

TA 21-01 – 160D Zoning & Subdivision Text Amendment

PART 1: DESCRIPTION

TA21-01 is a request by the Huntersville Planning Department to amend the Huntersville Zoning and Subdivision Ordinance. The purpose of the amendment is to comply with the new Chapter 160D of the State Statutes and correct any other adjustments needed.

PART 2: BACKGROUND

The North Carolina General Statutes were amended in 2019 by creating a new Chapter 160D. This new Chapter consolidated city- and county-enabling statutes for development regulations (previously Chapters 153A and 160A) into a single, unified chapter. Chapter 160D places these statutes into a more logical, coherent organization. While the new law did not make major policy changes or shifts in the scope of authority granted to local governments, it did provide many clarifying amendments and consensus reforms that must be incorporated into local development regulations.

In addition to amendments related to 160D, other miscellaneous adjustments are proposed to correct citations, standardized references, delete outdated references, clear-up conflicts, etc. Changes are tracked in the proposed amendments and comments have been added where appropriate to provide clarification.

PART 3: RELEVANT HUNTERSVILLE 2040 COMMUNITY PLAN AND APPLICABLE LONG RANGE PLANS

TA21-01 is consistent with all policies of the Huntersville 2040 Community Plan as the amendment is necessary to maintain land development regulations.

PART 4: STAFF RECOMMENDATION

Approval

PART 5: HUNTERSVILLE ORDINANCE ADVISORY BOARD

The Huntersville Ordinance Advisory Board has been reviewing proposed amendments since January, 2021. A final recommendation is scheduled for May 6, 2021.

PART 6: PUBLIC HEARING

The Public Hearing is scheduled for May 3, 2021.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled to TA 21-01 on May 25, 2021.

PART 8: ATTACHMENTS AND ENCLOSURES

- TA 21-01 (Zoning Ordinance Articles 1-12 and Article 14; Subdivision Ordinance)

PART 9: STATEMENT OF CONSISTENCY – TA20-01

Planning Department	Planning Board	Board of Commissioners
<p>APPROVAL: In considering the proposed amendment TA21-01 to the Huntersville Zoning and Subdivision Ordinance, planning staff recommends approval based on consistency with all policies of the Huntersville 2040 Community Plan as the amendment is necessary to maintain land development regulations.</p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance it is necessary to coordinate the Huntersville Zoning and Subdivision Ordinances with state enabling development regulations</p>	<p>APPROVAL: In considering the proposed amendment TA21-01 to amend the Huntersville Zoning and Subdivision Ordinance, the Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u></p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i></p>	<p>APPROVAL: In considering the proposed amendment TA21-01 to amend the Huntersville Zoning and Subdivision Ordinance, the Town Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u></p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i></p>
<p>DENIAL: N/A</p>	<p>DENIAL: In considering the proposed amendment TA20-01 to amend Article 7.2.1, Article 7.4.2 F and Article 12 of the Huntersville Zoning Ordinance, the Planning Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>.</p> <p>It is not reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i></p>	<p>DENIAL: In considering the proposed amendment TA20-01 to amend Article 7.2.1, Article 7.4.2 F and Article 12 of the Huntersville Zoning Ordinance, the Town Board recommends denial based on the amendment being <u>(consistent OR inconsistent)</u> with <u>(insert applicable plan reference)</u>.</p> <p>It is not reasonable and in the public interest to amend the Zoning Ordinance because...<i>(Explain)</i></p>

**AN ORDINANCE TO AMEND ARTICLES 1-12 AND 14 OF THE ZONING ORDINANCE AND
THE SUBDIVISION ORDINANCE**

Section 1. Be it ordained by the Board of Commissioners of the Town of Huntersville that the Zoning ordinance is hereby amended as follows:

1. Amending Articles 1-12 and 14 of the Zoning Ordinance in accordance with the attached amendments.

Section 2. Be it ordained by the Board of Commissioners of the Town of Huntersville that the Subdivision ordinance is hereby amended as follows:

1. Amending the Subdivision ordinance in accordance with the attached amendment.

Section 3. That this ordinance shall become effective upon adoption.

HUNTERSVILLE ORDINANCE ADVISORY BOARD: To be considered May 6, 2021

PUBLIC HEARING DATE: May 3, 2021

PLANNING BOARD MEETING: May 25, 2021

TOWN BOARD DECISION: June 21, 2021