

Subdivision Ordinance AmendmentsAttachment #1

<i>Subdivision Ordinance Chapter/Topic</i>	<i>BOC Direction</i>	<i>Staff Recommendation</i>
2 – Definitions	N/A	<ul style="list-style-type: none">• Remove references to Steep Slopes from definitions• Clarify Non-Residential Subdivision Definition (include bona-fide farm uses as non-residential subdivisions)• Add Residential Subdivision Definition• Clarify Technical Review Committee Definition
3 – Financial Guarantees	Add Contract Requirement Allow Staff Review/Approval	<ul style="list-style-type: none">• Add requirement for contract for all financial guarantees• Clarify approval authority for staff• Add requirement for Road Maintenance Guarantee
5 – Subdivision Procedure	Change Major Subdivision Process to streamline approval processes; Change Threshold and review process for Environmental Impact Assessments	Multiple Changes Made – See below by Topic
Environmental Impact Assessment		<ul style="list-style-type: none">• Change Threshold for EIA from 25 Lots to 50 Lots• Formalize Review Procedure• Staff-only review for under 50 Lots (Environmental Documentation)• Require Peer Review of EIA for 50 Lots or more• Limit review time to 30 days (Documentation) or 60 days (EIA)
Historical Structures and Cemeteries		<ul style="list-style-type: none">• Add requirement for notification to Chatham County Historical Association if any structures over 50 years of age or cemeteries are present on property
First Plat Review Procedure		<ul style="list-style-type: none">• Add timeline for Planning Department Sufficiency Review• Reduce Site Visit opportunities to 2 days/times• Clarify Technical Review Committee Review Process• Allow for staff postponement of 1 month• Reduce Planning Board review to 2 months• Reduce BOC review to 4 meetings

Construction Plan Review Procedure		<ul style="list-style-type: none"> • Make automatic staff review/approval • Include formal process for staff review • Allow staff to require BOC review if significant changes • Add significant change item – discovery of historical structure(s)/cemeteries not shown on First Plat (if alters subdivision design/layout) • Clarify review process for Construction Plan by Planning Board/BOC
Final Plat Review Procedure		<ul style="list-style-type: none"> • Make automatic staff review/approval • Include formal process for staff review • Include formal Appeal process for staff denial of Final Plat
Chapter 6 – Document Specifications	N/A	<ul style="list-style-type: none"> • Add requirement to show approximate location(s) of proposed stormwater devices/easements on First Plat • Clarify requirement to show historic structures and/or cemeteries on First Plat • Remove requirement to show Steep Slopes on First Plat • Add requirement for Environmental Documentation for Subdivisions of less than 50 Lots • Clarify requirement for US Army Corps of Engineers/NC DWQ Permits/Certifications • Add specification for Construction Plans – show same information as First Plats • Add requirement to show existing/remaining structures and cemeteries on Final Plat
Chapter 7 – Minimum Standards and Requirements	Allow non-residential subdivisions to follow minor subdivision process if meet definition	<ul style="list-style-type: none"> • Delete sentence in Sect. 7.4(C)(3)requiring all non-residential subdivisions to follow major subdivision process • Clarify that non-residential subdivisions (including those to be used for bona-fide farm uses only) are exempt from paying recreation fee

If Staff Recommendation is BOLD, Item is Staff-Initiated