

Board of Commissioners

Unified Development Ordinance Update and the Path to Completion

April 15, 2024



RECODE | UNIFIED
CHATHAM | DEVELOPMENT
ORDINANCE

RECODE | P L A N
CHATHAM | MONCURE

RECODE | HEALTH &
CHATHAM | EQUITY

Today's Agenda

UDO Update

- Current Status
- Recode Chatham Progress
- Two-year Timeline

Drafting & Review Protocols

- Timeline & Process

Updated Timeline & Budget

- Review Protocol
- Schedule to adoption
- Budget Request

Zoning Map Update

- Path to Completion & Implementation

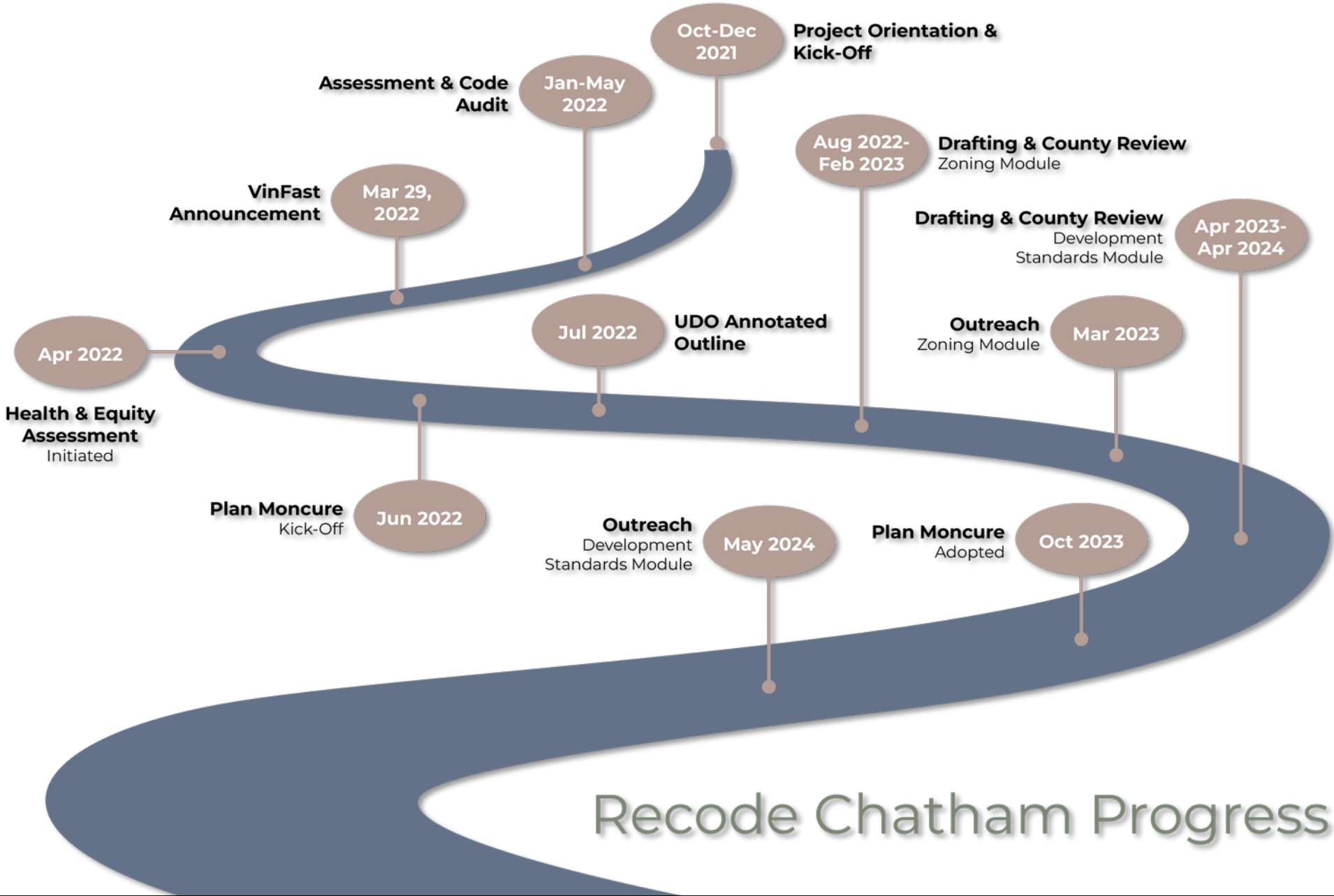
UDO Current Status

Module 1: Zoning

- This module was the first module the BOC reviewed and the remaining work for that module will be reflected in the consolidated draft release in late summer/early fall.

Module 2: Development Standards Public Review Draft Release

- The public review comment period is available until the May presentation to the BOC.
