

Proposed Revisions to Chatham Subdivision Regulations and Zoning Ordinance

1

**COMMUNITY
FORUM
SEPTEMBER 30, 2008**

Agenda

2

- **Overview of Major Changes**

- ✦ Subdivision Regulations
- ✦ Zoning Ordinance

- **Small Group Discussion**

- ✦ Favorable - what aspects of the proposal do you like?
- ✦ Not Favorable – what aspects of the proposal concerns you and why do you feel that way?
- ✦ Changes you would like to see?
- ✦ Elements that need clarification

Major Changes

3

- **Subdivision Regulations**

- ✦ Process – 4 steps
- ✦ Conservation – clustered subdivisions
- ✦ Road Networks and Connections
- ✦ View from the Street
- ✦ Percentage completion before bonding

Sect. 5, page 19

Sect. 7.7, page 53

Sect. 7.3, page 45

Sect. 7.2, page 45

Sect. 3.1 page 14

- **Zoning Ordinance**

- ✦ New types of districts, renaming of others
- ✦ Table of permitted uses
- ✦ Landscaping and buffering
- ✦ Home occupation
- ✦ Official map

Sect. 4, page 4

Sect. 10.13 page 36

Sect. 12, page 51

Sect. 16, page 79

Sect. 6.1 Page 8

Subdivision Regulations – Review Process

4

- **Our Goals:**
 - ✦ Citizen/Neighbor friendly
 - ✦ Coordination including Environmental Review Board
 - ✦ Decisions not rushed, site visits
 - ✦ Reward innovation
 - ✦ Protect Environment

