

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related to 160D, other miscellaneous adjustments are proposed to correct citations, standardized references, delete outdated references, clear-up conflicts, etc.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 recommended approval on May 10, 2021.

PART 6: PUBLIC HEARING

The Public Hearing was held on May 3, 2021. Discussion on TA21-01 can be found at the 2:06 hour of the May 3, 2021 meeting: <https://www.facebook.com/HuntersvilleNCTownGovernment/videos/307941484038677/>
All legal ad requirements are certified as having been met by the Huntersville Planning Department.

PART 7: PLANNING BOARD RECOMMENDATION

The Planning Board unanimously recommended approval of TA 21-01 on May 25, 2021.

PART 8: ATTACHMENTS AND ENCLOSURES

1. Text Amendment Application
2. Zoning Ordinance with changes tracked
3. Subdivision Ordinance with changes tracked

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 state law.</p> <p>It is reasonable and in the public interest to amend the Zoning Ordinance because for the town to comply. (8-0 vote for approval)</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>