

Pender County UDO Update 2018 – RFP Respondent Questions and Answers

1. Is there an anticipated percentage of budgeted funds for contingency?
Answer: It's anticipated that approximately 10-15% of the budgeted funds would be set aside for contingency. This will mainly be reserved for unforeseen items that may warrant additional study, public input, or potential workshop.
2. How much rezoning is anticipated as part of the UDO Update?
Answer: Approximately 12%, since a majority of the county is zoned RA, Rural Agricultural, and the Future Land Use Map of the <i>Pender 2.0 Comprehensive Plan</i> maintains this as a recommended category, a focus of rezoning will be incorporating the recommended new zoning districts on the remainder of the county's land area.
3. What is the deficiency review?
Answer: County staff anticipates that this review may be a task delegated to County staff to complete. Staff could complete an article by article review, providing known areas of deficiencies back to the selected consultant.
4. Is there a desire that the chosen consultant will provide legal review?
Answer: County staff anticipates relying on the County Attorney for legal review of draft ordinance articles in an effort to limit legal fees.
5. Is the selected consultant expected to guide the County through the zoning map amendment procedure (assuming new districts are created) following the adoption of the UDO?
Answer: Yes, the selected consultant is expected to guide the County through the zoning map amendment process. It's expected that Staff will be knowledgeable enough about the proposed districts however, desired that the Consultant work alongside Staff and the Planning Board through adoption.
6. Will a separate committee be tasked with this process? Or the Planning Board as suggested by the RFP?
Answer: It's anticipated that the Planning Board will be the overseeing entity during this process as they'll be familiar with the recommendations of new districts, if applicable.
7. It is stated that the ordinance update should be complete within 12 months. Does this time period also include the remapping effort (for any legacy or new zoning districts)?
Answer: If the UDO document is substantially completed and the rezoning process carries over the 12-month timeframe due to public hearing schedules, etc. that would be acceptable.
8. Given that there was a substantial amount of public engagement for the Pender 2.0 project, it is understood that there will not be a significant public engagement component to this effort. Is the County amenable to specific topic area on-line surveys or questionnaires posted to the project website?
Answer: Surveys and questionnaires are acceptable to garner feedback on specific proposals. Direct contact with stakeholders through these methods would also be acceptable.
9. Has the Steering Committee been appointed? If not, will the selected consultant have the option to "nominate" representatives of certain groups?
Answer: The Steering Committee will be the Planning Board.
10. Do you want an estimate of the total hours by each staff member shown on the org chart for each task, per phase? Or is the total number of staff hours per phase sufficient for the purposes of the proposal?

Answer: The total number of staff hours per phase is sufficient however, those staff hours should be broken out by percentage or other means so that Pender County can have an understanding of assignments per position from the Consultant.