



Mission Goal UDO

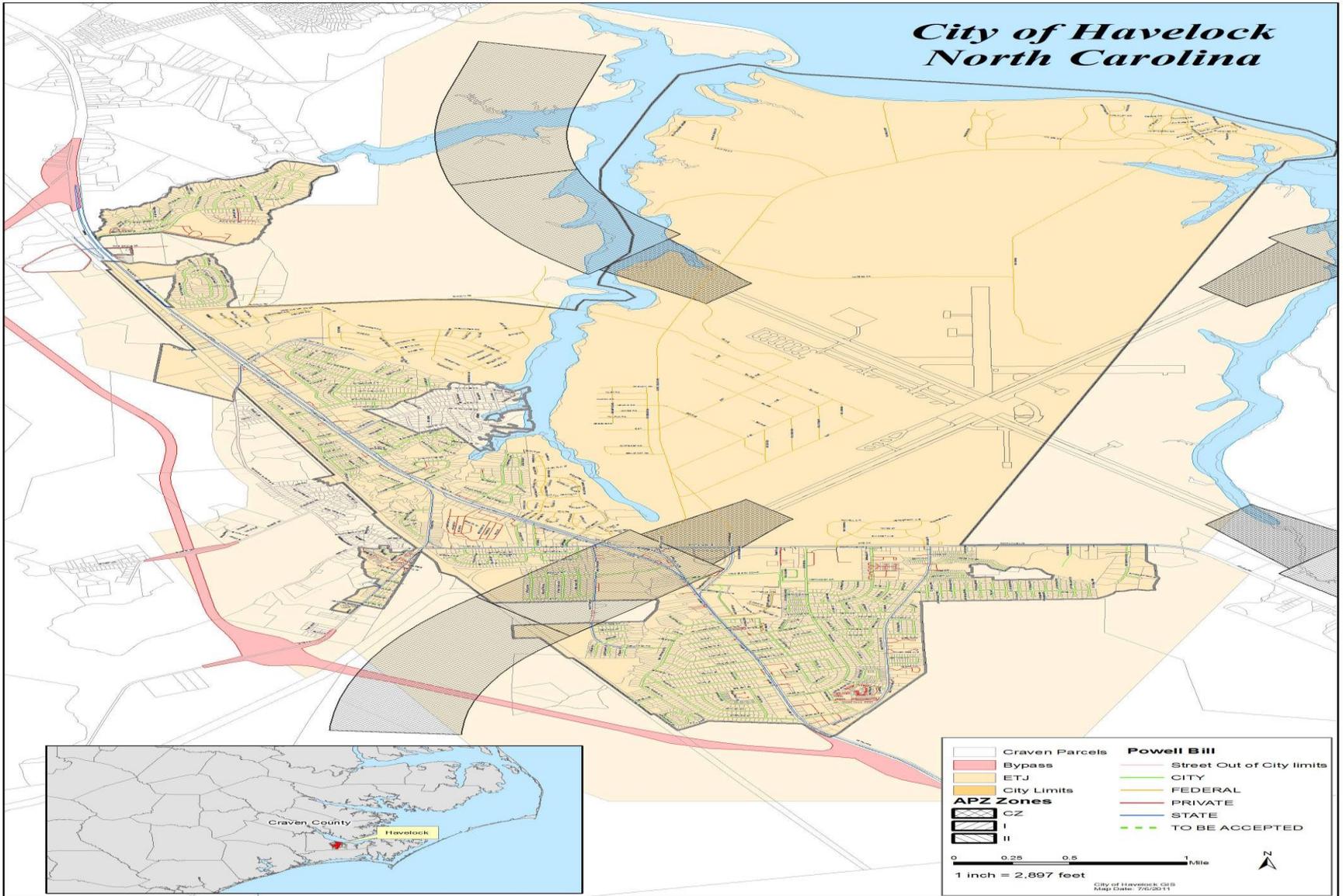
– Havelock/MCAS Cherry Pt. NC Experience –

Jim Freeman, City Manager
28 July 2011

Havelock/MCAS Cherry Pt. NC

2011

Monday, July 25 through Friday, July 29, 2011
Sustaining Military Readiness Conference
 Connecting Missions, Resources, and Communities



