



Planning Commission Staff Report

Agenda Title: **Zoning Changes to Town Edge**

Agenda Date: October 7th, 2025

Prepared by: **Jack Steinmayer, Zoning Compliance Officer**

Reviewed By: Katie Nunez, Director of Planning/Zoning Administrator

Date: October 1st, 2025

Type of Application:	NA
Applicant:	NA
Site Address	NA
Tax Map:	NA
Zoning:	
Proposal:	NA
Legal Deadline Requirements	NA
Date Application Received:	NA
Date Application Deemed Complete:	NA
For Planning Commission:	NA
For Town Council (Directory, not Mandatory)	Can act upon receipt of recommendation from Planning Commission; if PC fails to provide recommendation within the prescribed deadlines, it is deemed a favorable recommendation by the PC. Town Council max time frame is 12 months from when referred to the Planning Commission:

Background:

At the Northampton County Board of Supervisors Meeting on September 23rd, 2025, the Board began discussions on a proposed Zoning Text Amendment that would allow for gradual density increases through changes to the Town Edge Zoning Districts. The proposed amendment would permit townhouses and duplexes as a by-right use, and

apartments and mixed-use structures (up to 4 units residential/commercial) by SUP (Special Use Permit).

Staff wanted to bring this to the Planning Commission's attention as it indicates the County is taking steps to address the lack of housing in the County proper.