

**ARTICLE 8
BOARDS AND COMMISSIONS**

Section 8.1	Board of Commissioners
Section 8.2	Planning Board
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**SECTION 8.1
BOARD OF COMMISSIONERS**

Section 8.1.1	Existence Continued
Section 8.1.2	Rules for Proceedings of the Board of Commissioners
Section 8.1.3	Function and Duties

Section 8.1.1 Existence Continued

The Board shall continue in its present form and function, as established by the Town’s Charter and any amendments thereto.

Section 8.1.2 Rules for Proceedings of the Board of Commissioners

The Board has adopted rules, which it may amend from time to time, governing its organization and proceedings.

Section 8.1.3 Function and Duties

The function and duties of the Board shall be as provided for in the General Statutes of North Carolina and in this Ordinance.

**SECTION 8.2
PLANNING BOARD**

Section 8.2.1	Existence Continued
Section 8.2.2	Rules for Proceedings of the Planning Board
Section 8.2.3	Function and Duties

Section 8.2.1 Existence Continued

The Planning Board shall continue in its present form and function.

Section 8.2.2 Rules for Proceedings of the Planning Board

The rules governing the Planning Board’s proceedings shall be as provided for in Town Ordinance No. 64, as amended from time to time.

Section 8.2.3 Function and Duties

In addition to any authority, functions, duties and responsibilities which are prescribed by the General Statutes, the Planning Board is hereby vested with the following functions and duties:

1. Review and comment on, for the Board’s consideration and action thereon, a zoning

ordinance, zoning map, regulations for the subdivision of land, any amendments to the foregoing, including rezoning applications, and any other land use and/or development regulations deemed appropriate and as directed by the Board.

2. Review and comment on, for the Board's consideration and action thereon, master development plans, and any of the specified amendments thereto, in accordance with the provisions of Article 7, *Overlay Districts*, Section 7.2.5, *Master Development Plan*.
3. Review and comment on, for the Board's consideration and action thereon, applications for special use permits in accordance with the provisions of Article 9, *Review and Approval Procedures*, Section 9.4, *Special Uses*.
4. Review and approve subdivision plats in accordance with the Town's Subdivision and Commercial Regulations.

SECTION 8.3 THE BOARD OF ADJUSTMENT

Section 8.3.1 Designation of the Planning Board

Section 8.3.2 Functions and Duties

Section 8.3.1 Designation of the Planning Board

The Planning Board is hereby designated to set, as a Board of Adjustment, for the purpose of performing the duties set forth in Section 8.3.2 herein.

Section 8.3.2 Functions and Duties

In addition to any authority, functions, duties and responsibilities which are prescribed by the General Statutes, the Board of Adjustment is hereby vested with the following functions and duties:

1. Hear and decide upon variance applications in accordance with the provisions of Article 9, *Review and Approval Procedures*, Section 9.7, *Variances and Appeals*.
2. Hear and decide upon appeals from and review of any order, requirement, decision or determination made by an administrative official charged with the enforcement of this Ordinance in accordance with the provisions of Article 9, *Review and Approval Procedures*, Section 9.7, *Variances and Appeals*.
3. Interpret zoning maps and pass upon disputed questions of lot lines or district/overlay boundary lines provided, however, that such interpretations and questions are first presented to the Town Manager for possible resolution thereof.
4. Subpoenaing witnesses and compelling the production of evidence. If a person fails or refuses to obey any such subpoena, the Board of Adjustment may apply to the General Court of Justice for an order requiring that the subpoena be obeyed.

SECTION 8.4
CONFLICTS OF INTEREST

Board members and staff shall comply with the conflict of interest standards set forth in NCGS 160D-109.