

PLANNING BOARD REPORT TO TOWN COUNCIL

Unified Development Ordinance Amendments

Planning Board Meeting Date: September 14, 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 item to be continued to October 12, 2026.

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 7 Planning Board Member(s) voting "aye"

With 2 Planning Board Member(s) voting "no"

Reasons for dissenting votes:

See attached forms.

This report reflects the recommendation of the Planning Board, this the 14th day of September 2026.

Attest:


Keith Braswell, Planning Board Chair

Amanda Bunce Digitally signed by Amanda Bunce
Date: 2026.09.14 19:37:25 -04'00'
Amanda Bunce, Assistant Planning Director

PLANNING BOARD REPORT TO TOWN COUNCIL
Dissenting Member Comments



Planning Board Member Name: Alyssa Byrd

Meeting Date: September 14, 2026

☐ Rezoning # _____

☐ Long Range Plan amendment(s) _____

☒ Other Amendment to the UDO on board appointments

Reason(s) for dissenting vote:

Per discussion within the meeting, I recommend approval of these UDO amendments with the suggestion to strike the first sentence of 2.1.2(b)(f) and 2.1.3(b)(e). I think this reasonably balances the interests of the Mayor and Council while adding additional structure to the process. As proposed, I do not agree that Council should have authority to override the Mayor's appointment, but should retain the ability to decline an appointment.

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