



Project Kickoff
8.3.23

Reidsville UDO



Overview

1. Project Team

About us

2. Project Tasks

Accomplishing the work

3. Engagement

Involving the community

4. Project Goals

Desired outcomes

5. Discussion

Some initial input



Project Team



Chad Meadows, AICP

PROJECT LEAD



Angie Manning, AICP

DRAFTING
ASSISTANT



Cara Isher-Witt, AICP

COMMUNICATION &
GRAPHICS





Chad Meadows, AICP

Founder and Principal

Offices in Durham, NC

Code drafter since 2003

Planner since 1992

Durham BOA Chair

APA-NC Legislative Chair

Reidsville UDO

= 27th Development Code

4



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Angie Manning, AICP
Drafting Assistant

Land Use Administrator for
Onslow County, NC 20 years

Operated a home building
firm for 8 years

26 years of public planning
experience



Cara Isher-Witt, AICP
Communication & Graphics

Masters in Planning + 2nd
Masters in Public
Administration

CodeWright strategic partner
for 8 years

Sylva, NC native





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Project Tasks



1 Project Initiation

Kickoff
Webpage
Interviews
Steering Committee



2 Code Assessment

Diagnosis
Initial Draft
Revision
Steering Committee
Public Forum 1



3 Annotated Outline

Blueprint
Initial Draft
Revision
Steering Committee
Public Forum 2



4 Draft UDO

Initial Draft
Revision
Applications
Steering Committee
(2x-3x)