Review Process

5

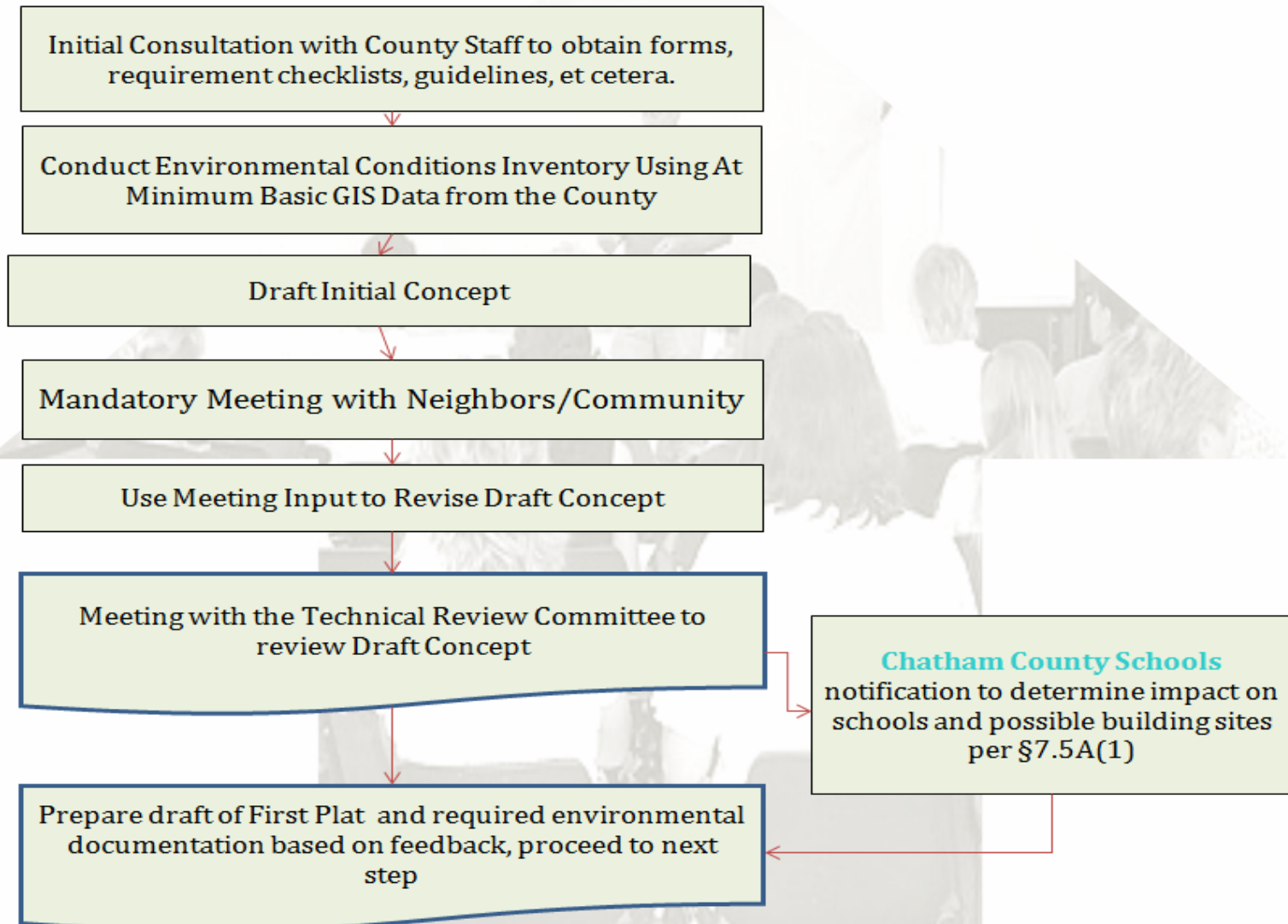
Proposed

- Concept
- First Plat
- Construction Plan
- Final Plat

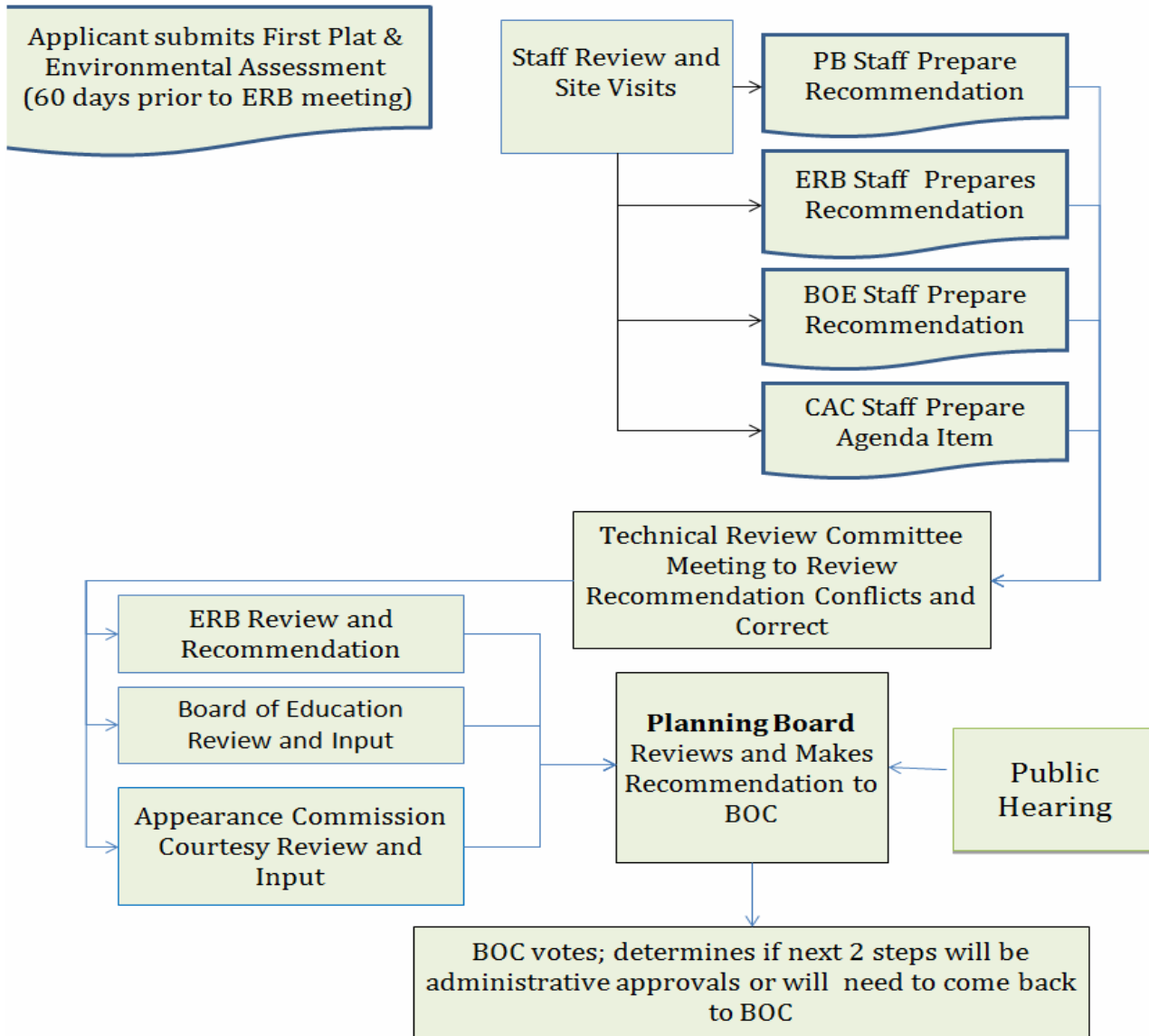
Current

- Sketch Design
- Preliminary Plat
- Final Plat

Step 1. Concept Process



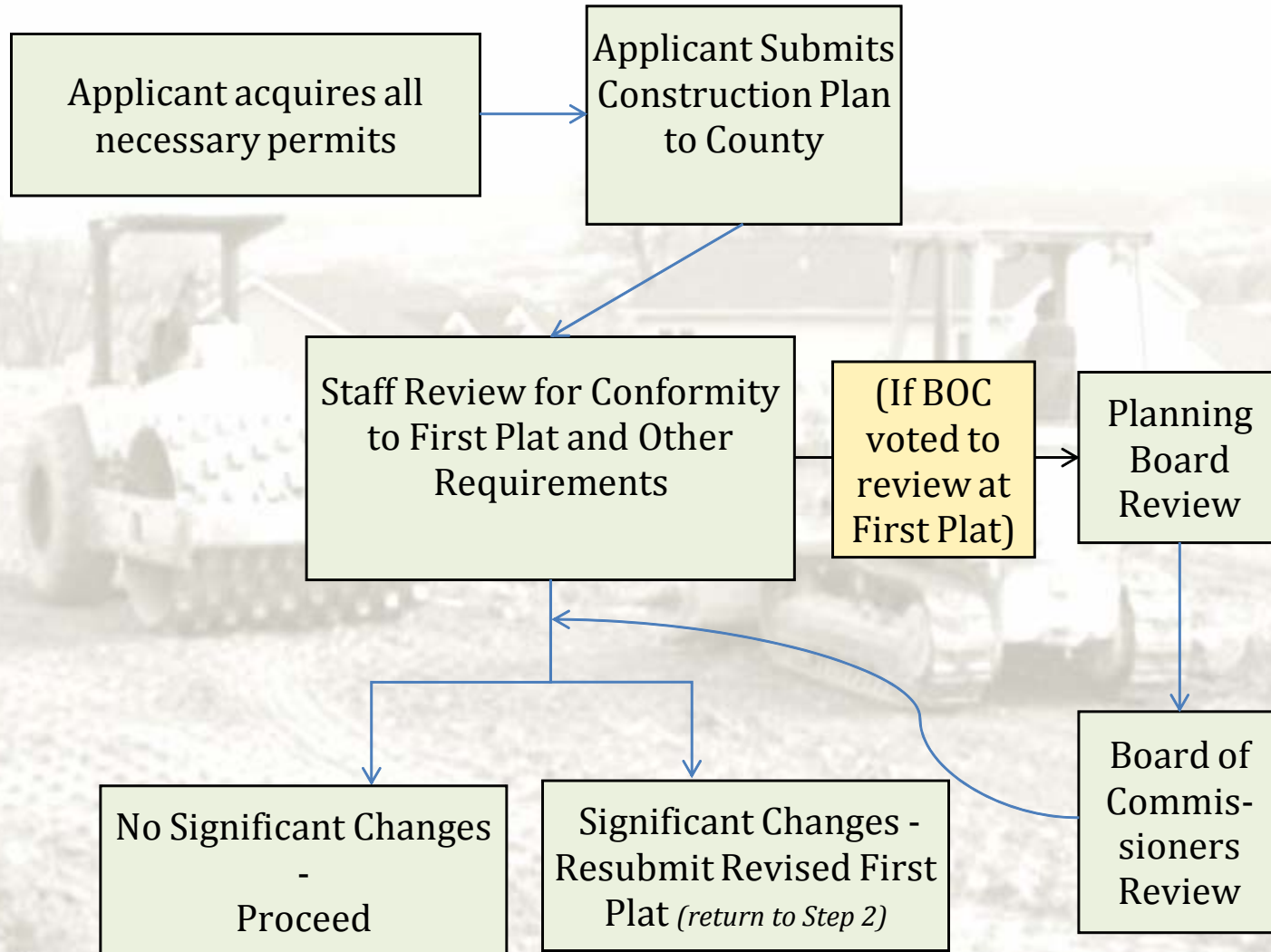
