

Grow Zebulon



Development Community
Stakeholders Focus Group

September 18, 2017

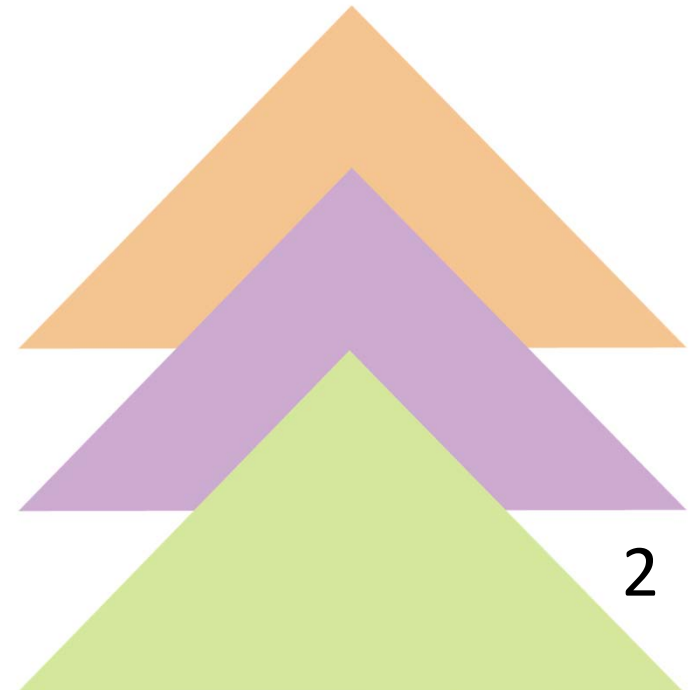
Introductions



Chad Meadows, AICP

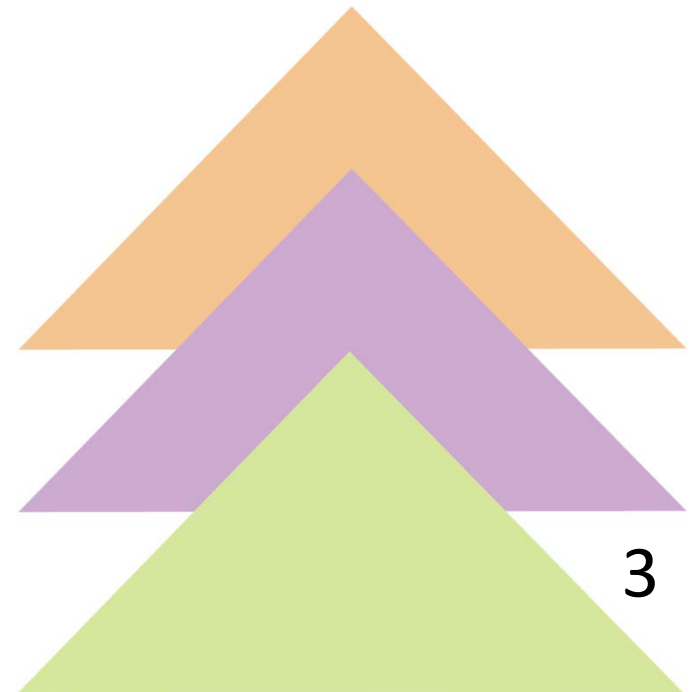


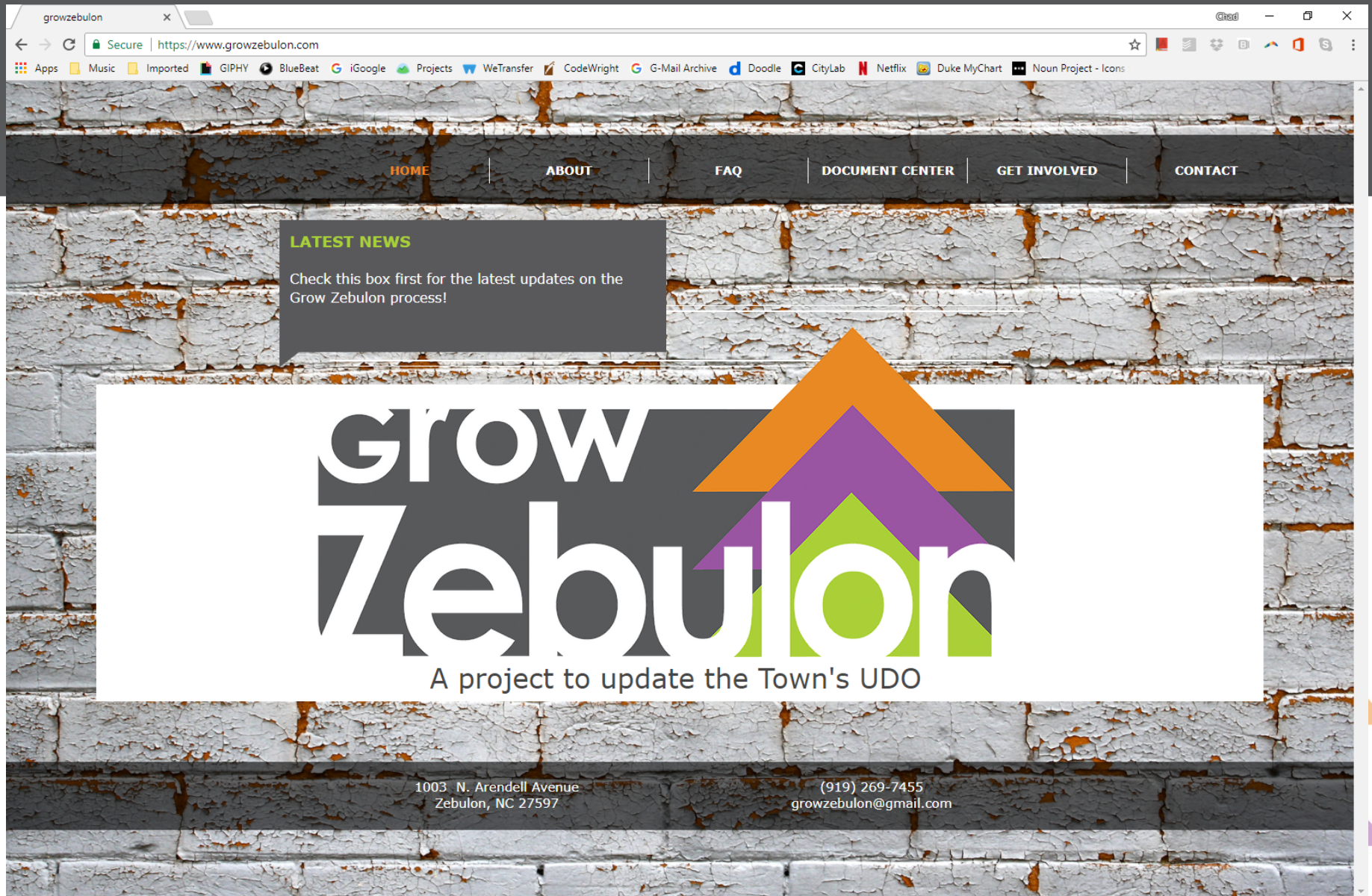
Cara Isher-Witt, AICP



Overview

1. Project Background
2. Discussion
3. Next Steps





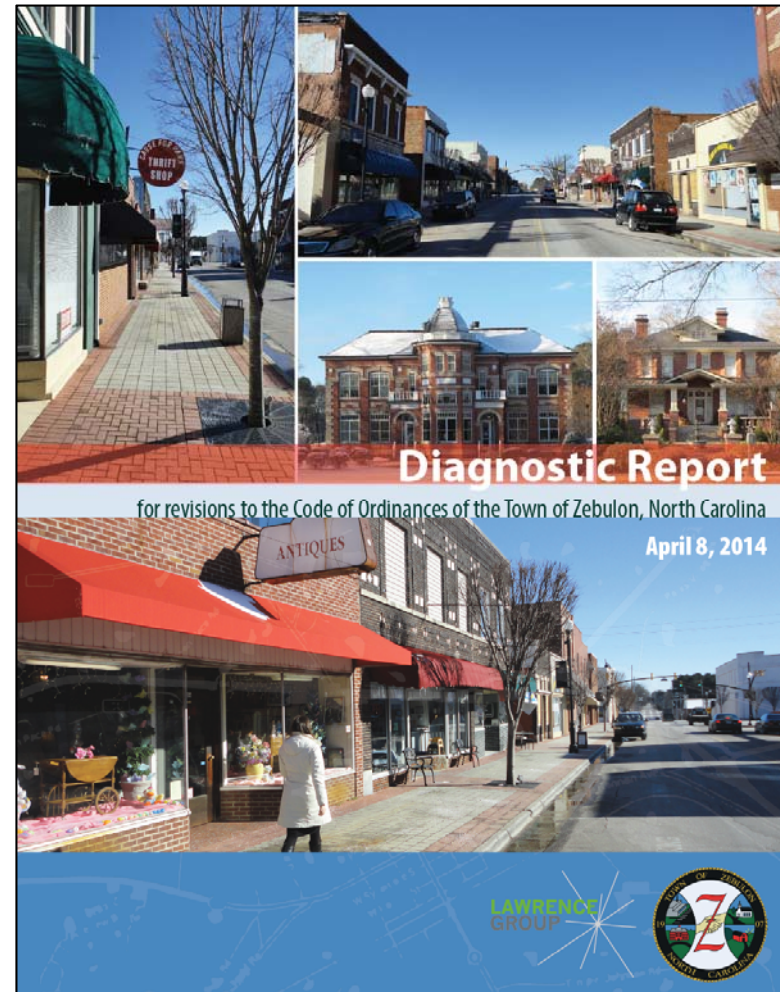
The GROWZebulon Project



ZEBULON COMPREHENSIVE PLAN

As prepared by
HSMM of NC, Inc.

HSMM



The GROWZebulon Project

Memorandum

To: Mark Hetrick, Town of Zebulon
From: CodeWright
Date: 2.2.16; (revised 4.6.16 and 7.5.16)
RE: Task 2, Project Status Memorandum

This memorandum is prepared in accordance with Task 2 of the agreement to prepare and present a plan to assist in completion of a draft UDO for Zebulon. This memorandum includes the following four sections:

1. Work product delivered to date
2. Results of CodeWright work session with staff
3. Issues for consideration
4. Framework for proceeding