5 Adoption

Adoption Version
Planning Board
Review
Council Hearing



6 Delivery

File Delivery
Staff Training
Pro Bono Help



Project Schedule



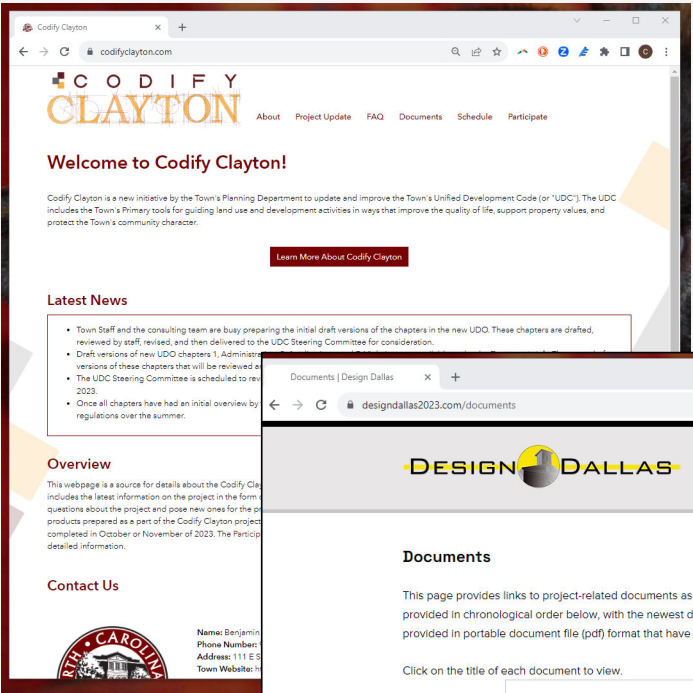


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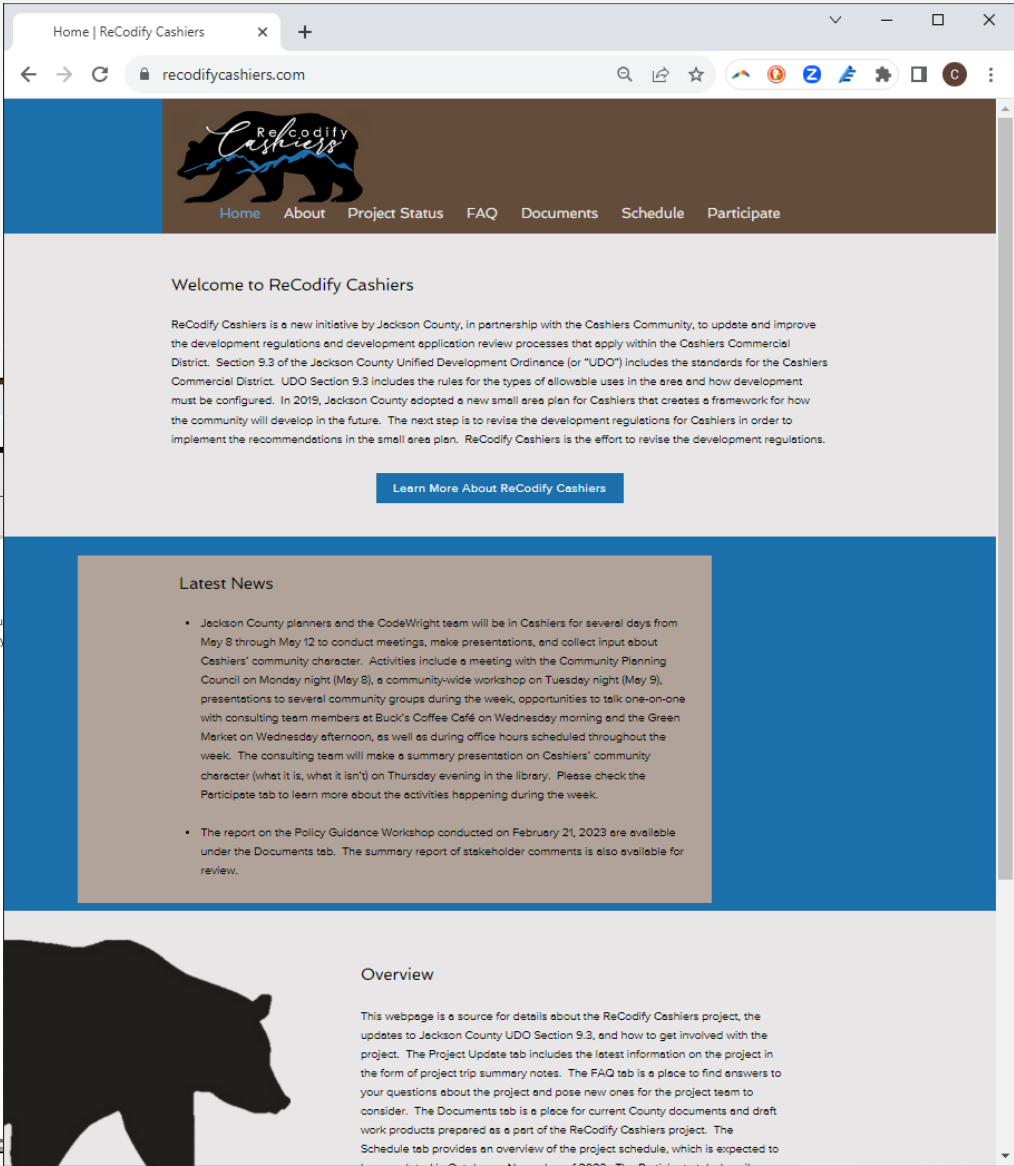
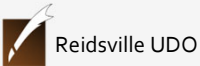
Engagement

1. PROJECT WEBPAGE	2. STAKEHOLDERS	3. STEERING COMMITTEE
<ul style="list-style-type: none"> Developed in Task 1 Unique project name/logo Draft documents, FAQ, contact details, upcoming events, project status reports Leave a comment/ask a question function Maintained by project team until end of project 	<ul style="list-style-type: none"> Conducted in Task 1 City-identified stakeholders 8-10 interviews (one person in each interview) In-person or video conference option Summary report of comments by topic 	<ul style="list-style-type: none"> Formed in Task 1 and meets during Tasks 1 through 4 Technical experts or constituency representatives Provides initial reactions to work products but no voting 5 meetings
4. PUBLIC FORUMS	5. PUBLIC MEETINGS	6. KEY DOCUMENTS
<ul style="list-style-type: none"> 2 public forums at key milestones Forum 1 – Review of Code Assessment Forum 2 – Review of Annotated Outline 	<ul style="list-style-type: none"> Takes place in Task 5 1 public meeting with Planning Board to consider adoption versions of UDO Text 1 public hearing with City Council for adoption of UDO text All meetings open to the public 	<ul style="list-style-type: none"> Code Assessment Annotated Outline Draft UDO Adoption Draft UDO Adopted UDO New Application Forms





