



**Date:** June 22, 2026

**To:** Claudia Hager, County Manager  
**Through:** Maurice Jones, Deputy County Manager  
**From:** Sara M. Young, AICP, Planning & Development Director  
**Subject:** TC2600002: Development Moratoria, *Unified Development Ordinance (UDO) Text Amendment*

### **Executive Summary**

TC2600002 is a staff-initiated text amendment request to amend Section 3.19.6, *Development Moratoria*, of the *Unified Development Ordinance (UDO)*, in order to reduce the regulatory barriers required to institute development moratoria by the governing bodies. The Board is being asked to conduct a public hearing to receive comments and consider the following motions:

**Motion 1:** To adopt an ordinance amending the *Unified Development Ordinance*, incorporating revisions to Article 3, *Applications and Permits*.

**Motion 2:** To adopt a Consistency Statement as required by N.C.G.S. §160D-605.

### **Background**

A development moratorium is a tool granted to local governments by the North Carolina General Statutes which allows a temporary pause on certain types of development, often so that local governments can develop the appropriate regulations for a particular land use.

During the May 4<sup>th</sup> meeting of the Durham City Council, an ordinance establishing a development moratorium on data centers was adopted for a period of 60 days (expiring on July 3, 2026). In order to extend the moratorium beyond this period, the governing bodies would first need to bring this request before the Planning Commission. Additionally, the UDO does not allow for a moratorium to extend beyond a one-year period.

The proposed text amendment removes the requirement for Planning Commission review as well as the associated restriction on the length of time a moratorium can be imposed (see: *Attachment A: TC2600002: Development Moratoria, Proposed Ordinance Language*). Additionally, TC2600002 removes redundant language already reflected within state law; however, any proposed moratorium would still be required to meet all standards with North Carolina General Statutes (see: *Attachment B: N.C.G.S. §160D-107*).

### **Staff Contact**

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### **Attachments**

**Attachment A:** TC2600002: Development Moratoria, Proposed Ordinance Language

**Attachment B:** B. N.C.G.S. §160D-107