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Pittsboro, North Carolina Unified Development Ordinance Questionnaire

The Town of Pittsboro is beginning a project to prepare a Unified Development Ordinance (UDO). It will include the zoning and subdivision ordinances, the floodplain management regulations, the riparian buffer ordinance, storm water ordinance regulations, and possibly other regulations related to development in the Town. The UDO will regulate the use and form of land development within the Town's planning jurisdiction as well as the subdivision of land, and would be one of the main tools to implement the Town's 2012 Land Use Plan and other policies relevant to development. The Town has hired a consulting team led by Clarion Associates to work with the community on this project. During the first phase of the project, the Clarion team is soliciting input from staff, review board members, elected officials, citizens, and stakeholders about strengths and weakness of the current Town regulations—the procedures and standards that regulate development and development review processes, including their effectiveness in achieving the type and amount of development that is consistent with the Town's growth and development goals and comprehensive plan.

This questionnaire is part of that input process. Its purpose is to provide a set of questions that might assist you in thinking about the strengths and weaknesses of the current regulations, plan goals that need to be implemented, and other issues that need to be addressed in the preparation of the new UDO.

Verbal and written responses to these questions will assist the Clarion team in understanding the particular development and zoning issues in Pittsboro that need to be addressed in the UDO preparation process. All suggestions will be helpful.

- What has been your experience with the Town's current development regulations?

- What are the most important changes to the development regulations that would make you feel this UDO project has been successful?
- Are there specific issues related to development or development standards that you believe need to be addressed in the UDO project?
- What has been your experience with development review under the current development regulations? Are review processes too time consuming? Adequate? Can you provide specific examples of your experience?
- What broader Town goals, or specific goals of your organization, should be addressed in the UDO project?