Documents Design Dallas			
← → ↻ 🔒 designdallas2023.com/documents			
<div>DESIGN DALLAS</div> <div>Home About Project Status FAQ Documents Schedule</div>			
<h3>Documents</h3> <p>This page provides links to project-related documents as well as to draft work products prepared as part of Design Dallas. Documents are provided in chronological order below, with the newest documents on the top. In cases where document files are provided, they are provided in portable document file (pdf) format that have been optimized for web viewing.</p> <p>Click on the title of each document to view.</p>			
Doc #	Document Title	Date Posted	Description
H	UDO Focus Group Meeting 1 Presentation	Feb. 17, 2023	Project overview presentation given to the UDO Focus Group on February 14, 2023
G	Task 1 Project Intro Meeting Notes	Feb. 17, 2023	Summary notes from consultant trip 1 to Dallas on January 13, 2023
F	Bicycle Pedestrian Plan	Feb. 17, 2023	The bicycle and pedestrian master plan adopted by the Town in September 2022
E	2030 Comprehensive Land Use Plan	Feb. 17, 2023	The land use plan for the Town adopted in June 2022
D	Dallas Subdivision Code	Feb. 17, 2023	Link to the Town's Subdivision Regulations (Microsoft Word)
C	Dallas Zoning Ordinance	Feb. 17, 2023	Link to the Town's Zoning Ordinance (Microsoft Word)
B	Request for Qualifications	Feb. 17, 2023	The Request for Qualifications document for the preparation of a new UDO filed by the Town in September of 2022
A	Dallas Planning Department Webpage	Feb. 17, 2023	Home page for the Planning Department for the Town of Dallas



Project Branding



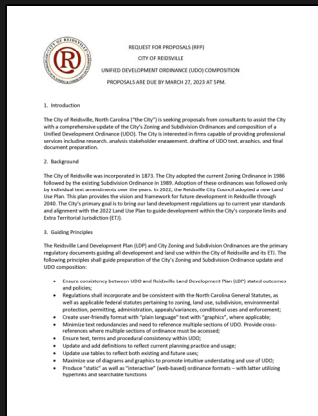
- Project Name
 - “Recharge Reidsville”
 - “Refine Reidsville”
 - “Reboot Reidsville”
 - “Reframe Reidsville”
- Color Scheme
 - Yellow, Maroon, Black
- Logo/Graphic
 - The Reidsville “R”
- City Contact
 - City staffer





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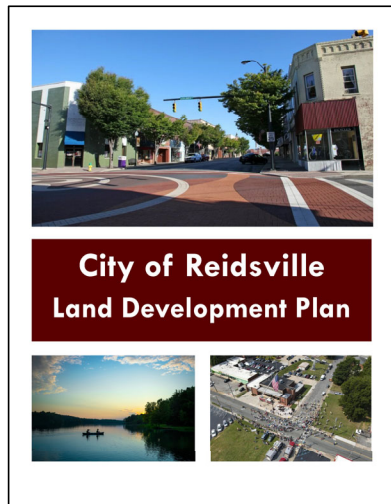
Request for Proposals



- A user-friendly UDO
- Modernize & update regulations
- Implement the 2022 Land Use Plan
- Legal sufficiency
- Incorporate best practice



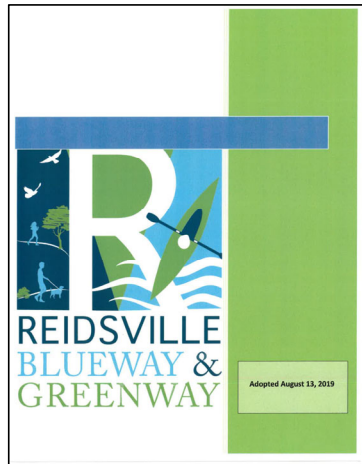
Land Use Plan



1. Thriving downtown
2. Strong local economy
3. Expanded housing options
4. Infrastructure for growth
5. Facilities, parks, & trails for active living
6. Preserve our history/sense of community



Blueway & Greenway Plan



1. Ensure greenways are accessible to citizens
2. Enhance quality of life through preservation of natural resources
3. Encourage use of greenways/blueways for education
4. Encourage use of greenways/blueways for health