Step 2. First Plat Review



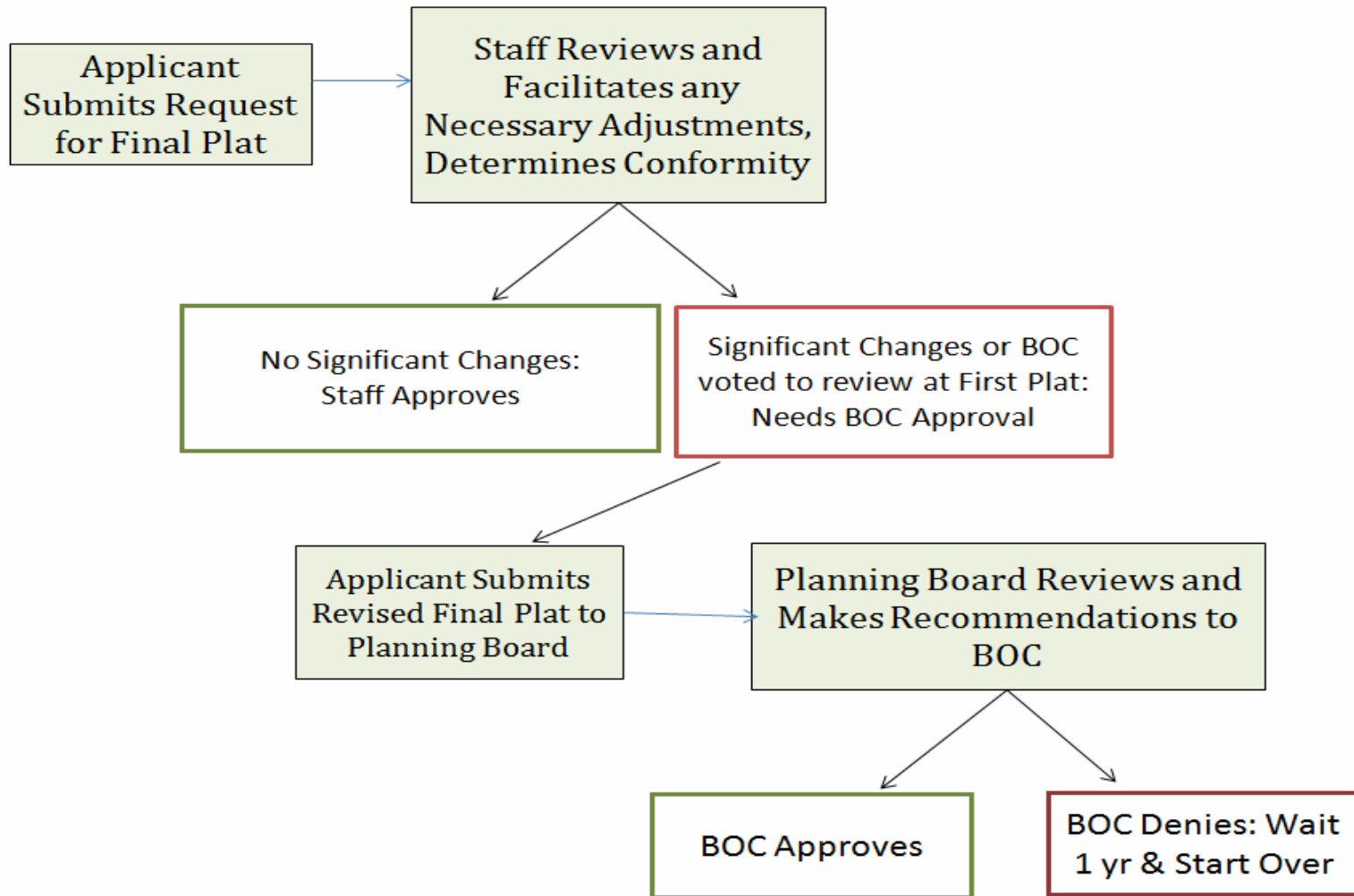
YES - Proceeds

No - Waits 1 year & then starts over

Step 3. Construction Plan



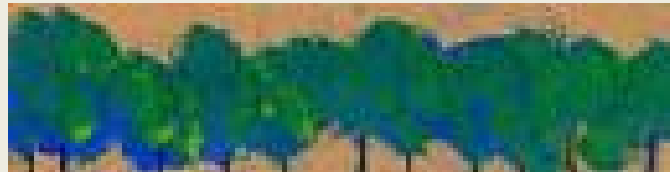
Step 4. Final Plat



Conservation Subdivision Option

10

- No provision now to allow clustering of units (*except for planned unit developments and compact communities*)
- Current draft proposal is to allow clustering with 50% open space with 80% of that being natural area
- Density bonus of 10 percent
- Open space calculation includes stream buffers but not flood plain



