

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1989

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HOUSE BILL 2281

Short Title: Durham Rezoning Development Plans.

(Local)

Sponsors: Representative Michaux.

Referred to: Infrastructure.

June 1, 1990

A BILL TO BE ENTITLED

AN ACT AUTHORIZING THE COUNTY OF DURHAM TO REQUIRE
DEVELOPMENT PLANS DURING THE PROPERTY REZONING PROCESS.

The General Assembly of North Carolina enacts:

Section 1. (a) Development Plans and Site Plans. In exercising the zoning power granted to counties by G.S. 153A-340, G.S. 153A-341, and G.S. 153A-342, the Durham County Board of Commissioners may require a development plan showing the proposed development of property be submitted along with any request for the rezoning of that property. The Board may consider the development plan in its deliberations on the rezoning action. The Board may require that any site plan submitted after the rezoning action conform with the previously approved development plans for the same property. The Board may adopt procedures and guidelines for the preparation and presentation of these development plans.

(b) The Durham County Board of Commissioners may require that a site plan be submitted and approved prior to the issuance of any building permit. The Board may specify the information to be included in a site plan and may require that the site plan be prepared by a professional engineer, architect, surveyor, or landscape architect licensed to practice in North Carolina. The Board may adopt procedures for the preparation and review of the site plans to insure that development of property shall conform to applicable zoning and building laws and regulations. The Board may require that site plans conform with previously approved development plans for the same property.

Sec. 2. This act is effective upon ratification.