

PLANNING BOARD REPORT TO TOWN COUNCIL

Unified Development Ordinance Amendments

Planning Board Meeting Date: May 11, 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 due to the unnecessary added time and complexity this change would bring to the process.

Introduced by Planning Board member: Kristy Yule

Seconded by Planning Board member: Mark Spanioli

- 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 1 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

This report reflects the recommendation of the Planning Board, this the 11th day of May 2026.

Attest:

Keith Braswell, Planning Board Chair

Amanda Bunce Digitally signed by Amanda Bunce
Date: 2026.05.11 18:44:00 -04'00'

Amanda Bunce, Assistant Planning Director

PLANNING BOARD REPORT TO TOWN COUNCIL
Dissenting Member Comments



Planning Board Member Name: Daniel Khodaparast

Meeting Date: 05/11/2026

Rezoning # _____

Long Range Plan amendment(s) _____

Other UDO Amendment related to the duties of the Environmental Advisory Board

Reason(s) for dissenting vote:

I think that the proposed amendment helps close a gap in the EAB's effectiveness. The EAB currently proposes recommendations but does not receive necessary feedback in order to grow as an effective part of local government. There is a lack of transparency which is a detriment to our residents who need protections as our Town continues to rapidly evolve.

The weight that a more formal process would have on the board should help developers pay closer attention to submissions coming before Planning Board and Town Council. Things that are on an "official record" tend to get more serious engagement in any context. Formalization tends to also shift behavior over time and could yeild better quality submissions from developers. Politically and procedurally I believe this would be a win. In the end, regardless it is a recommendation that PB or TC can choose to ignore.