



Chatham County, NC

Legislation Details (With Text)

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Title: Receive a presentation and provide feedback to White and Smith, LLC about Module 1: Zoning of the Unified Development Ordinance and receive public input.

Sponsors:

Indexes: Comp Plan Goal 1: Preserve the rural character and lifestyle of Chatham County, Comp Plan Goal 10: Foster a healthy community., Comp Plan Goal 2: Preserve, protect, and enable agriculture and forestry., Comp Plan Goal 3: Promote a compact growth pattern by developing in and near existing towns, communities, and in designated, well planned, walkable, mixed use centers., Comp Plan Goal 4: Diversify the tax base and generate more high-quality, in-county jobs to reduce dependence on residential property taxes, create economic opportunity and reduce out-commuting., Comp Plan Goal 5: Conserve natural resources., Comp Plan Goal 6: Provide recreational opportunities and access to open space., Comp Plan Goal 7: Provide infrastructure to support desired development and support economic and environmental objectives., Comp Plan Goal 8: Become more resilient by mitigating, responding and adapting to emerging threats., Comp Plan Goal 9: Provide equitable access to high-quality education, housing and community options for all.

Code sections:

Attachments: 1. CCNC.Annotated Outline.WORKING DRAFT 02-20-23, 2. 01 Introduction.PUBLIC REVIEW DRAFT 02-20-23, 3. 02 Zoning Districts.PUBLIC REVIEW DRAFT 02-20-23, 4. 03 Use Regulations.PUBLIC REVIEW DRAFT 02-20-23, 5. 18 Definitions & Acronyms.WORKING DRAFT 02-20-23, 6. CCNC Zoning Module Review_v2

Date	Ver.	Action By	Action	Result
3/6/2023	1	Board of Commissioners	received and filed	

Receive a presentation and provide feedback to White and Smith, LLC about Module 1: Zoning of the Unified Development Ordinance and receive public input.

Action Requested:

Receive a presentation and provide feedback to White and Smith, LLC about Module 1: Zoning of the Unified Development Ordinance and receive public input.

Introduction & Background:

The county entered into a contract with White & Smith, LLC to prepare a Unified Development Ordinance. The purpose of this project is to unify the County’s existing development regulations. The intent is also to develop a new, user-friendly Unified Development Ordinance (UDO) that can be more easily understood by residents, elected officials, appointed boards, and the development community and that provides clear development standards and a predictable development review process. Work began in late 2021 and has included several meetings with the Board of Commissioners as they provided direction and input for this project. The consultants have gathered extensive feedback from the BOC, Planning Board, County staff, advisory boards and committees, and the public to ensure this project includes optimal engagement. The consultants prepared a code audit that served as a plan for preparing the draft revisions to the County’s land use codes during this UDO process. Upon

completion of the code audit in May of 2022, the consultants then began drafting Module 1, the Zoning Module. After several iterations of the chapters in this module being shared with staff and the Planning Board UDO Subcommittee for feedback and revisions, we have now prepared them into a complete module to share with the BOC for their feedback.

Discussion & Analysis:

The White & Smith team are appearing before the BOC to present Module 1: Zoning of the UDO. The consultant team will then gather feedback from the Board and revise Module 1 accordingly.

How does this relate to the Comprehensive Plan:

This item is reflected in all aspects of Plan Chatham.

Recommendation:

Receive presentation and provide feedback to consultant team about Module 1: Zoning.