

**BOARD OF COUNTY COMMISSIONERS / PLANNING BOARD  
DINNER MEETING  
NOVEMBER 21, 2011  
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 2012 Planning / Planning Board Work Plan Discussion  
(Focus on Economic Development and Small Area Plan Implementation)**

1) Completed in 2011

- Unified Development Ordinance (UDO) adopted
- Comprehensive Plan Land Use Map Amendments in Bowman Road area (423 acres to Commercial-Industrial Transition Activity Node) and Efland (118 acres to Commercial-Industrial Transition Activity Node; 16 acres to 10-Year Transition) adopted
- UDO Text Amendment for Office/Institutional (O/I) zoning district
- Rezoning of 112 acres in Efland to O/I
- Efland-Buckhorn-Mebane Access Management Plan (scheduled for adoption on 11/15/11)
- Interlocal Agreement with the City of Durham regarding water and sewer services in the Eno EDD area (already approved by Orange County; on City of Durham's 11/21/11 Council for consideration)

2) Upcoming Items

- Tonight's Public Hearing Items
- February 2012 QPH Items:
  - Authorized to commence work at November 1, 2011 BOCC meeting
    - UDO Text Amendment to add a new zoning district (EDB-3) or revise an existing district (EDB-1) and revise Section 5.1.4 to create additional development options within the areas of the county slated for water and wastewater services and targeted for development.
    - Zoning Atlas Amendment to pre-zone certain properties in the Buckhorn/Mebane Commercial-Industrial Transition Activity Nodes (CITAN) to prepare the area for eventual non-residential development.
    - UDO Text Amendment (and possible Zoning Atlas Amendment) to add a new conditional zoning district – Rural Economic Development Area (REDA) – that would be applicable to the geographic area in the Highway 57 Small Area Plan.
    - UDO Text Amendment to add a new Section 6.20 that will require any new construction with a designated County sewer service area

to use the public sewer system as its means of wastewater treatment and would require the sewer system as the only repair option for existing septic tanks that fail in the sewer service area.

- Comprehensive Plan Land Use Map and Zoning Atlas Amendments to increase the size of the Eno Economic Development District to match the urban growth boundary of the City of Durham.
- May 2012 QPH Items
  - Currently Planned
    - UDO Text Amendment for design guidelines pertaining to the Efland “core area” (can now proceed since BOCC gave direction of the “sidewalk issue at the October 6, 2010 work session).
    - Comprehensive Plan Land Use Map and Text Amendment to add a Mixed Use land use category and to change the Efland Village from Commercial-Industrial Transition Activity Node (CITAN) to Mixed Use.
    - UDO Text Amendment – Revisions to the Table of Permitted Uses for Economic Development zoning districts (Staff is currently evaluating scope).
    - UDO Text Amendment - new or revised general use zoning districts to promote economic activity in Commercial Transition Activity Nodes and CITAN (Staff is currently evaluating scope).
- August 2012 QPH Items
  - Currently Planned
    - UDO Text Amendment to include any necessary revisions resulting from a review of development approval processes (Staff plans to conduct a review beginning in early 2012).
- November 2012 QPH Items
  - Currently Planned
    - UDO Text Amendment to add an Agricultural Support Enterprises zoning district (Staff of 4 departments are currently reviewing past work on this topic to determine necessary steps).

### 3) Comprehensive Strategy to Attract Economic Development Projects

- Infrastructure (water, sewer, electric, communication, etc.)
- Site “Ready-to-Go”
  - Land Use / Zoning / Regulations
  - Other Preparatory Aspects
- Simplified planning brochures for development processes