



Chatham County Planning Board Agenda Notes

Date: August 6, 2013

Agenda Item: VIII. 6

Attachment #: 1

- Subdivision**
 Conditional Use Permit
 Rezoning Request
 Other: Zoning Text Amendment

Subject:	A request by the Chatham County Board of Commissioners to amend Section 15.10 of the Zoning Ordinance Regulating off-premise temporary signs for bona fide farm seasonal harvesting activities and auction events.
Action Requested:	See Recommendation
Attachments:	Attachment 1: Proposed Red-lined Amendment to Section 15.10 of the Zoning Ordinance regulating Temporary Signs.

Introduction & Background

At the May 6, 2013 Commissioner’s meeting, the Board had a preliminary discussion regarding off-premise temporary sign regulations for bona fide farms advertising seasonal harvesting activities, such as strawberry picking. Following this discussion, the Commissioners directed staff to research provisions for this type of signage in light of a potential amendment to zoning ordinance.

Staff brought this proposed zoning ordinance amendment to the Board of Commissioners work session meeting June 17th for preliminary discussion and input. Commissioner discussion included clarification as to how many off-premise signs may be used by bona fide farms advertising seasonal harvesting activities, to which staff indicated that there is no limit, as long as the signs are restricted to one per parcel, per road frontage. Commissioners also noted the recent presence of auction signs within the regulated NC DOT road right-of-way at the time of the meeting. Staff indicated that the recent increase of auction signs is what spurred the amendment, but stated NC DOT is responsible for the enforcement and removal of the signs within the right-of-way.

A public hearing was held on this item July 15th, 2012. Planning staff presented the request and there was no discussion or concerns noted from the public.

Discussion & Analysis

Staff has proposed an amendment to Section 15.10 of the Zoning Ordinance (see Attachment 1) that would allow off-premise temporary advertisement signs for bona fide

farms during the seasonal harvesting season. Permitted signs would be limited to 32 sq. ft. in area and 10 feet in height, allowing one off-premise directional sign per street or road frontage per parcel.

Staff has also added a provision for auction signs, restricting the temporary off-premise signs to the same dimensional regulations as the off-premise farm advertising signs, but limited to a total of three signs per auction.

Recommendation

If the Board finds the amendment to be consistent with the Land Conservation and Development Plan, the Board may adopt a consistency statement and recommend approval to the Board of Commissioners.

If the Board finds the amendment to not be a reasonable request and inconsistent with the Land Conservation and Development Plan, the Board must transmit a statement of inconsistency with the adopted plan and a recommendation of disapproval to the Board of Commissioners.