Conservation Subdivision - Benefits

11

- **Environment-friendly**
 - ✦ Protects Wildlife Corridors
 - ✦ Greater protection for sensitive areas
 - ✦ Better stream protection
- **Less expensive to develop**
 - ✦ Less infrastructure
 - ✦ Incentive - 10 percent density bonus
 - ✦ If 15 lots or less, no BOC approval needed





Roads and Connections

13

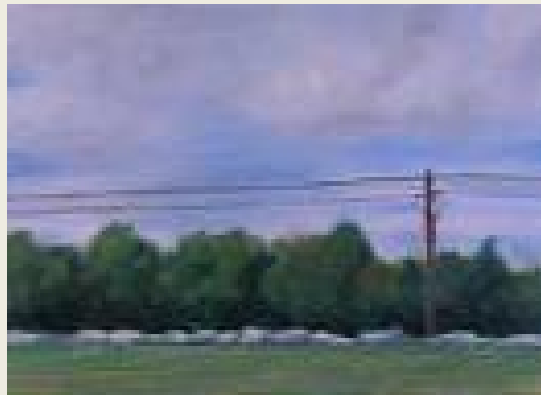
- For Public Safety Concerns:
 - Limit length of dead-end streets
 - Limit length of long, unconnected roads
 - Limit length of long blocks
- To ease traffic, provide a network of streets:
 - Promotes connectivity between subdivisions, providing flexibility in how to achieve this



Street View

14

- Require 20-foot vegetative buffer from edge of right-of-way
- This recommendation is to protect view from the street



Financial Guarantees- Protecting the Taxpayer

15

- Current regulations allow bonding (set at 140 percent) for project completion when 40 percent of the project is complete
- Proposed regulations changes this to 75 percent completion
- Better protects the taxpayer and the environment

Zoning

16

- New Classifications – *no zoning or rezoning of any parcel is being proposed*
 - ✦ Agricultural Districts
 - ✦ Neighborhood Business District
 - ✦ Community Business District
 - ✦ Regional Business District

Table of Uses

17

- Shown on page 36 – 47 of draft ordinance
- B-1 district - legacy
- Renaming of Residential Districts:

From:	To:
RA40	R1
RA90	R2
RA5	R5

- No Change to Light Industrial, Heavy Industrial districts, or Compact Community
- Table Format - Ease of use

Landscaping and Buffering Guidelines

18

- Based on work of Appearance Commission
- Landscaping along street frontage
- Screening of undesirable views such as parking surfaces, outdoor storage, dumpsters
- Parking areas must be landscaped
- Various buffer types and width are recommended based on use

Home Occupation

19

- Two types of home occupations: Neighborhood and Rural
- Change in size of Accessory Buildings:

	Neighborhood		Rural	
	Current	Proposed	Current	Proposed
single building	1,500	750	5,000	2,500
total sq. footage if multiple buildings	1,500	750	5,000	2,500

Official Zoning Map

20

- The location and boundaries of zoning districts shall be kept in spatial databases maintained as part of the County's geographic information system (GIS)

Various Minor Changes

21

- Additional definitions
- Move some details from ordinance to guidelines
- Planning Board likely will be recommending further study on some issues
- Formatting, indexing, reorganizing

Small Group Discussion

22

- What did you hear that:
 - Aspects of the proposal that you like
 - Aspects of the proposal that you did not like
- Are there elements that need to be clarified?
- What aspect of the proposal concerns you and why?
- What is the one point you most want understood about your perspective?

Next Steps

23

- Notes from flipcharts will be compiled and posted online
- Future Meetings:

Public Hearing	Oct. 20 6 pm
Planning Board Discussion	Nov. 3
Commissioners' Discussion	Nov. 17
Commissioners' Action	Dec. 1