











Board of Commissioners

Unified Development
Ordinance Update and
the Path to Completion

April 15, 2024





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

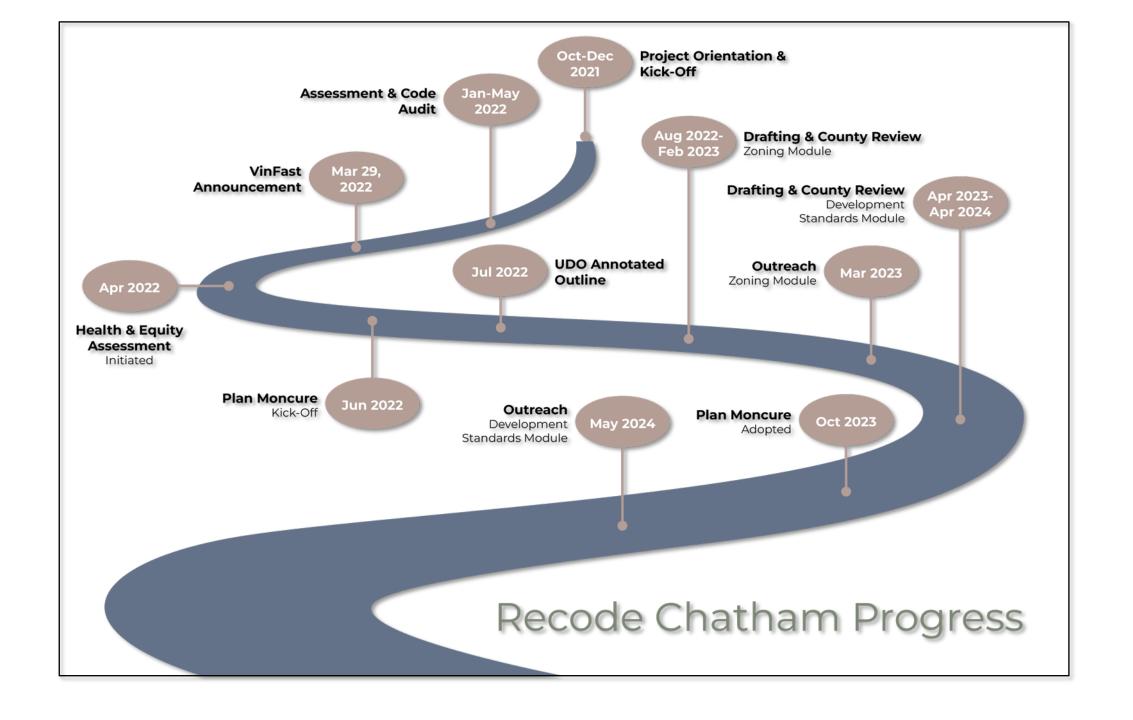
UDO Current Status

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.



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

Health & Equity Assessment

and Approaches to the Unified Development Ordinance

Task B Final BOC Draft | June 5, 2023 RECODE HEALTH & CHATHAM EQUITY



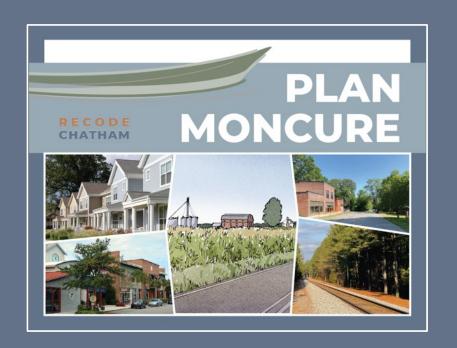
Code Approaches

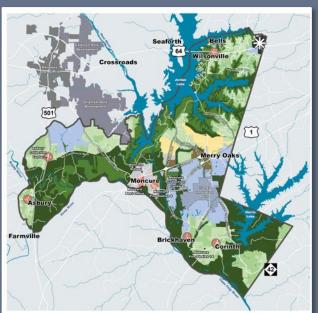
Health & Equity and the Unified Development Ordinance