Project Goals

(potential)

- Make the UDO user-friendly
- Focus on prosperity
- Implement adopted policy guidance
- Broaden housing options
- Make it easier to develop in Downtown

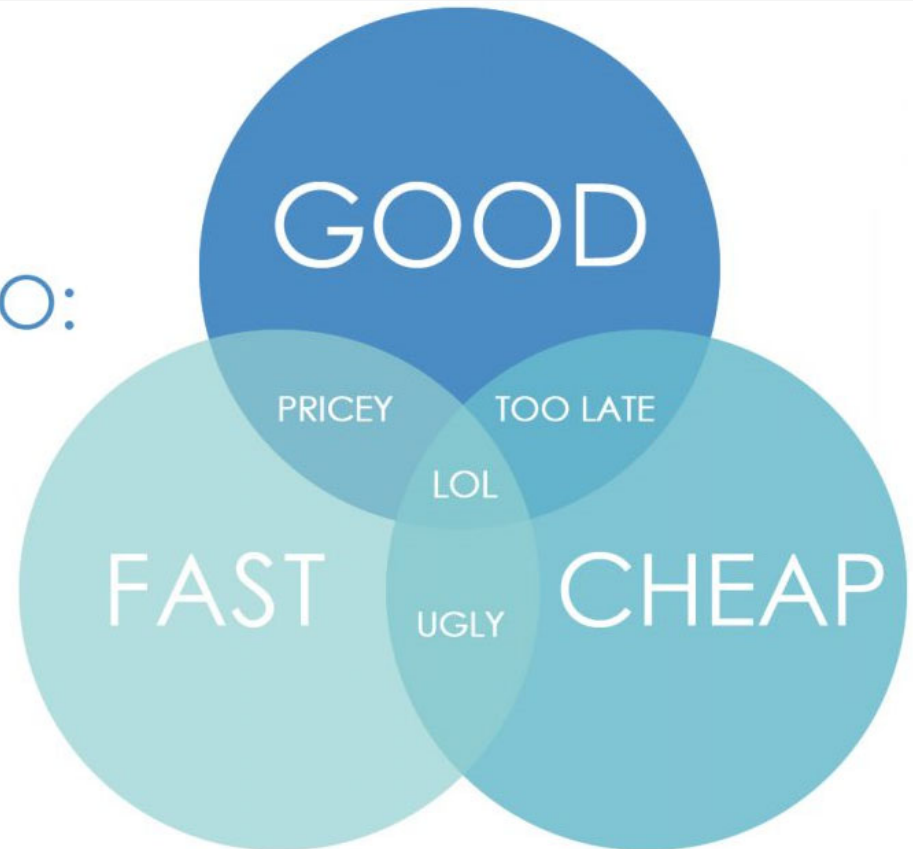




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Q1 The Development Review Process

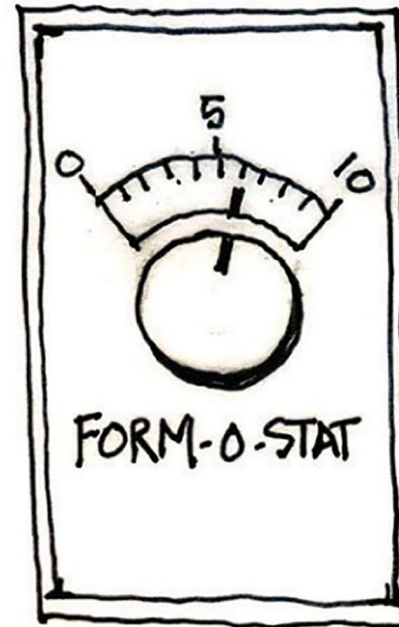
PICK TWO:



