



# Planning and Development Services

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## Staff Report

**To:** Wake County Board of Commissioners  
**From:** Terry Nolan, Planner III  
**Subject:** Unified Development Ordinance Text Amendment OA-01-26  
**Date:** June 15, 2026

### Request

That the Board of Commissioners approve the following amendments to the Unified Development Ordinance (UDO):

1. Amends county department names to reflect organizational changes. Several county departments have been reorganized and renamed in recent years. The proposed amendment updates all references to county departments throughout the entire document.

From:	To:
Planning, Development & Inspections	Planning and Development Services
Health & Human Services	Public Health
Housing and Community Revitalization Division of Wake County Human Services	Housing Affordability and Community Revitalization

2. Amends references to State Statute and state agency name. In a few instances in the UDO, the State Statue has been moved or renumbered. The UDO references are corrected. Additionally, North Carolina renamed the Department of Environment and Natural Resources to the Department of Environmental Quality in 2015.
3. Deletes references to “approve with performance reservations” in Article 10-30-3 related to erosion and sedimentation control plans. The language was deleted from State Statute.
4. Inserts text to Articles 10, 11, 14 confirming and reiterating the Wake County Stormwater Design Manual is adopted by reference.
5. Corrects typos, deletes or amends language “left over” from previous UDO amendments, standardizes formatting.

## **Applicant**

Wake County Planning and Development Services

## **Background/Analysis**

### *Amending county names to reflect organizational changes*

The proposed amendments were prompted primarily by the departmental reorganization of county functions related to planning, development, building inspections, watershed management and erosion control. There were many mentions of the old departments in the UDO and staff felt it important to correct the UDO to avoid confusion.

It is good government practice to update core documents on a regular basis; however, the UDO provides flexibility related to departments and agencies with mentions about successor agencies in Article 1 as follows:

“All references to officials and agencies are intended to be interpreted as references to the official's or agency's most current title or name **or to their successors.** “

### *Referencing State Statute in the UDO*

The UDO references State Statute to provide additional guidance or context. The UDO does not contain every reference to every relevant State Statute. Article 1-18-6 states: All references in the ordinance to other municipal, county, state, or federal regulations are for informational purposes only, and do not constitute a complete list of such regulations.

The amendment corrects references to State Statute where the state regulation has moved or been renumbered. There are no substantive changes. In Article 10-30-3, there was left over language referring to “approve with performance reservations” related to erosion and sedimentation control plans. The language was deleted from State Statute.

### *Wake County Stormwater Design Manual references*

The amendment inserts text at the beginning of Articles 10, 11, 14 confirming the Wake County Stormwater Design Manual is adopted by reference. The manual provides detailed guidance for developers, engineers and property owners to ensure that stormwater runoff is managed responsibly, protecting our water resources for everyone in Wake County.

### *Correcting typos and “leftover” language*

OA-01-26 is the product of a full review of the UDO document. While the priority was to identify and update county department names, staff also found minor typos, misspellings, and outdated text.

Mobile Home to Manufactured Home. OA-01-24 changed the term mobile home to manufactured home in Articles 4 and 21 to align with NC building code. This amendment corrects the term in Article 19.

Bed and Breakfast Homestay. OA-02-25 changed the term Bed and Breakfast Homestay to Short-Term Rental in Articles 4 and 15 and modernized the standards. This amendment corrects the term in Article 21.

### **Staff Findings**

1. The proposed amendment does not impact any land use or development regulations or permits.
2. The text amendments bring the UDO into alignment with county operations.
3. The text amendments align with State Statute.
4. The Home Builders Association (HBA) had no concerns.

### **Staff Recommendation**

Planning Staff recommend approval of text amendments as presented.

### **Planning Board Recommendation**

At the April 1, 2026, Planning Board meeting:

1. The Wake County Planning Board voted unanimously to recommend that the Board of Commissioners adopt the statement of consistency for Ordinance Amendment 01-26 as presented.

and by separate motion

2. The Wake County Planning Board voted unanimously to recommend that the Board of Commissioners adopt Ordinance Amendment 01-26 as presented.

### **Attachments:**

1. OA-01-26 Presentation
2. OA-01-26 Staff Report
3. OA-01-26 Statement of Consistency
4. OA-01-26 Ordinance Amendment Resolution
5. OA-01-26 Planning Board Minutes
6. OA-01-26 Motions Page
7. OA-01-26 Text Amendment