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Definitions/Acronyms

- **AICUZ** – *Air Installation Compatible Use Zone.*
- **APZ** – Accident Potential Zone
- **CAMA** – Coastal Area Management Act
- **JLUS** – *Joint Land Use Study*
- **Unified Development Ordinance (UDO)**– *is the compilation of all city related land use regulations (i.e. zoning, subdivision, flood, erosion, sound, etc.) into a single legal ordinance document.*

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UDO Origin: *AICUZ & JLUS Studies*

Havelock's travel path for a UDO was based upon several implementation tasks listed in two studies:

- *Air Compatible USE Zone (AICUZ) for MCAS Cherry Pt. Study – 2001*
- *2002 Eastern Carolina Joint Land Use Study (JLUS)— 2002*

These studies identified numerous deficiencies in the City's current codes which prevented the City to adequately protect MCAS from incompatible land use encroachment.

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General Deficiencies

- Need to modify comprehensive plans, land use controls, zoning, subdivision, building codes, etc. to ensure MCAS installation operation compatibility...*noting originals in mid-1970s with some addendum updates by 1996.*
- Need to expand land use controls to incorporated and unincorporated (ETJ) areas adjacent to installation.
- Need to adopt noise attenuation requirements (F-18) and incorporate such in building codes, esp. new construction.
- Need to limit expansion of infrastructure (w/s) in impacted MCAS areas such as APZ.
- Need to enact a public awareness program regarding outlining areas of accident potential and high noise.

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Challenge

- By 2003, city planning staff began pursuing individual study activities, planning, code updating tasks.
- However by 2005, after “lack luster” enthusiasm by community and officials to fully engage in updating related land use codes, it became evident that traditional approaches were not effective.
- So, on March 10, 2005 planning staff presented a collaborating process (*Comprehensive Land Use/Transportation Plan*) which involved numerous stakeholders....*elected, NCDOT, base, business, citizens, developers, etc.*

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Challenge to Opportunity

- **Fortunately** the 2005 test case (*\$145,000 Comprehensive Land Use/Transportation Plan*) involving stakeholder collaboration generated enthusiasm and interest...*NCDOT contributed \$10,000*
- **Unfortunately**, this final May 2007 Planning document ended up not being adopted by elected officials...*difference of elected & NCDOT opinions.*
- Per difficulty on adopting revised land use control plans, coupled with an earlier proposed February 2007 Wal-Green building issue in an APZ -1, Planning staff recognized a UDO opportunity.

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UDO Game Plan Opportunity

1. Collaborative Process

- **ID Stakeholders Involvement:**

- Citizens
- Elected
- Planning Board
- MCAS Cherry
- NCDOT
- CAMA
- NC Coastal Land Trust
- Developers
- City Departments

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UDO Game Plan Opportunity

2. Develop Partnerships

*...assist in need identification
and possible funding
opportunities*

- MCAS Cherry Point
 - OEA funds (\$130,175) & Local (\$37,716)
- NCDOT
- CAMA
 - Land Use funds
- NC Coastal Land Trust
 - Property acquisitions

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UDO Game Plan Opportunity

3. Revisit Comprehensive Land Use & Transportation Plan Document Components Before Tackling UDO.

(Local Political Strategy)

- Separate Land Use Component and update... *updated need before zoning & AICUZ District UDO inclusion.*
- Separate Transportation Plan
- Pursue individual adoption of Land Use Plan & Transportation Plan Document

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UDO Game Plan Opportunity

4. Stakeholders & Partnerships Assist Identifying & Reviewing UDO Components & Sections

- UDO General Provisions
- Administration, Review & Permits
- UDO Zoning Districts & AICUZ Overlay District
- UDO Use Regulations & Standards
- Environmental Regulations
- Design & Performance Standards
- Subdivisions
- Appeals, Interpretations
- Amendments
- Nonconformities
- Enforcement

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UDO Game Plan Opportunity

- **Elected Officials**
 - Appoint UDO liaison to work with Planning.
 - After collaborative and planning board reviews and prior to required Council scheduled public hearing/comments, schedule work sessions for individual UDO Chapter reviews & input... *took months.*
 - Schedule complete UDO document for public hearing & comments and Council adoption consideration... *July 2011.*

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Unified Development Ordinance

City of Havelock, North Carolina



City of Havelock Edited Final Draft April 2011



Questions/Comments?