

**CHAPTER 12**

**Planning**

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**ARTICLE 1**

**Planning Board**

**Section 12.1 Planning Board created.**

A Town Planning Board for the Town of Hudson, North Carolina, is hereby created under the authority of G.S. 160A-361. (Ord. of 7/1/69, Sec. 1)

**Section 12.2 Members of Planning Board.**

The Town Planning Board shall consist of five members who shall be persons of recognized experience and qualifications. At the time of their appointment, members shall hold no other official municipal government position except on a zoning board, zoning board of appeals or housing authority board. The Mayor may appoint two ex officio members to the Board who shall have no vote but who shall act as advisors to the Planning Board.

The citizen members shall be appointed by the Town governing board upon creation of the Planning Board to hold office as follows: two members for one year, two members for two years and one member for three years; thereafter, members shall be appointed for a term of three years. All members of the Planning Board shall serve as such without compensation. Members may, after a public hearing, be removed by the Mayor for inefficiency, neglect of duty, or malfeasance in office. The Mayor shall file a written

statement of reasons for such removal. Vacancies occurring otherwise than through the expiration of term shall be filled for the unexpired term by the Town Board.

Two additional members shall be selected by the Caldwell County Board of Commissioners from among those residents residing within the one-mile perimeter area, as set out in Article 3 of this chapter and said members shall serve for two years and shall enjoy all the rights, privileges, duties, responsibilities and qualifications of those members of said Board who are residents of the Town of Hudson which are not inconsistent with other provisions of law; provided that such members to said Board chosen from within the one-mile perimeter planning area shall enjoy the right to vote at such meetings of said Board on matters only involving the planning, development and zoning and other pertinent matters within the one-mile perimeter planning area. (Ord. of 7/1/69, Sec. 2, as amended by Ord. of 1/4/77)

**Section 12.3 Organization and rules.**

Within thirty days after appointment, the Planning Board shall elect its chairman from among the appointed citizen members and create and fill such other of its offices as it may determine. The term of office for the chairman shall be two years. The Planning Board shall hold at least one regular meeting in each month which shall be open to the public. It shall adopt rules for transaction of business and shall keep a record of its resolutions, transactions, findings and determinations, which record shall be a public record. (Ord. of 7/1/69, Sec. 3)

**Section 12.4 Staff and finances.**

The Planning Board may contract with city planners, engineers, architects, and other consultants for such services as it may require. The expenditures of the Planning Board, exclusive of gifts, shall be within the amounts appropriated for the purpose by the Town Board and no indebtedness for which the Town shall be liable shall be contracted by the Planning Board unless an appropriation is made by the Town Board for such purposes, as authorized by G.S. 160A-363, and then only to the extent of the appropriation. The Planning Board shall have the right to accept gifts and donations for the exercise of its functions and for giving publicity to its work and may expend the money received from such donations and gifts as in its judgment may appear best. (Ord. of 7/1/69, Sec. 4)

**Section 12.5 General powers and duties.**

It shall be the function and duty of the Planning Board to make and adopt a suggested master plan for the physical development of the municipality or modified parts of such plan as the Planning Board and governing body may deem best. Such plan, with the accompanying maps, plats, charts, and descriptive matter may show the Planning Board's recommendations for the development of said territory, including among other things, the general location, character, and extent of streets, viaducts, bridges, waterways, water fronts, boulevards, parkways, playgrounds, squares, parks, aviation fields, and other public ways, grounds and open spaces, the general location of public buildings and other public property, and the general location and extent of public utilities and terminals, whether publicly or privately owned or operated, for water, light, sanitation, transportation, communication, power, and other purposes; also the removal, relocation, widening, narrowing, vacating, abandonment, change of use or extension of any of the foregoing ways, grounds, open spaces, buildings, property, utilities, or terminals, as well as a zoning plan for the control of the height, area, bulk, location and use of buildings and premises. The Planning Board may from time to time recommend amendments, extensions, or additions to the plan. (Ord. of 7/1/69, Sec. 5)

**Section 12.6 Purposes in view.**

In the preparation of such plan or modified plan or parts thereof, the Planning Board shall make careful and comprehensive surveys and studies of present conditions and future growth of the municipality and with due regard to its relation to neighboring territory. The plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the municipality and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, as well as efficiency and economy in the process of development, including among other things, adequate provision for traffic, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of the healthful and convenient distribution of population, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds, and the adequate provision of public utilities and other public requirements. (Ord. of 7/1/69, Sec. 6)

**Section 12.7 Miscellaneous powers and duties of Planning Board.**

Before the adoption by the Planning Board of the plan or any such part, amendment, extension, or addition, the Planning Board shall hold at least one public hearing thereon. The Planning Board shall have power to promote public interest in and understanding of the plan and to that end may hold public hearings, publish and distribute copies of the plan or of any report and may employ such other means of publicity and education as it may determine. Members of the Planning Board, when duly authorized by the Planning Board, may attend city planning conferences or meetings of city planning institutes or hearings upon pending city planning legislation, and the Planning Board may, by resolution spread upon its minutes, pay the reasonable traveling expenses incident to such attendance. All officers and employees of the Town shall render such reasonable assistance and any such information to the Planning Board as may be requested by the Planning Board for its work.

The Planning Board shall from time to time, and at least annually, submit reports in writing to the Town Board giving information regarding the condition of the Town and any plans or proposals for the development of the Town and estimates of the cost thereof, and these reports shall contain such other recommendations as the Planning Board feels should have immediate attention. (Ord. of 7/1/69, Sec. 7)

**ARTICLE 2**

**Zoning (Reserved)**

The Town's Zoning Ordinance is included in this code by reference. A copy is on file in the Town Clerk's Office.

**ARTICLE 3**

**One-Mile Perimeter Planning Area (Reserved)**