

Minutes – Subdivision Regulation Subcommittee

November 2, 2007

11:00 am to 12:30 pm

Attendees: Paul Black, Barb Ford; Sally Kost; Judy Sharman; Del Turner; Keith Megginson

The Committee discussed what can be accomplished with the staff support allocated in the Triangle J contract. We decided to narrow our original scope to include the following:

- Process (much of this work has been done. Sally will update the flow chart by our November 28th meeting).
- Review of fines for starting work prior to approval by the Board of Commissioners (this is a result of the McDowell Place subdivision).
- Fines for violation of environmental standards if developer does not meet the Environmental Review Board recommendations.
- Connectivity within subdivisions, including roads, trails and sidewalks (walkability).
- Quasi-judicial process for approval of subdivisions.
- Streetscapes, including street and neighboring buffers.
- Interaction with the Board of Education.
- Solid waste component within subdivisions (central collections/recycling).
- Calculation of buffers in the allowed density.

Additionally, we decided to identify areas that we think need further study, but cannot be accomplished during this review of the regulations. These include:

- Rewriting the subdivision regulations. The current document is cumbersome; information could be better presented in tables and photos and organized in a more user-friendly way.

- A fast track process that rewards green building and LEEDs designs to encourage more environmentally friendly design.
- Mixed use developments (combination of subdivision regulations and zoning ordinance).
- Water Availability.
- Protection of old growth trees.
- Cumulative impacts on the environment from multiple developments.

Paul explained that special use is a process that could be considered in the future. This is a process used in Durham where review and approval of subdivisions is a staff function. Paul explained that this could potentially be used for smaller subdivisions.

We discussed quasi-judicial approvals and how this might work. Randolph county uses quasi-judicial proceedings for major subdivisions .

We revised our timeline and plan to have a draft to take to the Planning Board at the February 2008 meeting.

The next meeting will be November 28 from 11 am to 12:30 and on December 10 from 12:00am to 1:30 pm. Sally will find a meeting room and let everyone know.