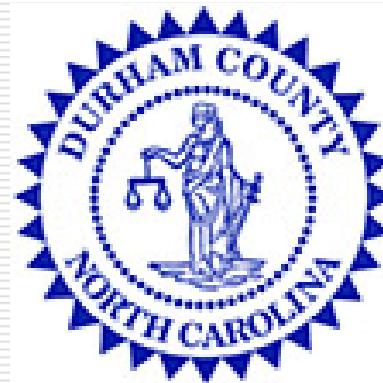


Planning and Development

In Durham

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City-County Planning Director



Planning Department Mission

- Guide the orderly growth and enhancement of the Durham community while preserving its cultural heritage and natural resources.



Planning Department Organization

- Administration
- Policy
- Development



Organization: Administration

- Fiscal management
- Work program and reports
- Zoning enforcement
- Public information



Organization: Policy

- Long range plans
- Plan amendments
- Historic preservation



Organization: Development

- Zoning map changes
- Site plans and plats
- Variances
- Use permits
- Site plan inspections



Support for Boards and Commissions

- Board of Commissioners
- City Council
- Joint City-County Planning Committee
- Eight citizen boards
- Three multi-jurisdictional boards



Major Planning Projects

- Unified Development Ordinance
- Environmental Enhancements
- Central Durham Gateways Plan
- NC 54 Corridor Plan
- Review and refinement of development review processes



Development Review Processes

- ❑ Legislative: decision maker sets policy
- ❑ Administrative: decision maker confirms technical compliance with policies and ordinances
- ❑ Quasi-judicial: decision maker rules based on evidence and sworn testimony



Legislative Processes

- Complete discretion
- Maximize public input
- Two forms
 - ❖ Plan amendment
 - ❖ Zoning map change



Plan Amendment Process

- Pre-submittal conference
- Application
- Department review and recommendation
- Planning Commission hearing and recommendation
- Governing body hearing and decision



Zoning Map Change Process

- Pre-submittal conference
- Application
- Multi-agency review and recommendation
- Planning Commission hearing and recommendation
- Governing Body hearing and decision



Administrative Processes

- Little to no discretion
- No public input
- Two types
 - ❖ Site plans
 - ❖ Plats



Site Plan/Plat Process

- Application
- Multi-agency review
- Decision
 - ❖ Planning Director
 - ❖ DRB
 - ❖ Governing Body



Quasi-Judicial Processes

- Limited discretion
- Decision based on sworn testimony
- Four types
 - ❖ Use Permits
 - ❖ Variances
 - ❖ Certificates of Appropriateness
 - ❖ Appeals



Use Permit/Variance/Certificate of Appropriateness Process

- Pre-Submittal Conference
- Application
- Review for technical issues
- Staff report
- Hearing with sworn testimony
- Decision
 - ❖ Governing Body
 - ❖ Board of Adjustment
 - ❖ Historic Preservation Commission



Zoning Enforcement

- Complaint driven
- Authority to enforce ONLY the zoning and subdivision provisions of the UDO
- Cannot enforce Housing Code, Building Code, other City and County ordinances



Zoning Enforcement Process

- Complaint received
- Confirm violation
- Notice of violation
- Time to correct
- Citations
- Quality of Life Court



Planning and Development in Durham

Questions?
Comments?