We anticipate a presentation of this memo to the Stakeholder Committee (and other Town officials, as appropriate). Following the presentation, we will revise the proposed scope and schedule for completion of the project in accordance with the agreement and the input received.

1. Work Product Delivered to Date

The Town contracted with the Lawrence Group to complete a new UDO in November, 2013.

Diagnostic Review

That contract included the preparation of a Diagnostic Report, which summarizes the initial input collected, identifies key project issues, and makes recommendations for changes to the current development regulations. The Diagnostic Report was delivered in April, 2014. The document identified six main project goals:

1. Implementing the Town's adopted policy guidance;
2. Establishing a unified development ordinance containing both the zoning and subdivision regulations;
3. Ensuring a development review process that was predictable and efficient;
4. Revision to the Town's zoning district line-up;
5. Preserving small-town character through new design standards; and
6. Promoting safe and sustainable infrastructure (like streets).

The report also included a series of action items (or recommendations) associated with each of the six goals and an annotated outline, or preview of the structure of the new UDO.

Diagnostic Report Presentation

Following presentation of the Diagnosis Report to the Board of Commissioners in May, 2012, the Lawrence Group began drafting the new UDO provisions. The annotated outline portion of the Diagnosis sets out the structure and contents of the new UDO. It anticipates 16 chapters and three appendices for the new UDO. It also sets out the main section headings and includes a brief description of their contents.

Chapter Development

In October of 2014, the Lawrence Group delivered initial staff review draft versions of 14 of the 16 chapters of the UDO (Chapter 2, District Standards, Chapter 16, Definitions, and the appendices were not delivered). Under the contract, the Lawrence Group was to present the draft chapters, revise them, conduct the required public hearings, and prepare a final version of the UDO. Following the delivery of the initial 14 chapters, no further work was completed by the consultant and the contract was terminated by the Town.



