



Agenda Abstract

Department: Planning

Authorizing Signature: _____

Submitting Official: Jason Sullivan, Planning Director

Meeting Date:	November 19, 2012
Subject:	Request by the Town of Pittsboro to extend the extraterritorial planning jurisdiction (etj) to include property of Chatham Park Investors.
Action Requested:	See Recommendation
Attachments: (List Individually)	<ol style="list-style-type: none">1. Memo from the Town of Pittsboro's attorney.2. Resolution adopted by the town requesting the etj extension.3. Draft resolution approving the request for the town to extend the etj to include property of Chatham Park Investors.4. Zoning map identifying the parcels.

Introduction & Background:	During the work session on August 20, Philip Culpepper, representing Chatham Park Investors, presented their interest in requesting an extension of the Town of Pittsboro's etj to include property in the county's planning jurisdiction. On October 22, the Town Board adopted a resolution requesting the county to consent to the extension, which is included as attachment #2.
Discussion & Analysis:	Extraterritorial planning jurisdiction is regulated under NC General Statute 160A-360 and provides that municipalities with a population less than 10,000 are allowed to exercise planning and development regulations up to one mile beyond the corporate limits. However, county agreement must be secured for any area where the county is enforcing zoning, subdivision regulations, and the state building code. Additionally, in 1989, the Town's of Pittsboro and Siler City received special legislation to allow the extension of their etj's beyond one mile, with approval by the board of county commissioners. The resolution included as attachment #3 will grant approval for the Town of Pittsboro to proceed with the process of extending the etj boundary to include property of Chatham Park Investors. A copy of a portion of the zoning map has also been included with the parcels under consideration to become part of the etj highlighted in blue in attachment #4.
Budgetary Impact:	
Recommendation:	Consider the resolution and approve if the board consents to the etj expansion.