Planning and Development

In Durham

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City-County Planning Director

Durham Neighborhood College 2009
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

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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

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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

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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

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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

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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?

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