

Date	UDO Section	Public Comment
6/3/2022	37.9 Development Review and Approval Process	On page 37-35, section 37.9 "Development Review and Approval Processes" is extremely open-ended and vague. It doesn't explain or provide where to find the procedures and practices that are established by the city. My main concern: what ability do citizens have to access and review site plans that are in the approval process? If a citizen believes that a site plan will have a materially negative impact on their community, what channel do they have to express that to the city? Given the UDO is a new document, there are likely to be many unintended consequences or oversights. By not providing citizens access to the permitting and development approval process, those oversights may not be revealed until it is too late.
6/22/2022	37.2	Will 37.2 be handled like a rezoning is handled now?
6/27/2022	Article 36	page 36-1 Written Interpretations 36.2 C. Written Interpretation need to be available online not hidden in a notebook or file folder. Interpretations should be able to be searched with OCR software (ex. Is Adobe acrobat). Written interpretations apply to all properties and need to be public information for all property owners

Date	UDO Section	Public Comment
6/27/2022	Article 37	<p>page 37-31 Erosion Control Fines Per N.C. Gen. Stat. 113A-64, only the Secretary or a local government are authorized to assess penalties. Per N.C. Gen. Stat. 113A-64 violators may contest an assessment. A contested case proceeding is an administrative remedy for the violator to appeal the penalty that was assessed. Increasing the amount of a penalty when it is appealed is not a decision on the penalty that was assessed, it is assessing a new penalty, and is not consistent with statute.</p>

Date	UDO Section	Public Comment
6/29/2022	37.2	confused in our historical conditional zoning map amendment will still exist (2); or if every rezoning will be (3) EX? there is more limited deviations in the EX district AND the public benefits required might not be able to be achieved on ever size an scale project. what about a simple tweak of dimensional standard for a small business on a small parcel? inconsistency in the ordinance that is not site specific or waiting on a future text amendment to clean up? there should be some 'minor' conditional zonings allowed to be processed without public benefits required.

Date	UDO Section	Public Comment
6/30/2022	37.6	I have concerns with uncertainty for vesting of existing conditional rezoning plans that need to rely upon the site-specific plans and zoning regulations in existence at the time of approval. (Part I)
6/30/2022	37.6	Staff has indicated recently that existing CD plans will remain valid and may rely upon zoning regulations in place at time of rezoning adoption. But the 2nd draft deleted wording to this effect, most notably Section 1.4C, so we need confirmation on this critical point. (Part II)

Date	UDO Section	Public Comment
6/30/2022	37.6	Recent discussions with Staff pointed to a need for similar reliance of CD plans & development approvals based on existing subdivision/street design, stormwater, and tree ordinances since these plans and development approvals were also prepared/approved with the current ordinances in mind. The UDO needs to contain appropriate vesting/transition rules for these items as well. (Part III)

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6/30/2022	37.6	Finally, please confirm in the UDO or policy that conditional zoning plans submitted prior to 12/31/2022 and development approval plans submitted for review prior to effective date of UDO next year will remain governed by current zoning and other regulations. (Part III)