

**SPECIAL JOINT MEETING
BOARD OF COUNTY COMMISSIONERS
and
DURHAM CITY COUNCIL
DURHAM, NORTH CAROLINA**

Monday, August 29, 2005
7:00 P.M. Public Hearing
Council Chambers ? City Hall

AGENDA

**Public Hearing?Zoning Ordinance Text Amendment
Unified Development Ordinance (TC05-02)**

Durham's current regulations largely reflect standards from the 1970s and do not address more contemporary development trends. The proposed UDO modernizes Durham's development regulations by providing for a variety of development styles that are more in keeping With Smart Growth principles while protecting the character of established neighborhoods. The UDO also puts most development regulations into a single document. This ordinance is the most comprehensive revision of the regulations in 30 years.

The Durham City Council and the Durham County Board of Commissioners have given high priority to revising Durham's development regulations since the 1990s. Work on the UDO began in 2000 with the Smart Growth Audit and has continued since that date under the direction of the Joint City-County Planning Committee.

The Durham Planning Commission held a public hearing on the UDO that spanned six meetings: July 13, September 14, October 12, November 19, and December 14, 2004 and January 11, 2005. The Commission recommended approval of the Ordinance at the January meeting. The Joint City-County Planning Committee made a final review of the UDO on June 7, 8, 2005, before moving it forward to the governing bodies.

Resource Person(s): Frank M. Duke, AICP, City-County Planning Director

County Manager?s Recommendation: The County Manager recommends that the Board hold a public hearing and, if appropriate, adopt the amendment to the Zoning Ordinance.