



Chatham County, NC

Legislation Text

File #: 24-5404, **Version:** 1

Receive a presentation on the Draft Unified Development Ordinance Module 3: Administration & Procedures Public Review Drafts and offer feedback about the proposed drafts

Introduction & Background:

The county entered into a contract with White & Smith, LLC to prepare a Unified Development Ordinance (UDO). The purpose of doing a UDO is to unify the County's existing development regulations that are in separate ordinances into a single unifying ordinance. The intent is also to develop a new, user-friendly UDO that can be easily understood by the public, elected officials, appointed boards, and ensure that it provides clear development standards and more of a predictable development review process going forward.

The project began in late 2021 and has included several meetings with the Board of Commissioners as they provided direction and input for this project. Additionally, the UDO Planning Board Subcommittee was formed that includes members of the Planning Board and Ex-Officio members from other Advisory Boards & Committees interested in being a part of this project. The Subcommittee has been critical in providing valuable and balanced feedback on early-stage drafts along with staff to ensure the UDO chapters are written in a way that is reflective of the County's policy guiding documents that include [Plan Chatham](https://www.chathamcountync.gov/government/departments-programs-i-z/planning/adopted-plans/comprehensive-plan) <<https://www.chathamcountync.gov/government/departments-programs-i-z/planning/adopted-plans/comprehensive-plan>>, [Plan Moncure](https://www.recodechathamnc.org/planmoncure) <<https://www.recodechathamnc.org/planmoncure>>, & the [Recode Chatham Health & Equity Assessment](https://www.recodechathamnc.org/healthandequity). <<https://www.recodechathamnc.org/healthandequity>>

The consultants prepared a [code audit](https://www.recodechathamnc.org/files/ugd/1d382f_cffe6f3183844bafa1cf62e03d699abf.pdf) <https://www.recodechathamnc.org/files/ugd/1d382f_cffe6f3183844bafa1cf62e03d699abf.pdf> that served as a plan for preparing the draft revisions to the County's land use codes during the early stages of the 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 UDO Planning Board Subcommittee for feedback and revisions, that module included release of a Public Review Draft that was followed by a presentation to the Planning Board and Board of Commissioners in March of 2023. Following that, the consultants then began working on the largest module of the project, Module 2: Development Standards.

The consultant team presented that module to the Board of Commissioners and Planning Board in May. Following those meetings, the consultant team compiled input from the public review process for Module 2 while focusing on finalizing Module 3: Administration & Procedures.

The UDO is anticipated to be in its final consolidated form in late summer to then be moved toward adoption through October to November of this year.

Discussion & Analysis:

The White & Smith consultant team, with the support of County staff will be presenting the Public Review Draft of Module 3: Administration & Procedures to the BOC. This Module includes six chapters (Chapters 13 through 16 and Chapter 18) that address procedures and submittal requirements, reviewing and decision-making bodies, nonconformities, enforcement, and rules of interpretation and measurement.

The Public Review Draft incorporates input received from County staff and the Planning Board UDO Subcommittee over the course of its development. The consultant team will present the drafts to the Board of Commissioners (BOC) at its regular meeting on Monday, July 15, and to the Planning Board at a special meeting on July 16.

The presentations will focus on major changes proposed to current regulations. The BOC meeting will include time for public comment following the consultant team's presentation.

How does this relate to the Comprehensive Plan: The UDO is reflected in all aspects of Plan Chatham. The policies, goals, and vision of the comprehensive plan are being implemented through the land use regulations of the UDO.

Budgetary Impact: N/A

Recommendation/Motion: Receive a presentation on the Draft Unified Development Ordinance Module 3: Administration & Procedures Public Review Drafts and offer feedback about the proposed drafts.