

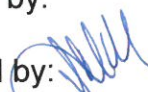
**TOWN OF ZEBULON
JOINT PUBLIC HEARING AGENDA
BOARD OF COMMISSIONERS AND PLANNING BOARD
October 14, 2019
7:00pm**

- I. CALL TO ORDER**
- II. PUBLIC HEARING**
 - A. Draft Unified Development Ordinance
- III. ADJOURNMENT**



STAFF REPORT
DRAFT UNIFIED DEVELOPMENT ORDINANCE
JOINT PUBLIC HEARING
October 14, 2019

Topic: Draft Unified Development Ordinance

From: Michael J. Clark, AICP, CZO, Planning Director
Prepared by: Michael J. Clark, AICP, CZO, Planning Director
Speaker: Michael Clark Introducing Chad Meadows of Code Wright Planners
Approved by:  Joseph M. Moore II, PE, Town Manager

Executive Summary:

The Board of Commissioners will receive public comments on a draft of the Unified Development Ordinance (UDO) and revised Official Zoning Map.

Background:

The UDO unifies the Town's development-related Code of Ordinances into a single coherent and consolidated document, and provides consistency amongst the multiple regulations.

Public Hearing:

There is no discussion before the Board of Commissioners. The public hearing is an opportunity to hear feedback on the proposed Unified Development Ordinance and the revised Zoning Map. This is a legislative process, meaning public comments (not expert testimony) may be used to modify the proposed document.

Policy Analysis:

The UDO will establish Zebulon's development guidelines to meet the goals of the Zebulon 2030 Strategic Plan and other applicable plans, and will serve as the primary regulatory document for land use decisions.

Fiscal Analysis:

The UDO will influence the cost to develop, and provide services to, land within Zebulon's boundaries.

Attachments:

1. Draft UDO
2. Draft Official Zoning Map