

PLANNING BOARD REPORT TO TOWN COUNCIL
Unified Development Ordinance Amendments : Item #4



Planning Board Meeting Date: April 13, 2026

Report Requirements:

Per NCGS §160D-604, all proposed amendments to the zoning ordinance or zoning map shall be submitted to the Planning Board for review and comment. If no written report is received from the Planning Board within 30 days of referral of the amendment to the Planning Board, the Town Council may act on the amendment without the Planning Board report. The Town Council is not bound by the recommendations, if any, of the Planning Board.

Planning Board Recommendation:

Motion: Recommend denial as presented and request that the Planning Board minutes from the Public Forum and New Business discussion be included with the staff report to Town Council.

Introduced by Planning Board member: Keith Braswell

Seconded by Planning Board member: Mary Petersen

- Approval of the proposed UDO amendment(s)
- Approval of the proposed UDO amendment(s) with the following conditions:

- Denial of the proposed UDO amendment(s)

With 8 Planning Board Member(s) voting "aye"

With 0 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

- Amendment could add additional time to the rezoning process.
- Amendment could result in ambiguity for the applicant in whether all of the EAB's recommended conditions must be added.
- Amendment could allow for a Town Council liaison at the EAB meetings to have out-sized influence on the EAB recommendation. This is not directed at the current elected officials, but in recognition of potential future liaisons.

This report reflects the recommendation of the Planning Board, this the 13th day of April 2026.

Attest:



Keith Braswell, Planning Board Chair

Amanda Bunce Digitally signed by Amanda Bunce
Date: 2026.04.13 18:52:57 -04'00'

Amanda Bunce, Assistant Planning Director