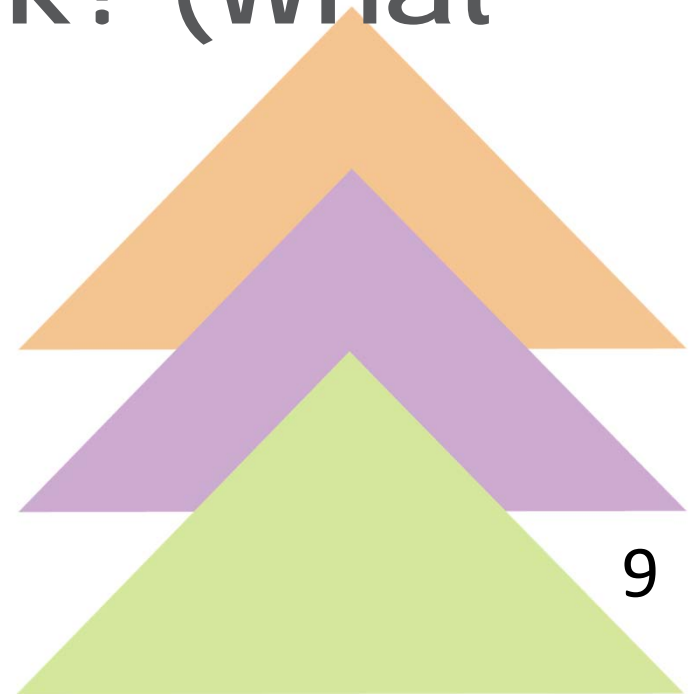
GROWZebulon Goals

1. Implement adopted policy guidance
2. Preserve Zebulon's "small-town" character
3. Revise the Town's zoning district line-up
4. Unify the zoning and subdivision provisions
5. Promote safe and sustainable infrastructure
6. Ensure a predictable and efficient review process