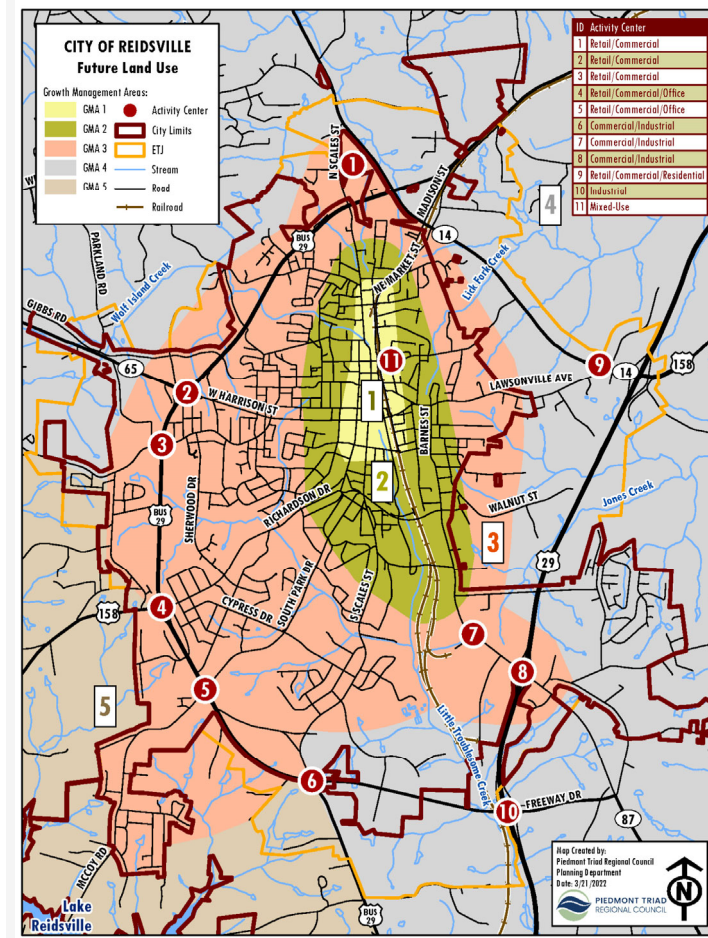
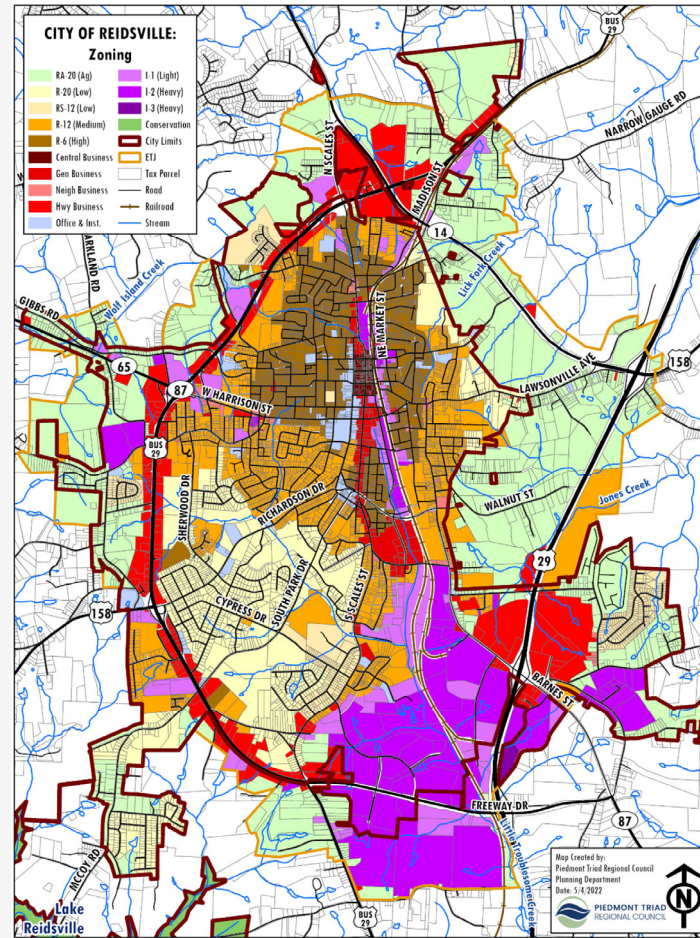
Q2 A question of balance

Predictability

Flexibility



Q3 Zoning 411



Q4 The Depot Plan



Q5 What
else should
we know?





Next Steps:

- Project branding
- Stakeholder discussions
- Webpage

- Code Assessment -
October