- This module has the largest number of chapters and required a significant amount of time from the consultants and staff to get it to a format for release.



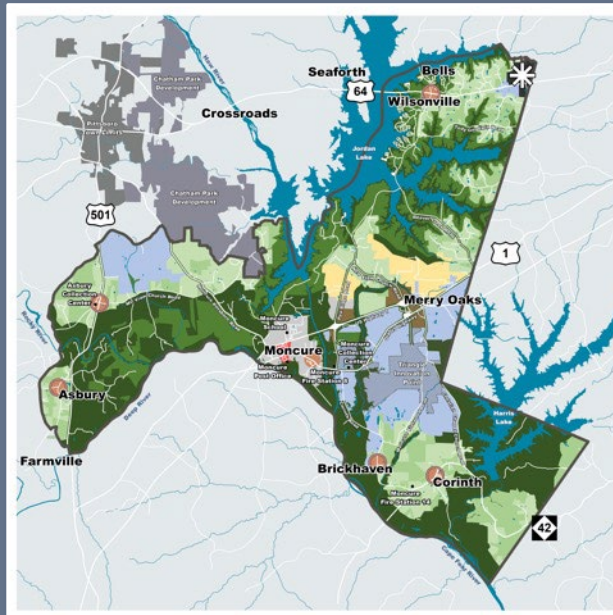
Recode Chatham Progress

Two-Year Timeline Assumptions

- Known set of revisions, based on 2021 statutes
- No separate steering committee
- Advisory Boards engaged during Phase 1 and as part of the public roll-out of each Module
- ~3 months sufficient for in-house reviews
- Intervening projects or re-prioritizations not anticipated

PLAN MONCURE

RECODE CHATHAM



Where might future land uses go?

Planning to Zoning...

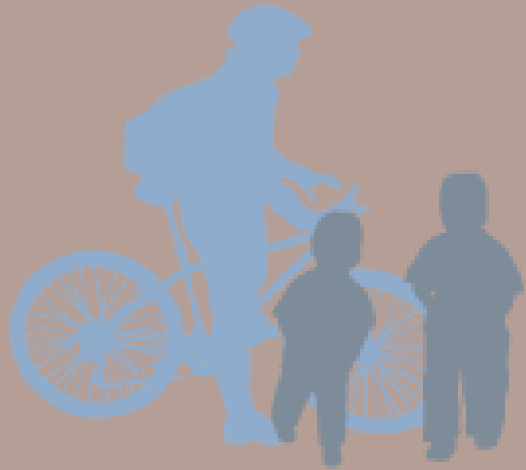
Potential zoning districts appropriate in the Community Center Place Type (current and new):

- OI, Office & institutional
- CB, Community Business
- RB, Regional Business
- AC, Activity Center
- CD-CMU, Compact Mixed Use Conditional District
- CD-CN, Compact Non-Residential Conditional District

