



Agenda Abstract

Department: Planning

Authorizing Signature: _____

Submitting Official: Jason Sullivan

Meeting Date:	May 21, 2012
Subject:	Request by the Chatham County Board of Commissioners for text amendments to sections 7.2 and 7.7 of the Subdivision Regulations to clarify conservation subdivision standards and review procedure.
Action Requested:	See Recommendations
Attachments: (List Individually)	Subdivision Regulations Sections 7.2 and 7.7 Amendments

Introduction & Background:	<p>Section 7.7 of the Subdivision Regulations includes alternative standards for conservation subdivisions. This section specifies that if a subdivider sets aside at least 40% of the land they wish to subdivide as "Conservation Space," the subdivision is allowed lot sizes smaller than the minimums specified in the Regulations, and the subdivider may be granted a density bonus for choosing a conservation design. Since this section was added to the Subdivision Regulations, there has not been an application submitted for a conservation subdivision. Staff has recently met with several developers who stated they are interested in developing a conservation subdivision. Through these discussions, staff has determined that several amendments are needed to this section to clarify the standards and process for conservation subdivisions.</p> <p>The amendments relating to standards for conservation subdivisions proposed by staff clarify that land required to be protected by other regulations can be included in the Conservation Space calculation and lot sizes may be below the minimum lot sizes specified in the Regulations, and specify that any proposed roads are required to meet the standards of the Subdivision Regulations. Staff is also proposing amendments to clarify the administrative review and approval procedure that is used for conservation subdivisions of 15 lots or less.</p>
Discussion & Analysis:	<p>A public hearing was held on these proposed amendments at the March 19th Board of Commissioners meeting. No one from the public spoke on the proposed amendments, and there were no questions from the Commissioners.</p>



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Budgetary Impact:	None
Recommendation:	Planning staff and Planning Board (by vote of 5-1-1) recommend approval of an Ordinance Amending the Chatham County Subdivision Regulations; specifically, the amendments to Sections 7.2 and 7.7 and the deletion of Section 12 as outlined in the attachment.