

**Orange County Unified Development Ordinance  
Joint Advisory Boards and Staff Information Session  
November 2, 2009 7:00pm – 8:30pm  
Southern Human Services, Chapel Hill, NC**

**Summary Report**

*Staff Note:* This summary report has been posted on-line on the Unified Development Ordinance website (<http://www.co.orange.nc.us/planning/UDO.asp>) and will be forwarded to the Board of County Commissioners.

Eight (8) members of various County advisory boards attended the Joint Advisory Boards and Staff Information Session. Listed below are those who signed-in or who stated their name while speaking.

**Meeting Attendees and Board Affiliation:** Steve Yuhasz (Board of County Commissioners), Leo Allison (Orange Unified Transportation Board), Renee Price (Commission for the Environment and Historic Preservation Commission), Larry Wright (Planning Board), Sam Lasris (Orange Unified Transportation Board), Allan Rosen (Economic Development Commission), Pete Hallenbeck (Planning Board), Kathleen Ferguson (Economic Development Commission)

**Orange County Staff Present and Department:** Craig Benedict (Planning), Tom Altieri (Planning), Michael Harvey (Planning), Perdita Holtz (Planning), Karen Lincoln (Planning), Glenn Bowles (Planning), Rich Shaw (ERCD), and Dottie Schmitt (Economic Development)

**MEETING NOTES**

**Welcome and Introductions:** Craig Benedict welcomed everyone to the meeting and provided an overview of the meeting.

**Staff Presentation:**

Michael Harvey, Zoning Administrator/Enforcement Officer, made a presentation and in general conveyed: What is a Unified Development Ordinance (UDO); Project purpose, scope, process, and timetable; opportunities for public input during the process; and the role of advisory boards.

**Attendee Comments/Questions:**

“Attendee”: Lumping things together into one large document can be confusing. Need a good comprehensive index.

“Attendee”: Echoes previous comment. How much space would be taken up by the comparative table? The table will be obsolete after a while. What about a

Table of Contents? The words “zoning, economic development, and watershed” do not appear in the materials. It would help if they did.

Ms. Schmitt: How will inconsistencies be handled or addressed?

Mr. Harvey: Written to clearly reflect the way they are interpreted now.

“Attendee”: Kudos to staff for maintaining the Comprehensive Plan Update website. Suggest something similar for UDO process. How will the various advisory boards be impacted? It would be helpful to note the sections that need to be paid attention to. The sooner people have the information, the better. Need at least a two month lead time. When inconsistencies are ironed out, will there be a formal adoption process by advisory boards? Does the Planning Board review?

Mr. Harvey: The adoption process will follow the normal quarterly public hearing process. No text amendments will be adopted prior to public hearing.

“Attendee”: Are you going to provide links to UDOs of other cities?

Mr. Harvey: We hadn’t planned to do that.

“Attendee”: Will this process identify contradictions with the ordinances of other municipalities in Orange County?

Mr. Harvey: No, the Towns have their own ordinances.

Mr. Benedict: In sections where we’re taking a different path from the current language, we’ll annotate as to why we are choosing a particular path.

Mr. Shaw: Regarding the scope of work and modifying existing standards – how do you choose which will be done?

Mr. Harvey: The BOCC has approved what’s happening in the phase. Small area plan implementation is a driver. Later phases may change other aspects. Many of the current phase changes will happen in Article 6 and we are also adding the conditional zoning construct.

“Attendee”: It’s hard to tell what you are working on and what you are not. A lot of this may have an impact on work that’s done by ERCD. Why aren’t they playing a larger role?

Mr. Harvey: ERCD is impacted no more than any other departments.

Mr. Benedict: We will need to better convey what we are doing and what we are not in the future. We'll be working closely with other departments. ERCD does not regulate ordinances.

"Attendee": Why is Planning the final decision?

Mr. Benedict: We're the lead department and we'll be working with partner departments.

"Attendee": Is there going to be an effort to modify the regulations ideologically?

Mr. Harvey: The regulations will be consistent with the 2030 Comprehensive Plan.

Mr. Benedict: We need to say what we're intending to do in this phase.

"Attendee": It would be really nice if the final document could be accessed and indexed electronically rather than printed, a hyperlink format. For instance, clicking on a term and the definition pops up.

Mr. Harvey: That's an aspect that hasn't been decided.

"Attendee": Have you given any thought to test driving the UDO before adoption?

Mr. Harvey: We've already been identifying roadblocks in the current processes.

"Attendee": When talking to potential consultants, make it clear that electronic linking may be part of it.

Mr. Benedict: It would be helpful to focus boards' attention by thinking about a prototype project when considering regulations. How would a site plan be impacted by new standards? This may be a way to add reality to the new document.

"Attendee": You will be having an index, right? Not just a comparative table?

Mr. Harvey: Yes

"Attendee": When will the first draft be ready?

Mr. Harvey: We're aiming for January.

"Attendee": Will the County be using sites like Facebook, Twitter, etc.? Wake County uses these a lot.

Mr. Harvey: It's something we can look into but with the current staff resources, it's not something we've considered.