



Legislation Details (With Text)

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Title:	Joint Planning Area Land Use Plan and Joint Planning Agreement Amendments Relating to Density, Cluster Subdivisions and Agricultural Land Uses in the Rural Buffer PURPOSE: The purpose of this item is to consider amendments to the Joint Planning Area Land Use Plan and Joint Planning Agreement to clarify density and minimum lot size requirements within the University Lake watershed, to allow for cluster subdivisions, and to ensure that agricultural activities are allowed throughout the joint planning area.				
Indexes:					
Code sections:					
Attachments:	1. Attachment A - Resolution, 2. Attachment B - JPA Public Hearing Agenda Materials on Density, Cluster, Agriculture.pdf, 3. Attachment C - Minutes JPA Public Hearing 3-27-14, 4. Attachment D - Map and Overview of JPA Processes, 5. Attachment E - Planning Board, EAB, and TAB Recommendations, 6. Attachment F - ESC Recommendation				

Date	Ver.	Action By	Action	Result
6/3/2014	1	Board of Aldermen	approved	Pass

TITLE:

Joint Planning Area Land Use Plan and Joint Planning Agreement Amendments Relating to Density, Cluster Subdivisions and Agricultural Land Uses in the Rural Buffer

PURPOSE: The purpose of this item is to consider amendments to the Joint Planning Area Land Use Plan and Joint Planning Agreement to clarify density and minimum lot size requirements within the University Lake watershed, to allow for cluster subdivisions, and to ensure that agricultural activities are allowed throughout the joint planning area.

DEPARTMENT: Planning

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INFORMATION: On March 27, 2014, the three parties to the Joint Orange County Planning Agreement (Agreement) held a public hearing on amendments to the Agreement and the Joint Planning Area Land Use Plan (Plan). Orange County staff identified the proposed amendments during a recent assessment of the Plan and County development regulations.

The Town of Carrboro has been a party, with the Town of Chapel Hill and Orange County, to a Joint Planning Agreement since 1987. The agreement was established to create a method for coordinated and comprehensive planning in the southeastern portion of Orange County, described for this purpose as the Orange County-Chapel Hill-Carrboro Joint Planning Area. A Joint Planning Area Land Use Plan (Plan) was prepared and adopted; the Joint Planning Agreement (Agreement) specifies the method for implementing and revising the plan. Definitions, effective dates, and linkages with other adopted plans are spelled out in the Agreement.

Amendments to the Plan and Agreement require unanimous approval of all three parties following a joint public hearing. The Plan and Agreement can be found at <http://www.townofcarrboro.org/PZI/commplanning.htm>.

A full description of the proposed amendments to the Plan and Agreement is provided in the agenda materials from the public hearing (Attachment B). Proposed changes are summarized here:

Document/Section	Page Number	Description of Change
Plan/Operating Principles and Future Land Use Plan	57, 60a, 60b, 61, 81, 82, 83	Changes to remove, move, or modify presence of Agricultural uses by combining with Rural Residential in Rural Buffer and University Lake Watershed Area in relation to exemptions from County regulations.
Plan/Operating Principles	60a, 60b, 83	Changes to density and minimum lot size
Agreement/Article I	3	Changes to Agricultural reference. Addition of reference to cluster subdivision

Minutes from the Joint Public Hearing on March 27th are included with these agenda materials (Attachment C). Amendments to the Plan and Agreement require unanimous approval of all three parties following a joint public hearing. A map depicting the Joint Planning Area and an overview of the Plan and Agreement amendment processes are attached for reference (Attachment D). At the conclusion of the hearing, the Board of Aldermen referred the proposed amendments to Town advisory boards. Recommendations and comments from advisory boards are also attached (Attachments E and F).

FISCAL & STAFF IMPACT: None identified with approval of the Plan and Agreement amendments.

RECOMMENDATION: The Administration recommends that the Board of Aldermen adopt the resolution (Attachment A) that approves the proposed Joint Orange County Land Use Plan and Joint Planning Agreement amendments pertaining to density, cluster subdivisions and agricultural land uses in the Rural Buffer.