




Unified Development Ordinance



Update to Board of Commissioners
February 17th 2020



OVERVIEW

- Update
 - Project Components
 - Research
 - Options
 - Questions, Feedback & Direction
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UPDATE

- 2017 Comprehensive Plan Adopted
- 2018 Comprehensive Plan Implementation & Strategic Planning
- 2019 Unified Development Ordinance Kickoff & Contract Termination
- 2020 Unified Development Ordinance Research & Next Steps





PROJECT COMPONENTS

1. Compliance
 2. Consolidation
 3. Input Incorporation & Implementation
 4. Modernization
 5. Adoption/Enactment
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RESEARCH

Jurisdiction	Approach	YRS	Codes	Highlights
Orange County, NC	Staff	2.5	>1	Consultant for formatting
Wake County, NC	Firm	1.5	>1	After adoption, staff led predictable process for annual ordinance review
Jackson County, NC	Firm	2	>1	Partially zoned, small area planning for unincorporated areas
Pender County, NC	Firm	2+	1	Update, Similar Growth Pressures in constrained unincorporated areas as well as rural areas
New Hannover County, NC	Hybrid	3+	>1	Project split into prioritized phases comprehensive rewrite
Norfolk, VA	Firm	3-4	1	Heavy staff review, resiliency component innovation
Fairfax County, VA	Firm	2.5*	1	Evaluated in house approach, but ultimately consultant led with multiple staff heavily involved
Raleigh, NC	Hybrid	3-4	>1	Zoning Map Implementation 2+ years (1/3 city, around 100 staff)
Carroll County, MD	Staff	3+	1	Agricultural County & Map/District Based approach in pieces (multi year & multi staff)
Knoxville, TN	Firm	2	1	Website & Map component to outreach
Bridgeport, CT	Firm	1.5*	1	Outreach component & interactive website



OPTIONS


1. Release RFP

- Minimal changes from 2019

2. Hybrid Approach

- Release 2 RFPs
 - Planning Services for meeting facilitation & incorporation of input into drafting
 - Code Writing & Drafting with integration of information from input

3. Staff Led Approach

- Workload impacts & resources evaluation
 - Phasing & contract(s) details would still be needed to complete the project
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QUESTIONS, FEEDBACK & DIRECTION

1. Release RFP
 - Recommendation to Board of Commissioners approximately in early summer
2. Hybrid Approach (2 RFPs)
 - Release planning services RFP first, then release project drafting RFP
 - Recommendation to Board of Commissioners for RFP late summer/early fall
3. Staff Led Approach
 - Direction to evaluate further
 - Update to Board in 2-3 months

