more information or questions on this proposal:

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