

SUMMARY NOTES
ORANGE COUNTY PLANNING BOARD
DECEMBER 7, 2011
ORDINANCE REVIEW COMMITTEE

NOTE: A quorum is not required for Ordinance Review Committee meetings.

MEMBERS PRESENT: Larry Wright, Cedar Grove Township At-Large; Alan Campbell, Cedar Grove Township Representative; Johnny Randall, Chapel Hill Township At-Large; Mark Marcoplos, Bingham Township At-Large; Lisa Stuckey, Chapel Hill Township Representative;

STAFF PRESENT: Craig Benedict, Planning Director; Kevin Lindley, Staff Engineer; Perdita Holtz, Planning Systems Coordinator; Tom Altieri, Comprehensive Planning Supervisor, Michael Harvey, Current Planning Supervisor; Glenn Bowles, Planner I; Tina Love, Administrative Assistant II

AGENDA ITEM 1: CALL TO ORDER AND ROLL CALL

AGENDA ITEM 2: UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENTS

To review and comment upon the addition of a new Section 6.20 which will require any new construction within a designated County sewer service area to use the public sewer system as its means of wastewater treatment. Additionally, the sewer system would be the only allowed repair option for existing septic tanks that fail in a sewer service area.

Presenter: Kevin Lindley, Staff Engineer

Kevin Lindley described the amendment. There was discussion of the costs and options for repayment of the required construction.

Larry Wright asked about the possibility of putting telecommunication lines in. Kevin responded that there were no current discussions. Kevin responded that you would not want cable over the sewer line or too close. Craig Benedict noted that a lot of the areas in Efland did not have formal DOT right of way. He noted if there were full 50 or 60 foot right-of-way, like is asked for with new subdivisions, there would be room to be able to put telephone or telecommunications or water and sewer within that right-of-way. In some cases the County gets easements with the plats, the subdivision plats. In new subdivisions there is a good program to accommodate those facilities but in some of the existing areas like Efland it has been problematic because people still own to the middle of the road and DOT has what they call 'maintenance rights' but not formal fee simple ownership so the County has to acquire easements and the residents have the ability to grant easements for certain purposes and not for additional purposes. When the roads are dedicated for public purpose, it is non-specific so there can be other utilities placed there. Orange County does not have specific engineering standards.

AGENDA ITEM 3: UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENTS

To review and comment upon proposed revisions that will add a new conditional zoning district (REDA-CZ-1) and other changes necessary to implement the new conditional zoning district. The new Rural Economic Development Area (REDA-CZ-1) district would be applicable only in the geographic area addressed in the NC Highway 57 Speedway Area Small Area Plan.

Presenter: Glenn Bowles, Planner II

Glenn Bowles reviewed the abstract.

Larry Wright asked about the decibel levels. Would it be closed if it was too loud. Glenn replied that it would be at the discretion of the sheriff and his deputies. He could exercise that authority. Larry asked about the location of the 5 petroleum tanks. Are they underground? Michael Harvey responded that they are both underground and above ground. Larry also asked what a semi opaque buffer is. Glenn replied that it does not have to be a solid object. You can see through it but not clearly. Larry suggested that there be a definition in the document of semi-opaque and species recommended for this. Larry asked about the telecommunication towers being up to 200 feet. Perdita answered that the telecommunication item was scheduled for the February Quarterly Public Hearing.

60 Lisa Stuckey asked about the red stars being permitted uses. Glenn Bowles replied that doesn't mean that one of the items not
61 starred would not be permitted. Craig Benedict noted that there are uses permitted by right in the area and there are some by
62 Special Use Permit and a shorter list for CZD.

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64 Larry Wright noted that it would be nice if this area accommodated small-scale enterprises that conform to the rural character.

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66 Mark Marcoplos asked if this was to build on the historical nature of the area with the track and allow some other enterprises.
67 Glenn Bowles responded that it was essentially what to do with the racetrack and the quarry and at that time, the memory of the
68 asphalt plan was still fresh. Then how to deal with unique commercial enterprises that might occur and not detract from the
69 ruralness of the area. Craig Benedict said that the uses there became a legal non-conforming use but with no expansion
70 capability. Businesses need to modify themselves over time based on new conditions to stay marketable. Mark asked why a
71 military installation was automatically allowed. Glenn responded that military was like National Guard or reserve. Perdita noted
72 that it was not automatically allowed because it is a conditional zoning district.

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75 **AGENDA ITEM 3: ADJOURNMENT**

76 Meeting was adjourned by consensus.

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Brian Crawford, Chair