

**ORANGE COUNTY PLANNING DEPARTMENT
131 W. MARGARET LANE, SUITE 201
HILLSBOROUGH, NORTH CAROLINA 27278**



**AGENDA
ORANGE COUNTY PLANNING BOARD**

**ORANGE COUNTY WEST CAMPUS OFFICE BUILDING
131 WEST MARGARET LANE – LOWER LEVEL CONFERENCE ROOM (ROOM #004)
HILLSBOROUGH, NORTH CAROLINA 27278
Wednesday, June 1, 2011
Regular Meeting – 7:30 – 9:30 pm**

<u>Time</u>	<u>Page(s)</u>	<u>No.</u>	<u>Agenda Item</u>
7:30		1.	CALL TO ORDER
7:31		2.	INFORMATIONAL ITEMS
		a.	Next Regular Planning Board meeting scheduled for July 6, 2011
	1-2	b.	Planning Calendar for June and July
7:35		3.	APPROVAL OF MINUTES
	3-8		May 4, 2011 Regular Meeting
7:38		4.	CONSIDERATION OF ADDITIONS TO AGENDA
7:40		5.	PUBLIC CHARGE
			Introduction to the Public Charge
			<p>The Board of County Commissioners, under the authority of North Carolina General Statute, appoints the Orange County Planning Board (OCPB) to uphold the written land development laws of the County. The general purpose of OCPB is to guide and accomplish coordinated and harmonious development. OCPB shall do so in a manner which considers the present and future needs of its citizens and businesses through efficient and responsive process that contributes to and promotes the health, safety, and welfare of the overall County. The OCPB will make every effort to uphold a vision of responsive governance and quality public services during our deliberations, decisions, and recommendations.</p> <p>Public Charge</p> <p>The Planning Board 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 member 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.</p>
7:41		6.	CHAIR COMMENTS

<u>Time</u>	<u>Page(s)</u>	<u>No.</u>	<u>Agenda Item</u>
7:45	9-22	7.	<p>2030 COMPREHENSIVE PLAN TEXT AMENDMENT: To make a recommendation to the BOCC on this item to clarify language as it pertains to economic development and mixed uses currently allowed in the existing Commercial-Industrial Transition Activity Node land use category, as heard at the May 23, 2011 quarterly public hearing.</p> <p>Presenter: Tom Altieri, Comprehensive Planning Supervisor</p>
8:05	23-32	8.	<p>2030 COMPREHENSIVE PLAN LAND USE ELEMENT MAP AMENDMENT: To make a recommendation to the BOCC on this item to amend the Land Use Element Map to change the land use category of approximately 423-acres north of Bowman Road and south the Interstates 85/40 from Agricultural Residential to Commercial-Industrial Transition Activity Node, as heard at the May 23, 2011 quarterly public hearing.</p> <p>Presenter: Tom Altieri, Comprehensive Planning Supervisor</p>
8:25	33-46	9.	<p>2030 COMPREHENSIVE PLAN LAND USE ELEMENT MAP AMENDMENT: To make a recommendation to the BOCC on this item to amend the Land Use Element Map to change the land use category of approximately 118-acres in the Efland area from Agricultural Residential to Commercial-Industrial Transition Activity Node and approximately 16-acres at the southern end of Gaines Chapel Road from Agricultural Residential to 10-Year Transition, as heard at the May 23, 2011 quarterly public hearing.</p> <p>Presenter: Tom Altieri, Comprehensive Planning Supervisor</p>
8:45	47-60	10.	<p>UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENTS: To make a recommendation to the BOCC on this item to amend the Sections 3.4 and 5.2 and Article 10 of the UDO, as heard at the May 23, 2011 quarterly public hearing.</p> <p>Presenter: Craig Benedict, Planning Director</p>
9:05	61-74	11.	<p>ZONING ATLAS AMENDMENT: To make a recommendation to the BOCC on this item to rezone 112.35 acres of property plus the adjacent rights-of-way (to the centerline) from Rural Residential (R-1) and Agricultural Residential (AR) to Office/Institutional (O/I). The properties are located north of Interstates 85/40, east of Mt. Willing Road, south of the railroad right-of-way, and west of the US 70 Connector in the Efland area, as heard at the May 23, 2011 quarterly public hearing.</p> <p>Presenter: Craig Benedict, Planning Director</p>

<u>Time</u>	<u>Page(s)</u>	<u>No.</u>	<u>Agenda Item</u>
9:25		12.	COMMITTEE/ADVISORY BOARD REPORTS a. Board of Adjustment (no May meeting) b. Orange Unified Transportation (no Planning Board Rep.) c. Efland-Mebane Small Area Plan Implementation Focus Group (not currently meeting)
9:30		11.	ADJOURNMENT

IF YOU ARE UNABLE TO ATTEND THIS MEETING, PLEASE CALL THE PLANNING DEPARTMENT AT 245-2575 OR 245-2585. STAFF CAN THEN DETERMINE IF A QUORUM WILL BE PRESENT.

IF AN EMERGENCY OCCURS, OR IF YOU ARE RUNNING LATE FOR THE MEETING, PLEASE LEAVE A VOICE MAIL FOR PERDITA HOLTZ (245-2578).