	1 - Introduction	2 - Zoning Districts	3 - Use Regulations	4 - Development & Design Standards	5 - Tree Protection	6 - Conservation & Open Space	7 - Infrastructure & Public Improvements	8 - Watershed Protection	9 - Stormwater Management	10 - Soil Erosion & Sedimentation	11 - Flood Damage Prevention	12 - Add. Requirements for Subdivisions	13 - Procedures	14 - Review & Decision-Making Bodies	15 - Nonconformities	16 - Enforcement	17 - Rules of Interpretation & Measurement	18 - Definitions & Acronyms	19 - Submittal Requirements
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	1 - Introduction	2 - Zoning Districts	3 - Use Regulations	4 - Development & Design Standards	5 - Time Protection	6 - Conservation & Open Space	7 - Infrastructure & Public Improvement	8 - Watershed Protection	9 - Stomwater Management	10 - Soil Erosion & Sedimentation	11 - Flood Damage Prevention	12 - Add. Requirements for Subdivisions	13 - Procedures	14 - Review & Decision-Making Bodies.	15 - Nonconformbles	16 - Enforcement	17 - Rules of Interpretation & Measurement	16 - Definitions & Acronyms	19 - Submittel Requirements
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Where might future land uses go?

Potential zoning districts appropriate in the Community Center Place Type

(current and new):

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



Planning to Zoning...







Drafting and Review Protocols

Path to Completion

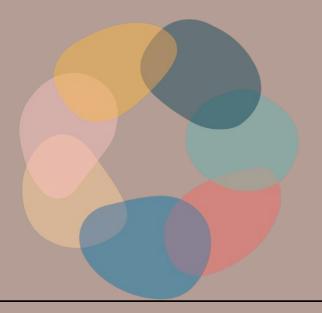


Drafting & Review Timelines



Updated Timeline & Budget

How We're Going to do This



Appointed UDO Review Board/Commission Subcommittee Review Review **Protocol** Consultant Staff reviews Review Draft #1 Staff Review and consolidates Team prepares Review Draft all input Consultant Where alternative **Public Review** Team revises approaches are Draft (#2) **Review Draft** feasible, staff directs per staff **Consultant Team** direction

MAR	APR	MAY	JUN	JUL
Mar 1 Deadline for Module 2 comments from staff and advisory boards	Apr 15 Module 2 Public Review Draft posted online	May 1 Deadline for Module 3 comments from staff and advisory boards May 6 & 7	Jun 10 Module 3 Public Review Draft posted online	Jul 15 & 16 BOC & PB Review of Module 3
LIDO Subamto Da	view of Module 7	BOC & PB Review of Module 2		
UDO Subcmte Re	view of Module 3			
		Scenario Testing	g (up to 10 sites)	

AUG	SEP	ост	NOV	KEY:
Aug 31 Consolidated UDO Draft Complete	BOC & PB Review Meetings (virtual or in-person)	BOC & PB Ado	ption Meetings	Module 2 Module 3 Final Consolidated UDO

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:

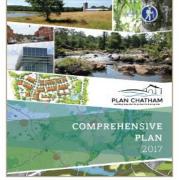
- Affirm 2024 UDO Review Schedule and Review Protocol
- Extend UDO Contract to January 31, 2025
- Approve \$159K budget supplement, by:
 - Reallocation of unused Plan Moncure funds to UDO (\$69K)
 - Shifting UDO meeting supplement to UDO WS Contract (\$23K)
 - Approve balance of \$67K
- Direction re: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

Zoning Map Update

Path to Completion



The Policy (after *Plan Moncure*)











Estimated Timeframe: April 2025







Health & Equity Assessment

and Approaches to the Unified Development Ordinance

Task B Final BOC Draft | June 5, 2023 RECODE HEALTH &





Draft Unified Development Ordinance ("UDO")

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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															S¹	S¹			P
Professional offices, unless otherwise listed								P	Р	Р	P	Р	Р	P	Р	Р		P	P
Research and development facilities									Р			Р	Р	P	P	P		Р	Р

for Community Center Place Type

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

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!