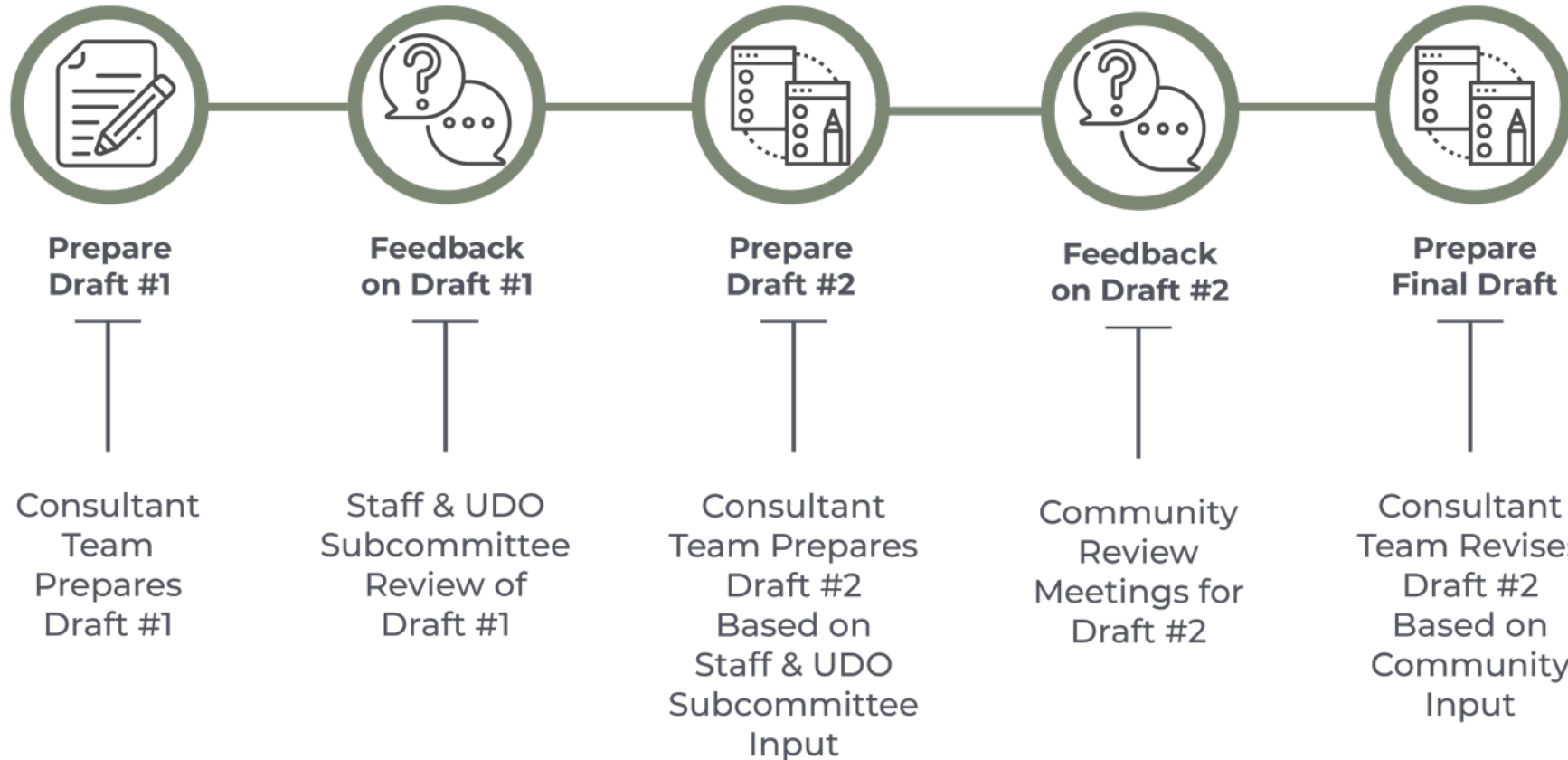


Drafting and Review Protocols

Path to Completion



Drafting & Review Timelines

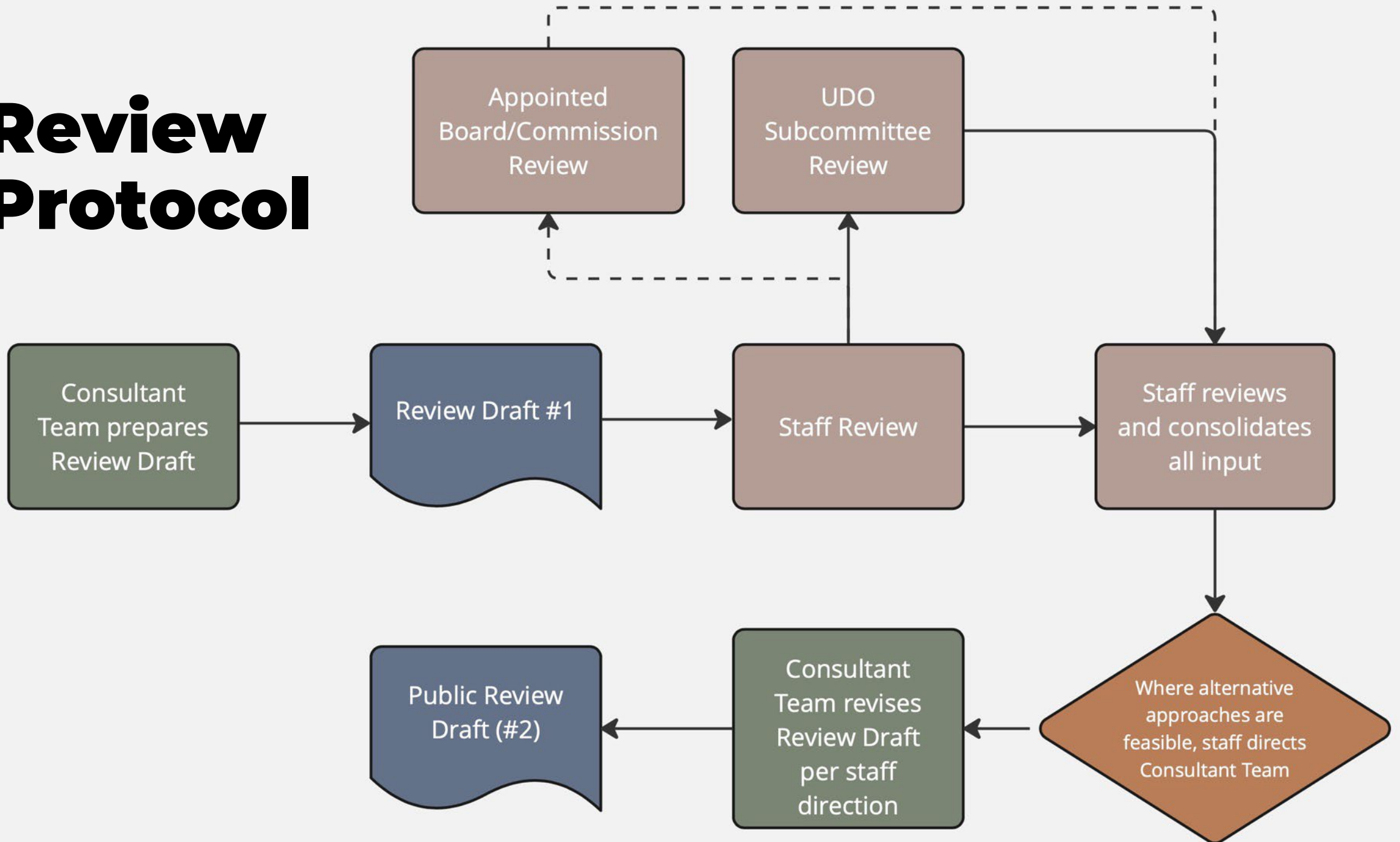


