

Johnston County
PLANNING AND ZONING DEPARTMENT
"Here to Serve..."

MEMORANDUM

TO: Johnston County Board of Commissioners
FROM: Berry Gray, Planning Director *BG*
SUBJECT: Development Ordinance Discussion
DATE: July 6, 2016

Planning Staff has been working with the Johnston County Planning Board over the past few months on some options to address growth concerns in higher density areas of the County. The Planning Board has recommended three options for consideration which are attached for your review. Staff would like to briefly discuss the options with the Commissioners prior to moving forward with proposed text amendments.

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2016 Development Ordinance Options

Top Three Options

1. No more PUD (high density) except in IHI District.
2. Subdivisions with sewer (maximize 1.5 units per acre density) as Special Use in Sewer Service Area and gravity only (no pump stations).
3. Ask school district to change district lines especially for those developments proposed on school lines.

Other Options

4. Permit Allocation System
5. In lieu of #2 above, no more sewer for AR 1.5/acre subdivision regardless of Special Use – have to use septic.
6. Remove Multifamily (15/acre) out of IHI District.
7. In lieu of #1 above, allow PUDs with higher density if it meets standards:
 - a. Show that schools will be at or below 125% of capacity at time of approval or that a building plan is in place to bring the school at or below 125% within 1 year of approval.
 - b. Road capacity (more difficult) hard to determine over capacity but can use c. below as alternate.
 - c. TIA- fail and continue to fail, then deny; if road improvement or TIP within 5 years, then consider.
 - d. Limit number of modifications to PUD’s – every 5 years.
 - e. Limit PUD location to within Regional Activity Node so as to not have them stretch down Cleveland Road.
 - f. PUD has to propose maximum numbers and be designed and studied based on those numbers.
8. Reduce density from 1.5/acres in AR to 1/acre. Attempted 10 years ago.
9. All subdivisions as a Special Use.

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