



ORDINANCE UPDATE

Facilitated by:



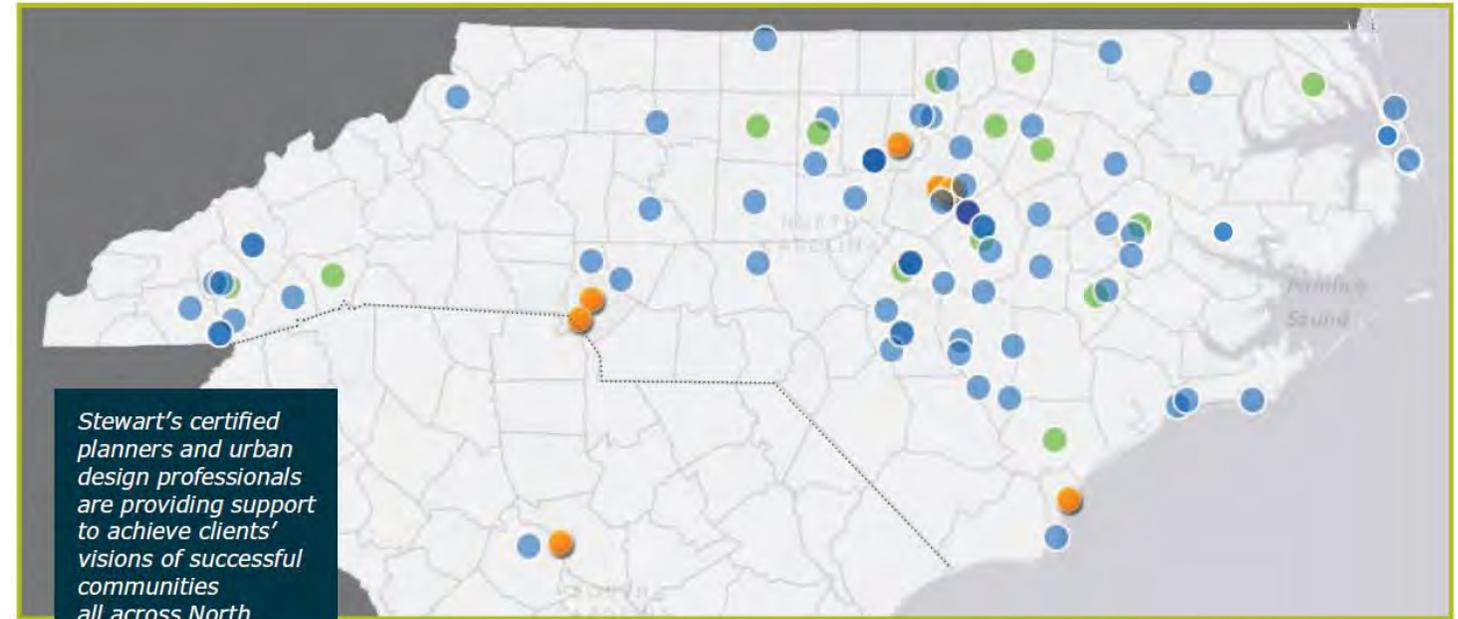
STEWART

PRACTICE AREAS

- Civil Engineering
- **Transportation & Planning**
- Geomatics
- Geotechnical Engineering & Construction Services
- Landscape Architecture
- Structural Engineering

OFFICE LOCATIONS

- Raleigh (HQ)
- Charlotte
- Columbia
- Durham
- Wilmington



Stewart's certified planners and urban design professionals are providing support to achieve clients' visions of successful communities all across North Carolina.

MAP LEGEND

- Municipalities
- Counties
- Projects
- Stewart Office Locations

MUNICIPALITIES

1. Ayden
2. Kinston
3. Huntersville
4. Chapel Hill
5. Highlands
6. Waynesville
7. Franklin
8. Wilson's Mills
9. Garner
10. Cullowhee
11. Eden
12. Fayetteville

13. Clayton
14. Carolina Beach
15. Smithfield
16. Lillington
17. Garland
18. Cashiers
19. Harrisburg
20. Swansboro
21. Duck
22. Wake Forest
23. Winterville
24. Butner
25. Lexington, SC

26. Knightdale
27. Beaufort
28. Boone
29. Hope Mills
30. Asheboro
31. Salisbury
32. Lewisville
33. Pittsboro
34. Princeville
35. Green Level
36. Garysburg
37. Goldsboro
38. Star

39. Ahoskie
40. Castalia
41. Newton Grove
42. Peletier
43. Salemburg
44. Farmville
45. Spring Lake
46. Roseboro
47. Brevard
48. Manteo
49. Lucama
50. Kill Devil Hills
51. Washington

COUNTIES

- Alamance County
- Franklin County
- Granville County
- Gulford County
- Harnett County
- Henderson County
- Jackson County
- Johnston County
- Pender County
- Pitt County
- Pasquotank County

OTHER

- Upper Coastal Plains Council of Governments

Stewart's Community Planning group works with local governments across the Carolinas on land use plan and ordinance updates

THE PROJECT TEAM



STEWART

Town Staff

- Meredith Guns
- Cameron Ray

Planning Board

- Howard Buchanan
- Ron Seidman II
- T. Dillion Heikens
- Michael Lowack
- Natalie Painter
- Mary Simpson
- Becky Breiholz



