



Chatham County Planning Board Agenda Notes

Date: March 6, 2018

Agenda Item: VIII-2

Attachment #: 1

- Subdivision
 Conditional Use Permit
 Rezoning Request
 Other:

Subject:	A Legislative Public Hearing request by the Chatham County Board of Commissioners to adopt revisions to the Chatham County Zoning Ordinance to reflect recent legislative changes and recommendations by Planning Staff.
Action Requested:	A Legislative Public Hearing request by the Chatham County Board of Commissioners to adopt revisions to the Chatham County Zoning Ordinance to reflect recent legislative changes and recommendations by Planning Staff.
Attachments:	Amended text previously provided.

Introduction & Background:
 In 2015 and 2017, the Legislature adopted new legislation narrowing local governments' ability to regulate zoning. The new pieces of legislation became effective October 1, 2015 and October 1, 2017, and have implications for the County's 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.

On February 19th, 2018, the Chatham County Board of Commissioners held a Public Hearing to discuss revisions to the Chatham County Zoning Ordinance. No member of the public spoke.

Discussion & Analysis:
 The aforementioned new pieces of 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". The proposed amendments were presented to the Commissioners during their January 16, 2018 meeting and scheduled for public hearing.

Recommendation:

The Planning Board has up to three meeting in which to make a recommendation of approval or denial to the Board of Commissioners. Should your recommendation be for approval, a consistency statement has been provided as follows:

It is the opinion of the Planning Board that these amendments to the Zoning Ordinance, as proposed by Planning Staff, are consistent with the goals and objectives of Plan Chatham. Specifically, by preserving, protecting, and enabling agriculture and forestry, as well as helping to diversify the tax base and generate more high-quality, in-county jobs to reduce dependence on residential property taxes.