



City of Winston-Salem City Council
Council Agenda Item Summary

Title	Request for a Public Hearing on UDO-CC34, a text amendment proposed by Planning and Development Services staff to modify Chapters 2, 3 and 4 of the <i>Unified Development Ordinances (UDO)</i> to comply with NC House Bill 926
City Council Committee	General Government Committee
Staff Lead (Presenter)	Veronica Romero, LEED Green Associate, Environmental Project Planner
Department Head	Chris Murphy, AICP/CZO, Director of Planning and Development Services
City Manager/ACM	Aaron King, ACM

Agenda Item Summary

Recommended Council Action Planning Board Recommends Approval
 Suggested Motion Options I recommend approval of this UDO amendment.

Strategic Focus Area Good Government
 Strategic Plan Objective GG1: Delivering Efficient and Effective Core Services

Anticipated Fiscal Impact No Material Fiscal Impact

Summary of Information

In October 2025, the North Carolina General Assembly passed House Bill 926, also known as the Regulatory Reform Act of 2025, a broadly crafted bill limiting government regulation on varied topics. Sections 11 and 29 of the Bill outline changes in local planning and development regulations. Section 11 prohibits waiting periods for refileing development applications in the event of withdrawal or denial. Section 29 clarifies vested rights for previously approved development and amends standards for development petitions with split jurisdiction.

Planning and Development Services staff and the Attorneys’ Offices reviewed the *Unified Development Ordinances (UDO)* to determine which sections would need to be amended to conform to the revised Statutes. Staff determined that chapters 2, 3, and 4 of the UDO would need to be modified by removing resubmittal limits for withdrawn or denied applications, modifying provisions for development requests with split jurisdiction, and clarifying vested rights in compliance with the Bill.

These changes are necessary to ensure the UDO complies with current statutory language as outlined in NC House Bill 926.

Analysis of Fiscal Impact

This amendment will have no fiscal impact on the City.

Attachments

- UDO-CC34 Staff Report
- UDO-CC34 Ordinance
- UDO-CC34 Statements of Consistency

Committee Action	GGC 4/13/2026
For:	Against:
Remarks: Approved Unanimously	