

AGENDA

ORANGE COUNTY BOARD OF ADJUSTMENT

**LOWER LEVEL CONFERENCE ROOM
(ROOM #004)
WEST CAMPUS OFFICE BUILDING
131 W. MARGARET LANE
HILLSBOROUGH, NORTH CAROLINA**

**OCTOBER 13, 2014
7:30 p.m.**

<u>No.</u>	<u>Page(s)</u>	<u>Agenda Item</u>
1.		CALL TO ORDER
2.		CONSIDERATION OF ADDITIONS TO AGENDA
3.	1-64	APPROVAL OF MINUTES a. August 27, 2014
4.		PUBLIC CHARGE <i>The Board of Adjustment 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 person 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. All electronic devices such as cell phones, pagers, and computers should please be turned off or set to silent/vibrate.</i> <i>The Board of Adjustment is a quasi-judicial administrative body established in accordance with the provisions of local regulations and State law to perform specified functions essential to the County's planning program. Action(s) taken by the board are based solely on competent, substantial, and material evidence presented during a previously scheduled and advertised public hearing on a specific item. As detailed within Section 2.12.2 of the UDO the Board chair reserves the right to exclude evidence and testimony that is deemed: 'incompetent, irrelevant, immaterial, or unduly repetitious' and therefore fails to reasonably address the issues before the Board of Adjustment. While it should be noted there is no time limit on the presentation of evidence, the Chair asks that the presentation of evidence be consistent with established policies, rules of procedure, and acceptable levels of decorum to ensure a fair and equitable hearing for all parties.</i>

5. 1-9 Quasi-Judicial Materials

6. 1-80 A-4-14 – Class B Special Use Permit – Retreat Center

In accordance with Section(s) 2.7 *Special Uses*, 5.2.2 *Table of Permitted Uses*, 5.3.2 *Application of Use Standards – Special Uses*, and 5.7.4 *Camp/Retreat Center* of the UDO, the Triangle Land Conservancy (TLC) has submitted a proposal to develop/operate a retreat center, specifically the Irvin Conservation Center, out on a parcel of property located at 2912 Jones Ferry Road, further identified utilizing Orange County parcel Identification Number (PIN) 9757-94-4119.

The property in question is approximately 25 acres in area, and is zoned Rural Buffer (RB), Agricultural Residential (AR) and University Lake Protected Watershed Protection Overlay District. The proposed use is permitted on the property subject to the issuance of a Class B Special Use Permit.

As detailed within the application, the applicant wishes to operate the Irvin Conservation Center providing educational programming on farming and conservation topics, summer camps for children from the ages of 3 to 12, and after-school educational camps.

The applicant also proposes to establish the TLC Stewardship Operations Farm office and hold special programs, including the annual TLC Jamboree, and other similar activities from the property. The proposed retreat center shall be operated in conjunction with adjacent TLC owned property utilized to support the organization's on-going farm and conservation programs.

Access to the proposed facility shall be through an existing driveway with direct access onto Jones Ferry Road.

7. ADJOURNMENT

IF UNABLE TO ATTEND THIS MEETING, PLEASE CALL THE PLANNING DEPARTMENT (NUMBERS LISTED BELOW – PRESS 1 PLUS EXTENSION 2575 OR 2585). STAFF CAN THEN DETERMINE IF A QUORUM WILL BE PRESENT FOR THE MEETING.

**HILLSBOROUGH - 732-8181
CHAPEL HILL - 967-9251**

**MEBANE - 227-2031
DURHAM - 688-7331**