Updated Timeline & Budget

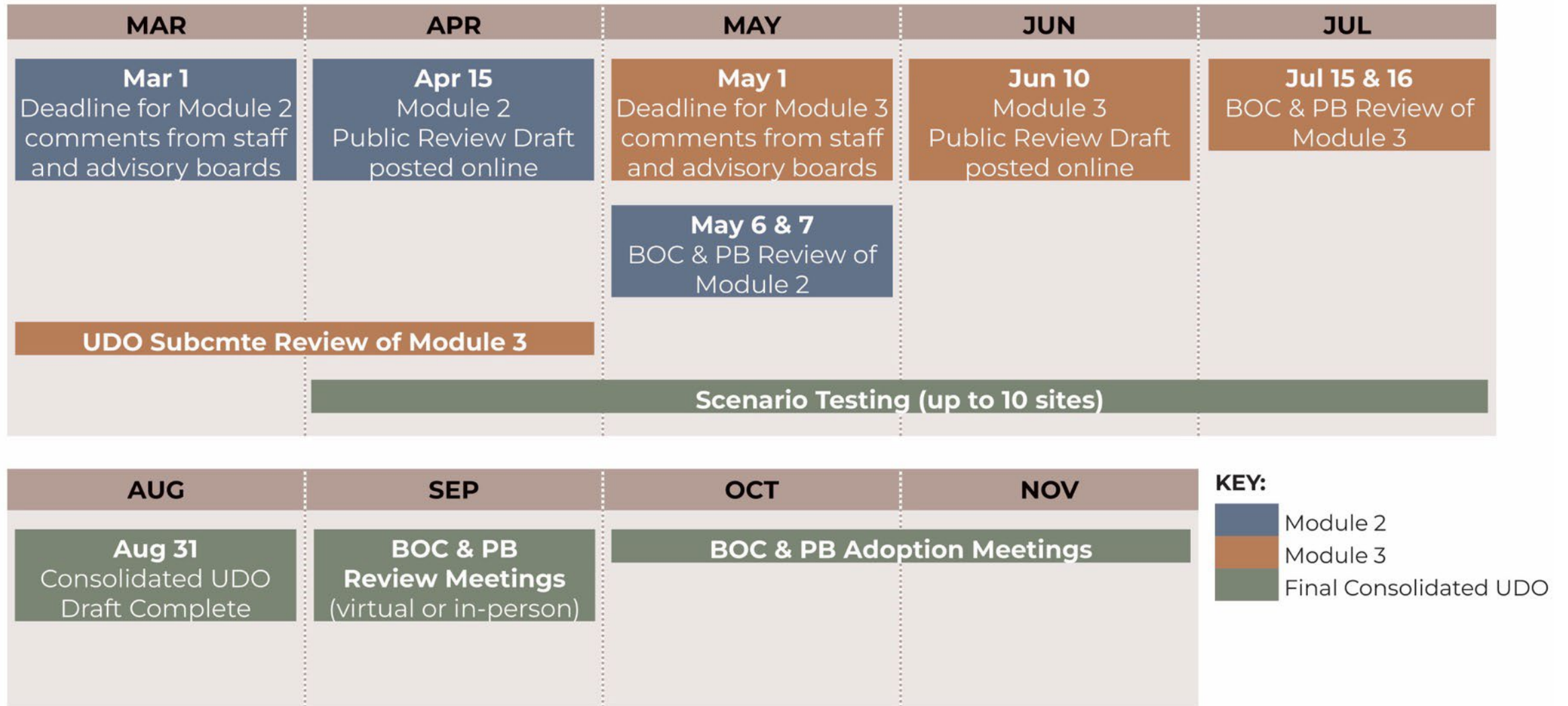
How We're Going to do This



Review Protocol



2024



Following adoption of the UDO, the consultant team will:

- » Prepare the final UDO, with any edits required by the BOC;
- » Prepare an Administrative Manual; and
- » Conduct a training session with frequent code users.

