

**SUBJECT:**  
**Unified Development Code.**

**MEETING DATE:**  
October 1, 2024

**SUBMITTED BY:**  
Brian Davis

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**SUGGESTED ACTION:**

Consider request from the Community Development Agency for the award of a Professional Services Agreement with Clark Patterson Lee Architects for development of a Unified Development Code, in the not-to-exceed total amount of \$248,455.00.

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**FACTS AND ISSUES:**

The current Cherokee County Zoning Ordinance was adopted in 1994 to guide land use and development. The population of Cherokee County continues to grow from 215,129 in 2010 to 281,278 in 2022 and is forecasted for continued growth through 2050. The Zoning Ordinance and Development Regulations are due for a major update to complement this growth and to ensure that the proper regulatory tools align with the County's comprehensive plan to reflect the community's vision.

The development of the Unified Development Code project will have two major phases. The first phase will be to review, assess, and recommend changes to the various documents. The second is to combine all documents seamlessly into a Unified Development Code. Due to the scope and timeline needed to adequately address this project, this request for funding is being made across multiple budget years; the project duration is anticipated between 24 – 30 months. The final document will encourage and enable development and redevelopment in identified centers while preserving the unique character of the County's more rural areas, protecting natural and historic resources, supporting economic development, and providing opportunities for a variety of housing types.

The funding for the project is being budgeted as follows: FY2025 - \$150,000.00, FY2026 - \$98,455.00, for a total project cost of \$248,455.00.

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**ACCOUNT NAME:**  
ENGINEERING PROFESSIONAL SERVICES

**ACCOUNT NUMBER:**  
14271150-521200

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**ATTACHMENTS:**

[2024-027\\_CPL\\_UDC Proposal.pdf](#)  
[2024-027\\_CPL\\_UDC BAFO 08122024 - FINAL.pdf](#)  
[CPL\\_Unified Development Code\\_027-2024-00.pdf](#)  
[2024-027 Unified Development Code\\_Procurement Summary.pdf](#)