Jay McLeod, AICP



Andrea Radford,
AICP Candidate



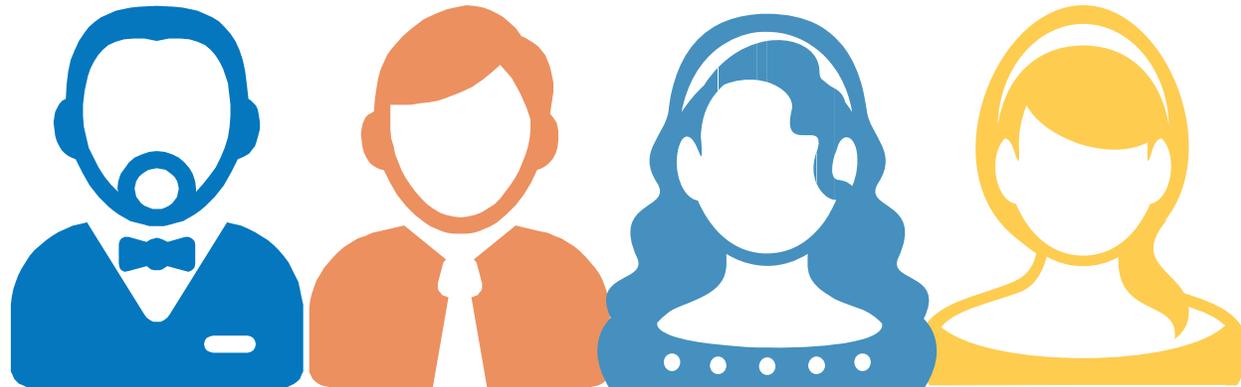
Jaquasha
Colón, AICP



Ben Cotton, AICP

STEERING COMMITTEE

- Review materials
- Provide reactions to proposed revisions
- Keep stakeholders and the public informed



PROJECT PURPOSE

General – structure, readability, organization, modernization

- Remove redundant procedures and requirements
- Create a more user-friendly document
- Enhance organizational structure and readability
- Review and revise outdated development standards
- Review and revise development review procedures and advise on best practices
- Explore the opportunity for innovative development standards
- Review and revise the format and structure

Specific – review and advise on best practices

- Nonconformities, incl. redevelopment
- Signage – standardize and simplify; recreate graphics
- Site Plan Review
- Nonresidential/Commercial Building Design Standards – consolidate
- Exceptions – relocate and revise as needed
- Add use design standards where needed; relocate when already existing

KNDRN

SCHEDULE AND PROCESS

- 10/18: Joint Board of Commissioners / Planning Board
- 10/24: Stakeholder interviews
- October – January: Ordinance drafting
- January: Public meeting, Q&A on draft ordinance
- February: Planning Board review and recommendation
- March: Board of Commissioners review and adoption

Initiation

Stakeholder
engagement

Ordinance
drafting

Public
review

Adoption

Aug. / Sept. 2022

Mar. 2023

ORDINANCE REVISION PROCESS

Overall Chapter 153 ordinance review and comment based on project scope



Review and revision, article by article



Review and adoption by Town



REORGANIZATION

KNDN

1. **Establishment:** general provisions, establishment/interpretation, application of regulations
2. **Nonconformities**
3. **Design Standards:** most items from General Regulations, building height limits table, landscaping, etc.
4. **Zoning Districts, Use Regulation, and Standards:** all zoning districts, min. lot size, setbacks, Table of Permitted Uses (TOPU), use standards and special regulations
5. **Administration and Enforcement**
6. **Review Procedures**
7. **Signage**
8. **Definitions**
9. **Appendices**

DEFINITIONS

- Review, revise, simplify, clarify
- Compare to definition in State Building Code: building, dwelling, dwelling unit, bedroom, sleeping unit
- Clarify definitions that relate to nonconformities

DEVELOPMENT REVIEW

- Applications and Plan review – clarify administrative vs. substantive requirements
- Formalize the Zoning Compliance Permit process – certifies the use is in conformity with Chapter 153; gateway to building permit; previously an informal, implied process
- Switch Special Use Permit review to Board of Adjustment
- Clarify triggers for bringing sites into compliance (i.e. – nonconformities)
- Review bodies (Planning Board, Council, BOA, etc.) sections consolidated

CONSOLIDATED TABLES

- Example of a Table of Permitted Uses (TOPU)
- Easy to quickly determine if a land use is allowed in a particular zoning district
- Tables for setbacks, heights, lot size, etc.

Specific Use	Residential Districts				Nonresidential Districts		
	AR	R-80	R-30	R-8	NB	GB	HI
P=Permitted use (by-right) ¹		S=Special Use Permit required					
		CZ2 = Tier 2 Conditional Zoning required					
RESIDENTIAL USE GROUP (Section 5.3.4)							
Household Living							
Single-Family Dwelling, Detached House	P	P	P	P	-	-	-
Two-Family Dwelling, Duplex	P	P	P	P	-	-	-
Manufactured home	P	P	P	-	-	-	-
Manufactured home subdivision/park	S	-	-	-	-	-	-
Multi-Family (condominium/apartment, townhomes)	-	-	-	-	-	S	-
Upper-story residence	-	-	-	-	P	P	-

ADMINISTRATION

- Clarify duties of Zoning Administrator (aka Planning Director)
- Clarify duties of Planning Board, Board of Adjustment, etc.
- Focus on what is required for each application type and let the administrative items (# copies, when to submit, review timelines, etc.) be handled by the administrative staff

NEXT STEPS

- Staff to refine scope and proposed revisions with Stewart.
- Meeting (10/24) with local stakeholders to inform and get initial reaction.
- Stewart to begin revising ordinances.
- Anticipated rollout to the public in January 2023 or before and subsequent public meeting to review and Q&A.

Thank you

Staff contact: Meredith Guns