- **Contracted UDO Budget and Timeframe:** \$398K and 2 years
- **Updated UDO Budget and Timeframe:**
 - \$557K and 40 months (40% increase in effort)
 - Budget Supplement Requested = \$159K
 - \$69K allocated to Plan Moncure, under WS contract, not used
 - \$23K allocated to separate UDO Contract for meetings, not used
 - ***Balance of \$67K shortfall***
- **Optional for Consideration**
 - \$60K contingency, in the event UDO is not adopted by 1/31/25; and Planning Director approves the contingency is warranted and necessary

Requested BOC Actions:

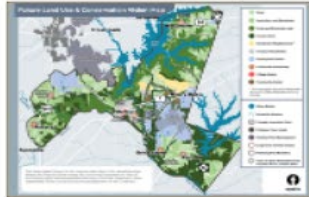
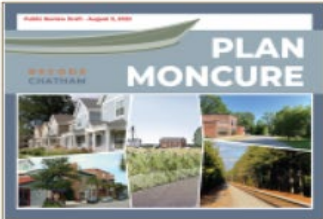
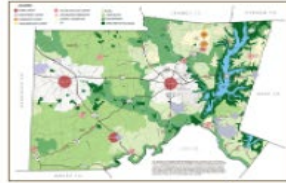
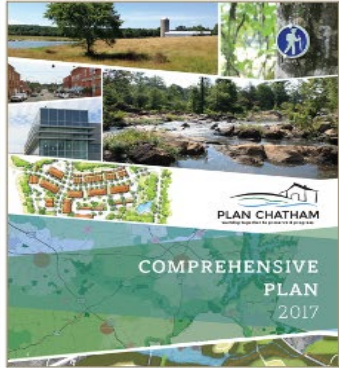
- Affirm 2024 UDO Review Schedule and Review Protocol
- Extend UDO Contract to January 31, 2025
- Approve \$159K budget supplement, by:
 - Reallocation of unused Plan Moncure funds to UDO (\$69K)
 - Shifting UDO meeting supplement to UDO WS Contract (\$23K)
 - Approve balance of \$67K
- Direction re: whether to include a budget contingency

Zoning Map Update

Path to Completion



The Policy (after *Plan Moncure*)



RECODE | **PLAN**
CHATHAM | **MONCURE**

Estimated Timeframe:
April 2025

The Regulations

1 INTRODUCTION Public Review Draft | February 20, 2023

UNIFIED DEVELOPMENT ORDINANCE (UDO)

RECODE | **UNIFIED**
CHATHAM | **DEVELOPMENT**
ORDINANCE



Health & Equity Assessment

and Approaches to the
Unified Development Ordinance

Task B
Final BOC Draft | June 5, 2023

RECODE | **HEALTH &**
CHATHAM | **EQUITY**



Draft Unified Development Ordinance (“UDO”)

Table 3.2.8-1: Business, Professional, Scientific, & Technical Principal Uses

Land Use	Use-Specific Standards	Zoning District																	
		PP	AG	RA	R5	R2	R1	RV	OI	NB	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Banks and financial institutions								P	P	P	P	P	P	P				P	P
Business & facilities support services ¹³								P	P	P	P	P	P	P	P			P	P
Communications & information								P	P		P	P	P	P					P
Computing infrastructure providers, data processing, web hosting, and related services															S ¹	S ¹			P
Professional offices, unless otherwise listed								P	P	P	P	P	P	P	P	P		P	P
Research and development facilities								P			P	P	P	P	P			P	P

Aligning FLUCM and Plan Moncure Place Types to Zoning & Use (Module 1)

for Community Center Place Type

UDO Implementation

• Zoning Map

- For the adopted UDO to be implemented per the policy direction of Plan Chatham, Plan Moncure, and the Health & Equity Assessment, the County will need to initiate rezonings in early 2025
- The County will have large amounts of rezonings across the county to match the new zoning districts in the UDO
- This is important to think about as we head towards adoption because of the public interest that will be received when the public notice of the rezonings begins in early 2025



UDO Next Steps & Timeline

- **Module 3: Procedures**

- UDO Subcommittee Reviewed part of Module 3 on March 28th and will review the remaining Chapters April 25th
- Review by Planning Board & BOC in July

- **Module 4: Definitions**

- Definitions review has been ongoing throughout drafting process
- Review by Planning Board & BOC in July

- **Consolidated UDO Draft Prepared**

- Expected to be reviewed by BOC & Planning Board in September

- **BOC & Planning Board Review & Adopt UDO**

- Expected in Oct-November

Thank
you!

