



Chatham County, NC

Legislation Details (With Text)

File #:	17-2450	Version:	1
Type:	Agenda Item	Status:	Work Session
File created:	12/1/2017	In control:	Planning
On agenda:	1/16/2018	Final action:	
Title:	Vote on a request by the Planning Department to schedule legislative public hearings for February 19, 2018 to consider revisions to the Chatham County Subdivision Regulations and Zoning Ordinance.		
Sponsors:			
Indexes:	Comp Plan Goal 4: Diversify the tax base and generate more high-quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting.		
Code sections:			
Attachments:	1. Subdivision Regulations_REDLINE, 2. Zoning_Ordinance_12_28_17-REDLINE, 3. Table Attachment-Legislative Changes, 4. Table Attachment #2-Planning Department Changes		

Date	Ver.	Action By	Action	Result
1/16/2018	1	Board of Commissioners	approved	Pass

Vote on a request by the Planning Department to schedule legislative public hearings for February 19, 2018 to consider revisions to the Chatham County Subdivision Regulations and Zoning Ordinance.

Action Requested:

A request by the Planning Department to schedule legislative public hearings for February 18, 2018 to consider revisions to the Chatham County Subdivision Regulations and Zoning Ordinance.

Introduction & Background:

In 2015 and 2017, the Legislature adopted new legislation narrowing local governments' ability to regulate zoning and subdivisions. In 2017, the Legislature also adopted new legislation which added another category of legal subdivision, as well as clarifies some details on Comprehensive Plan Consistency Statements. The new pieces of legislation became effective October 1, 2015, July 1, 2017, and October 1, 2017, respectively, and have implications for the County's Subdivision Regulations and Zoning Ordinance.

In addition to the revisions needed due to changes in state law, Planning staff has also added some minor revisions that largely deal with improving process facilitation and language clarification.

Discussion & Analysis:

The aforementioned legislation passed in 2015 and 2017 have implications for the County's current standards and practices. The main impacts of these legislative changes are listed in the attached table labeled "Table Attachment-Legislative Changes". Planning staff has also added some minor revisions that largely deal with improving process facilitation and language clarification. The main impacts of these proposed changes are listed in the attached table labeled "Table Attachment #2-Planning Department Changes".

How does this relate to the Comprehensive Plan:

Goal 4: Diversify the tax base and generate more high-quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting.

Recommendation:

Planning Staff recommends that the Board schedule a legislative public hearing for February 19, 2018 to consider the aforementioned revisions to the Chatham County Subdivision Regulations and Zoning Ordinance.