



Chatham County, NC

Legislation Text

File #: 23-4899, **Version:** 1

Vote on a request by planning staff to schedule a public hearing on September 18 to consider amendments to the Chatham County Subdivision Regulations; amend Sections 4 Types of Subdivisions; 5.2 Major Subdivisions; and 5.3 Minor Subdivisions.

Action Requested:

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Introduction & Background:

From time to time, it is necessary to amend the text of the Chatham County Subdivision Regulations to better align with the concerns and recommendations of the development community and county residents. These text amendments seek to remedy some of the issues in how major subdivisions are phased. There are also minor “housekeeping” adjustments to the regulations that stem from previous text amendments.

Discussion & Analysis:

Residential developers have been affected by the Global Covid-19 Pandemic, and it has made it difficult to maintain development timetables implemented in the past. Every step of the development process has been affected for a variety of reasons, and years have been added to the development schedules for all types of residential development. For this reason, the proposed amendments will extend the approval of a First Plat by the Board of Commissioners. This replaces the current 1-year deadline for major subdivisions of less than 50 lots. For major subdivisions of more than 50 lots, which are phased, there is currently a two-year submittal deadline for construction plans. This requirement will be removed from the regulations.

Often when contemplating a text amendment, planning staff will find other areas of the regulations that need to be updated or might have been missed during previous text amendments. Staff often refers to these changes as “housekeeping.” They do not necessarily affect a policy change, but rather clean up a procedural process. The redline document attached shows the minor text changes to sections 5.3 and 5.4 of the regulations.

How does this relate to the Comprehensive Plan:

Provide equitable access to high-quality education, housing and community options for all.

Recommendation:

Vote to schedule a public hearing on September 18 to receive comments on amendments to the Chatham County Subdivision Regulations; amend Sections 4 Types of Subdivisions; 5.2 Major Subdivisions; and 5.3 Minor Subdivisions.