

Joint Land Use Plan Adoption Process

Town Process – Section 3.2.2 of Land Development Ordinance

- Two Public Hearings: Town Council and Planning & Zoning Board
 - Each public hearing requires published notice, 10 – 25 days in advance
 - Either Board may continue Public Hearing
- Planning & Zoning Board has 90 days from end of P&Z Public Hearing to make recommendation
- Town Council has 90 days from receipt of P&Z recommendation to make decision

County Process (use Text Amendment process from Zoning Ordinance?)

- Joint Public Hearing with Board of Commissioners & Planning Board
 - Generally held during last BOC meeting of the month, only in January, March, May, July, September, November
 - Public Hearing may be continued by Board(s)
 - Public Hearing requires published notice, 10 – 25 days in advance
- Planning Board makes recommendation to Board of Commissioners
- Board of Commissioners adopt Plan

Board Meeting Days

- County and Town Boards meet on different days of the month:
 - Town Council – 2nd and 4th Thursday
 - Board of Commissioners – 1st and 3rd Monday
 - County Planning Board – 1st Tuesday
 - Town Planning & Zoning Board – 3rd Monday

Locations for Joint Meeting(s)

- Last Public Input meeting (June 2010) – Approximately 180 citizens attended
- No locations in Joint Plan area large enough for that many citizens
 - Location must also have seating for 7 Town Council Members, 5 Board of Commissioners Members and associated staff
- Past Public Input Sessions held at North Chatham Elementary School on Lystra Road

Joint Plan Adoption Options

Option 2A. One joint meeting, at end of process. Cary Planning Board acts before Chatham Planning Board.

1. Chatham County BoC and Planning Board Holds public hearing
2. Minutes, meeting broadcast tape, audio, or written summary of citizen comments and Planning Board, BoC comments, are produced and sent to Cary staff, for inclusion in Cary's staff report for the Cary Council hearing.
3. Cary Town Council holds public hearing. (Perhaps Chatham BoC Chair could be present to summarize the hearing that took place in Chatham.)
4. Cary Planning Board holds public hearing, then discusses and takes action.
- Now all the hearings are done -
5. Minutes, broadcast tapes, and/or summaries of the Cary Council and Planning Board meetings and action are sent to Chatham staff, and attached to the staff report for the Chatham PZ Board.
6. Chatham Planning Board reviews plan, makes recommendations.
7. Optional step: Mayor and Chair request a Joint Issues Committee meeting to resolve any differences, prior to joint meeting
8. Joint Meeting of the Cary Council and Chatham BoC, to take final action.

Option 2B. One joint meeting, at end of process. Chatham Planning Board acts before Cary Planning Board.

1. Chatham County BoC and Planning Board Holds public hearing
2. Minutes, meeting broadcast tape, audio, or written summary of citizen comments and Planning Board, BoC comments, are produced and sent to Cary staff, for inclusion in Cary's staff report for the Cary Council hearing.
3. Cary Town Council holds public hearing. (Perhaps Chatham BoC Chair could be present to summarize the hearing that took place in Chatham.)
4. Cary Planning Board holds public hearing, then tables discussion and action.
- Now all the hearings are done -
5. Minutes, broadcast tapes, and/or summaries of the Cary Council and Planning Board meetings/hearings are sent to Chatham staff, and attached to the staff report for the Chatham PZ Board.
6. Chatham Planning Board reviews plan, makes recommendations. Minutes, summary, tapes sent to Cary.
7. Cary Planning Board reviews plan, makes recommendations.
9. Optional step: Mayor and Chair request a Joint Issues Committee meeting to resolve any differences, prior to joint meeting
8. Joint Meeting of the Cary Council and Chatham BoC, to take final action.

Option 3A. Two joint meetings, one at beginning, one at end of process. Cary Planning Board acts before Chatham Planning Board.

1. Joint public hearing: Chatham County BoC, (Chatham PZ Board?), Cary Council
2. Minutes, meeting broadcast tape, audio, or written summary is produced, and included in Cary staff report to their Planning Board.
3. Cary Planning Board holds public hearing, then discusses and makes recommendations.
- Now all the hearings are done -
4. Minutes, meeting broadcast tape, audio, or written summary is produced, and included in Chatham's staff report to their Planning Board.
5. Chatham Planning Board reviews plan, makes recommendations.
6. Optional step: Mayor and Chair request a Joint Issues Committee meeting to resolve any differences, prior to joint meeting
7. Joint Meeting of the Cary Council and Chatham BoC to take final action.

Option 3B. Two joint meetings, one at beginning, one at end of process. Chatham Planning Board acts before Cary Planning Board.

1. Joint public hearing: Chatham County BoC, (Chatham PZ Board?), Cary Council
2. Minutes, meeting broadcast tape, audio, or written summary is produced, and included in Cary staff report to their Planning Board.
3. Cary Planning Board holds public hearing, then tables discussion and action.
- Now all the hearings are done -
4. Minutes, meeting broadcast tape, audio, or written summary of Cary PZ Board meeting is produced, and included in Chatham's staff report to their Planning Board.
5. Chatham Planning Board reviews plan, makes recommendations. Minutes, summary, tapes sent to Cary.
6. Cary Planning Board reviews plan, makes recommendations.
7. Optional step: Mayor and Chair request a Joint Issues Committee meeting to resolve any differences, prior to joint meeting
8. Joint Meeting of the Cary Council and Chatham BoC to take final action.