



Mayoral Appointed
City Council
UDO/Housing
Ordinance Committee

Presentation of work
December 9, 2024

- **Fayetteville City Council UDO/Housing Committee work presentation to full City Council of activity**

(meets monthly, Chairman CM Hondros, MPT Jensen, CM Greene)

- Established 3 Goals
- Hearing presentations and reports to inform
- Working on Issues



The Council Committee recognized and noted that this is not an "UDO" issue or even just an "ordinance" issue, but all local and state laws and codes approach and potential policy adjustments to address housing, construction, and development. Three goals were set to contain the breadth and scope, controlling scope-creep.

✓ **3 Goals**

1. Understand & Continuously improve the Customer Experience & process of development & construction beginning to end
2. Work on issues & Current practices- primarily that affect housing (but also development), effectuate change that furthers attainable housing
3. As a Committee, Inform the City Council & Public

✓ Hearing presentations and reports to inform

- ✓ Chapter 30 UDO with Chapter **Article index page**, showing what is and isn't covered.
- ✓ Benchmark City of Fayetteville, NC Development Services Department **Peer Community Review** (Oct. 2023)
- ✓ **Housing Trends** via APA links, used to generate potential issues of focus
- ✓ Tutorial on **use of iDT** to see any and all development and construction projects(started in 2017 developments, added construction in 2022, tracking, transparency, now 8,000+ users)
- ✓ Presentation on **Change of Use & Change of Occupancy** (from State Building Code perspective)
- ✓ Presentation of **permitting process**- beginning to end of Current Practices.
- ✓ **Development Review Time Report** of plats, plan reviews
- **Landscaping (separate PPT) types, locations, issues within ROW (separate PPT used)**
- ✓ **Review of housing attainment options**
- ✓ **Presentation of Housing issues ECD (Affordable Housing Strategies)**
- **Sign Ordinance** Consultant Review [coming soon to City Council]



- **Working on Issues**

1. **Sign Ordinance** overhaul- Consultant work, to full Cit Council for Work Session, 3rd Quarter
2. **Clear Cutting**- NCDEQ, Stormwater, continuation of handling within the City; Understanding of timing when part of a subdivision's development- continuing
3. **Buffering**- Planners drafted proposed text amendment to address balance, with focus on smaller parcels
4. Further insights on **Special Use Permits** by categories, Planners presenting back to City Council.
5. Committee working on more **focused work for more attainable housing**

- **Working on Issues (continued)**

6. Committee working on more focused work for more attainable housing from longer list to specific areas of interest on:

- A. Accessory Dwelling Units (ADUs)
- B. PWC Tap Fees
- C. Stormwater Regulations new versus existing impervious
- D. Aging of Housing Stock
- E. Commercial-to-residential conversions
- F. Increased gentrification and displacement
- G. State regulatory reform underway (now new laws in place)
- H. Re-energizing existing Redevelopment Commission and activities

- **Working on Issues (continued)**

- ✓ 7. Worked through a text amendment addressing more flexibility of parking in various zoning districts.
- ✓ 8. Ongoing work of two departments (ECD and Development Services) on capturing more attainable/affordable housing. Led to full briefing to the City Council in September.

- **Emerging Issue**

"Sidewalks, Landscaping, vegetation, and responsibility/liability" covers areas in Right-of-way, NCDOT and City, private property owners and even what constitutes a sidewalk. PPT of early points to Committee.

Constant reminder to each other to work sharing our City's successes, positive growth and development and balancing interests of public and private.

- **Comments from the Committee Chairman**
- **Comments from the Committee Members**
- **Questions and comments from the City Council**





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