



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: April 14, 2025
Department: Planning and Economic Development
Agenda Section: Consent
Public hearing: Yes
Date of public hearing: March 20, 2025

PRESENTER/INFORMATION CONTACT

Molly Boyle, Planner II

ITEM TO BE CONSIDERED

Subject: Text amendment to Unified Development Ordinance Section 3.7.8, Unified Development Ordinance and Map Amendments - Public Hearing (staff-initiated)

Attachments:

1. Draft text amendment (mark-up)
2. Draft text amendment (clean)
3. Planning Board consistency statement
4. Consistency statement
5. Ordinance

Summary:

This text amendment clarifies the posted notice requirements for legislative hearings for Unified Development Ordinance and map amendments. Subsection 3.7.8.4, Posted Notice, currently states, "The posted notice shall remain in place until after a final decision is rendered on the application." This suggests that the posted notice should stay on site until after the town board's vote. These posted notices advertise legislative hearings pursuant to [NC GS § 160D-602\(c\), Posted Notice](#). Leaving a posted notice on site for weeks after a hearing has closed may confuse the public.

The amendment also proposes changes in grammar and syntax throughout the section, as well as some minor additions to better conform to NC GS § 160D-602, Notice of hearing on proposed zoning map amendments. However, the only substantive change is the clarification regarding posted notices.

Comprehensive Sustainability Plan goals:

Land Use and Development Goal 1: Ensure that future growth and development, including infill and redevelopment, are aligned with smart growth principles and consider infrastructure constraints such as water and wastewater system capacity.

Strategy: Improve and streamline the development review approval and acceptance process.

Action: Update the Unified Development Ordinance to ensure development review processes are clear, responsive, predictable, and equitable while ensuring flexibility within design. Include requirement to obtain capacity assurance and Water and Sewer Extension Contract prior to rezoning or annexation requests.

Financial impacts:

None.

Staff recommendation and comments:

Staff recommendation

Staff recommends approval of the text amendment as written.

Joint public hearing & Planning Board recommendation

The joint public hearing for this item was held on March 20, 2025. No members of the public offered comment on this item. The boards were supportive of the text amendment, and the Planning Board unanimously recommended approval of it after the hearing closed (7-0).

Action requested:

Approve the text amendment as written.