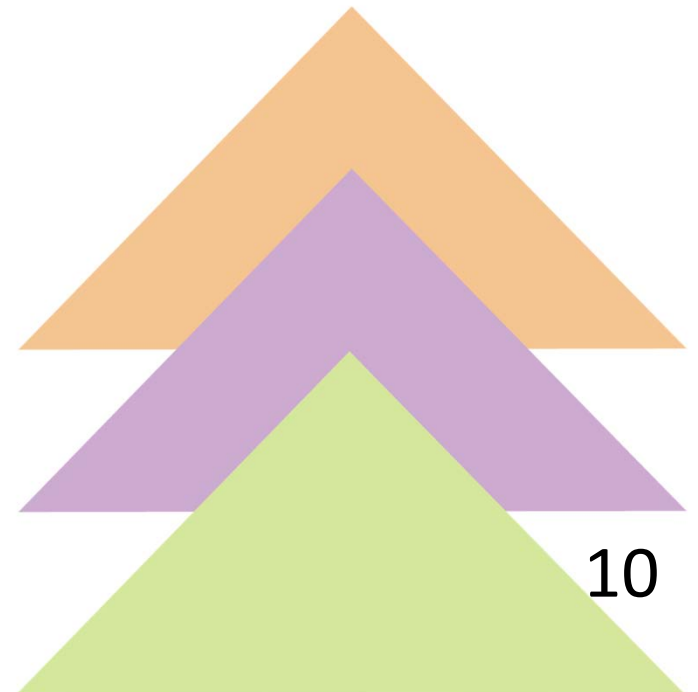
Discussion




1. What parts of the development and zoning code work? (What should not change?)

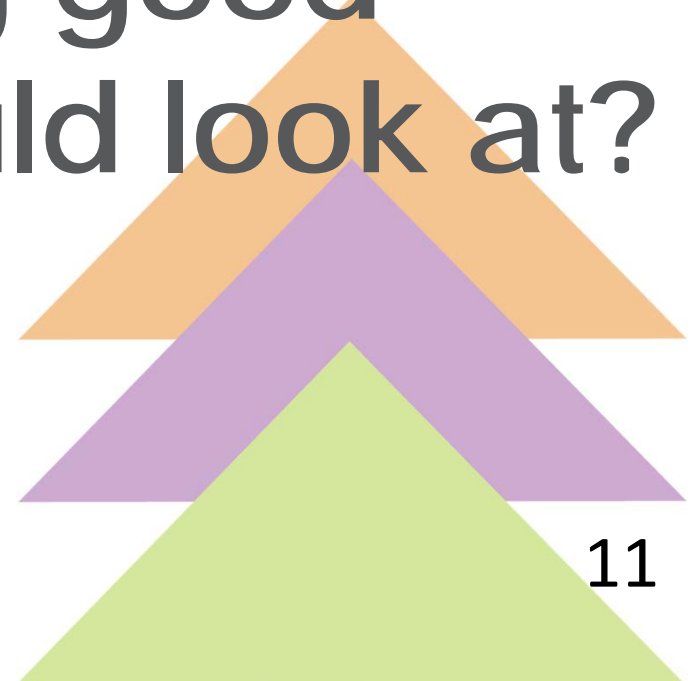


2. What does not work about the code?



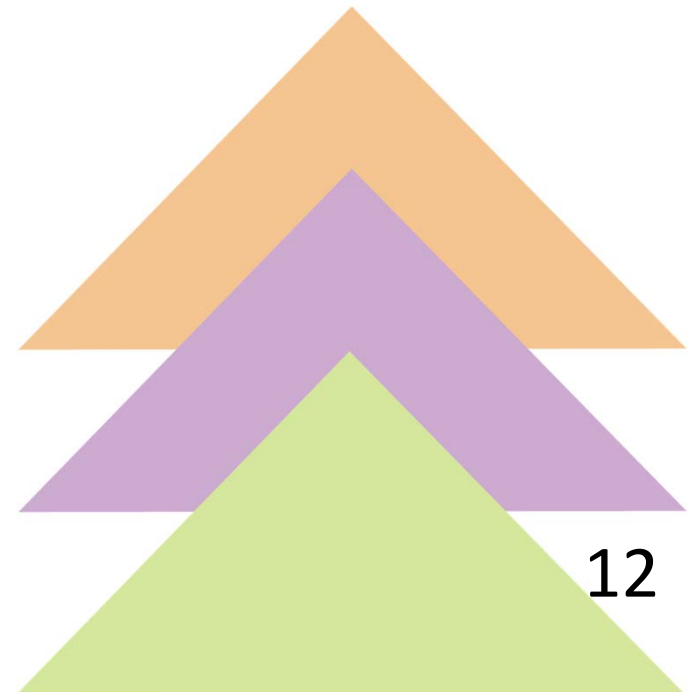


3. Are there other
communities doing good
things that we should look at?



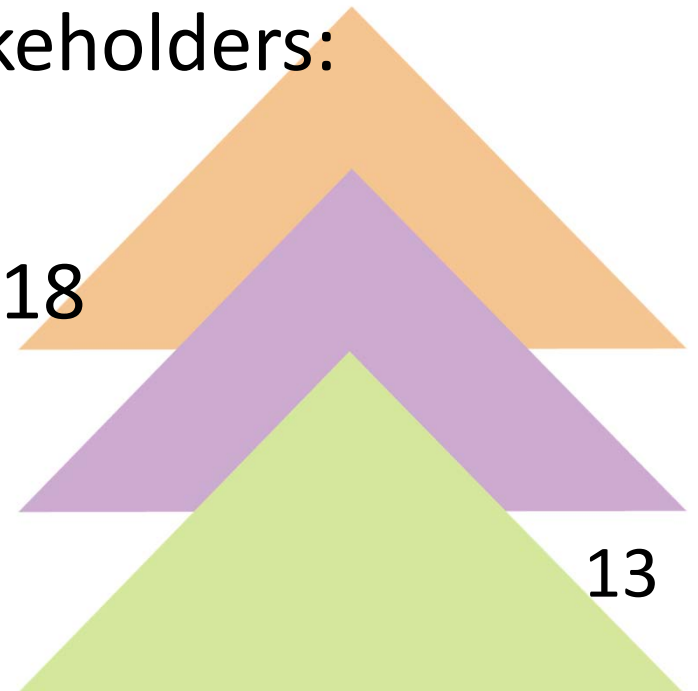


4. Anything else we should know?



Next Steps

- Additional focus group meetings through November 2017
- Development community stakeholders:
Wednesday, October 18th
- Initial draft of UDO: Spring 2018



Thank you for attending!



**Grow
Zebulon**

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