

**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, September 7, 2011
Regular Meeting – 7:30 – 10:15 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 October 7, 2011
		b.	Probable Ordinance Review Committee (ORC) meeting before the regular meeting on October 7; start time to be determined at a later date – likely either 6:00 or 6:30
	1-2	c.	Planning Calendar for September and October
7:35		3.	APPROVAL OF MINUTES
	3-12		July 6, 2011 Regular Meeting
7:38		4.	CONSIDERATION OF ADDITIONS TO AGENDA
7:40		5.	PUBLIC CHARGE
			Introduction to the Public Charge
			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.
			Public Charge
			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.
7:41		6.	CHAIR COMMENTS

<u>Time*</u>	<u>Page(s)</u>	<u>No.</u>	<u>Agenda Item</u>
7:45	13-80	7.	<p>CONDITIONAL USE DISTRICT (CLASS A SUP) PROPOSING TO REZONE A TRACT OF LAND OFF OF TINNIN ROAD TO ALLOW FOR THE DEVELOPMENT OF A 28 LOT SUBDIVISION: To make a recommendation to the BOCC on an application submitted by Habitat for Humanity to rezone 8.984 acres of land from Rural Residential (R-1) to High Intensity Residential Conditional Use (R-8-CU) in order to develop a 28-lot major subdivision, as heard at the May 23, 2011 quarterly public hearing. This is a continuation of the discussion that occurred at the July 6, 2011 Planning Board meeting</p> <p>Presenter: Michael Harvey, Current Planning Supervisor</p>
8:30	81-82	8.	<p>DRAFT ORANGE COUNTY COMPREHENSIVE TRANSPORTATION PLAN: To receive a presentation on the Comprehensive Transportation Plan (CTP), the CTP process, and development of the Draft CTP for Orange County. The Planning Board will have the opportunity to discuss the CTP and provide comments. NCDOT and Planning staff and the CTP Steering Committee will prepare a final CTP taking into consideration comments received during the public input process.</p> <p>Presenter: Sarah Lee, Transportation Engineer II, North Carolina Department of Transportation</p>
9:00	83-92	9.	<p>UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT: To make a recommendation to the BOCC on a government-initiated text amendment to Section 2.5.3 (Plan Specifications) of the Unified Development Ordinance which will add language requiring development projects subject to site plan approval to demonstrate compliance with adopted County access management and connectivity plans, as heard at the August 22, 2011 quarterly public hearing.</p> <p>Presenter: Michael Harvey, Current Planning Supervisor</p>
9:15	93-104	10.	<p>UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT: To make a recommendation to the BOCC on a government-initiated text amendment to the following Sections of the Unified Development Ordinance: 5.1.4(E), 5.2.1, 5.2.2, 5.2.3, 5.6, and Article 10. The amendment will uncouple kennels and riding stables as a land use. No changes to the existing standards or approval processes are being proposed with this action, as heard at the August 22, 2011 quarterly public hearing.</p> <p>Presenter: Michael Harvey, Current Planning Supervisor</p>

<u>Time*</u>	<u>Page(s)</u>	<u>No.</u>	<u>Agenda Item</u>
9:30	105-110	11.	UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENT: To make a recommendation to the BOCC on a government-initiated text amendment to Article 10 (Definitions) of the Unified Development Ordinance which will modify the definition of "Commercial-Industrial Transition Activity Node Land" to be consistent with the definition contained in the 2030 Comprehensive Plan, as heard at the August 22, 2011 quarterly public hearing. Presenter: Perdita Holtz, Planner III
9:40	111-118	12.	EFLAND-BUCKHORN-MEBANE ACCESS MANAGEMENT PLAN: To review the proposed Efland-Buckhorn-Mebane Access Management Plan and make a recommendation to the BOCC on the plan. Presenter: Craig Benedict, Planning Director
10:10		13.	COMMITTEE/ADVISORY BOARD REPORTS a. Board of Adjustment b. Orange Unified Transportation c. Efland-Mebane Small Area Plan Implementation Focus Group (not currently meeting)
10:15		14.	ADJOURNMENT

***PLEASE NOTE: TIMES ARE APPROXIMATE AND THE AGENDA MAY MOVE MORE QUICKLY OR SLOWLY THAN INDICATED. PERSONS WITH AN INTEREST IN A SPECIFIC ITEM SHOULD BE PRESENT AT OR SHORTLY AFTER THE MEETING'S START TIME.**

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).