

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1989

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HOUSE BILL 802
Committee Substitute Favorable 5/30/89

Short Title: Zebulon Charter Amendments.

(Local)

Sponsors:

Referred to:

March 23, 1989

A BILL TO BE ENTITLED

1 AN ACT TO AMEND THE CHARTER OF THE TOWN OF ZEBULON RELATING
2 TO DRIVEWAYS, SITE PLAN AND SUBDIVISION APPROVAL, ROAD OR
3 DRAINAGE PROJECT FEES, OPEN SPACE PROJECT FEES, AND
4 RECREATIONAL FEES.
5

6 The General Assembly of North Carolina enacts:

7 Section 1. The Charter of the Town of Zebulon being Chapter 386, Session
8 Laws of 1973, is amended by adding new sections to read:

9 "Sec. 8.29. Site Plan Approval.

10 (a) Site Plans. The Town Council may as part of its zoning regulations require
11 that a site plan be submitted, and approved prior to the issuance of a building permit for
12 new construction, excluding renovation and repair of existing structures, and excluding
13 accessory uses and their structures, unless such renovations and repairs and accessory
14 uses shall cause an increase in the off-street parking requirement or a change in
15 occupancy as occupancy is defined by the North Carolina State Building Code. Such
16 local law shall specify the elements to be included in site plans submitted for approval
17 in accordance with standards of zoning code; such elements may include, where
18 appropriate, those relating to off-street parking, driveway access, internal circulation,
19 screening, signs, landscaping, architectural features, locations and dimensions of
20 buildings, topography and grading, utilities, drainage structures, street and sidewalk
21 improvements, loading and service areas, fire hydrants, and such other elements as may
22 reasonably be related to the health, safety and general welfare of the community.
23 Where appropriate, approval of site plans may be conditioned to include requirements

1 that street and utility rights-of-way be dedicated to or reserved by the public, or street
2 and utility improvements be made to the same extent as required by the local
3 subdivision regulations. This provision shall not apply to additions of less than five
4 percent (5%) of gross floor area on an annual basis unless such addition causes an
5 increase in the off-street parking requirements or a change in occupancy as occupancy is
6 defined by the North Carolina State Building Code. The Town Council shall prescribe
7 procedures for review and approval of such site plans to insure that development of
8 property shall conform to applicable zoning or other relevant laws or regulations, with
9 approvals by designated Town staff, or the Town Council. Appeals shall lie from the
10 staff to the Town Council. The Town Council may require that site plans be in
11 conformity with previously approved subdivision plans for the same property; further,
12 in the event of conflict between a requirement for site plan approval and requirements
13 for previously approved subdivision plans, the latter shall control.

14 "Sec. 8.30. Road or Drainage Projects Fees.

15 (a) Definitions. The following words in this section are defined as follows,
16 unless the contrary clearly appears from the context:

- 17 (1) 'Capital costs' means costs spent for developing new road or public
18 storm drainage projects or road or public storm drainage
19 improvements; such costs may include land acquisition, design, and
20 construction, and no other.
- 21 (2) 'Road or drainage project' means road or public storm drainage
22 improvements provided or established by the Town or in conjunction
23 with other units of government which are required in addition to those
24 required by the subdivision regulations.
- 25 (3) 'Developer' means an individual, corporation, partnership,
26 organization, association, firm, political subdivision, or other legal
27 entity constructing or creating new construction.
- 28 (4) 'Road or drainage project fee' means the charge imposed upon new
29 construction pursuant to the grant of regulatory authority contained
30 herein.
- 31 (5) 'New construction' means any new development, construction, or
32 installation that results in real property improvement or which requires
33 a building permit. This term shall include the installation of a mobile
34 home and factory built and modular housing. This term shall not
35 include fences, billboards, poles, pipelines, transmission lines,
36 advertising signs, or similar structures and improvements, or
37 renovations and repairs, which do not generate the need for additional
38 or expanded road or drainage projects upon completion of the new
39 construction.

40 (b) Subject to the conditions hereinafter set forth, the Town of Zebulon,
41 following the adoption of an ordinance or ordinances, may impose and collect a
42 regulatory fee defined herein as a road or drainage project fee on all new construction
43 within its Town limits and extraterritorial jurisdiction.

44 (c) Requirements and limitations.

- 1 (1) No road or drainage project fee shall be enacted until the Town
2 Council has caused to be prepared a report containing: (i) a
3 description of the anticipated capital costs to the Town of each
4 additional or expanded road or drainage project; (ii) a description of
5 the relevant characteristics of construction which give rise to
6 additional or expanded road and drainage projects, such as population,
7 trip generation, stormwater runoff, and flow characteristics; (iii) a
8 plan for providing one or more road or drainage projects.
- 9 (2) Before adopting or amending any road or drainage project fee
10 ordinance authorized by this section, the Town Council shall hold a
11 public hearing. A notice of the public hearing shall be given so as to
12 conform with G.S. 160A-364, as it may be amended from time to time.
13 No such ordinance shall be adopted or amended without receiving the
14 planning commission recommendation to the Town Council. If the
15 planning commission shall fail to return a recommendation within 60
16 days of submittal of an ordinance, the ordinance shall be returned to
17 the Town Council and deemed to have a favorable recommendation as
18 submitted to the planning commission.
- 19 (3) The amount of each fee imposed and collected hereunder shall be
20 based upon reasonable and uniform considerations of capital costs to
21 be incurred by the Town as a result of new construction and shall bear
22 a reasonable relationship to such capital costs. Such fee shall be based
23 upon reasonable classifications and rates which shall be uniformly
24 applied to all members of a class; however, the fees may differ within
25 zones which may be established depending on the special needs and
26 costs of road and drainage projects in such zones. To the extent that
27 the developer installs and dedicates road or public storm drainage
28 improvements for which the use of the fee is designated, which
29 immediately become the property of the Town or another unit of
30 government, and which are not otherwise reimbursed by the Town, the
31 fee shall be reduced by an amount equal to the value of the
32 improvements or dedications.
- 33 (4) All monies from fees collected hereunder shall be placed in a separate
34 trust fund. Expenditures from such trust fund for any one road or
35 drainage project shall not exceed fifty percent (50%) of the capital
36 costs of such individual project. No expenditures from such trust fund
37 shall be made for any purpose other than a road or drainage project
38 undertaken by the Town, or by the Town in conjunction with other
39 units of government. Road or drainage project fees shall be spent for
40 those community service facilities authorized by this Section 8.30
41 which the Town provides within six years after its collection and
42 within 10 years for those community service facilities authorized by
43 this Section 8.30 which the Town provides in conjunction with other
44 units of government.

1 "Sec. 8.31. Open Space Project Fees.

2 (a) Definitions. The following words in this section are defined as follows,
3 unless the contrary clearly appears from the context:

4 (1) 'Capital costs' means costs spent for the purchase only of land for open
5 space but not for development thereof.

6 (2) 'Open space project' means the acquisition of any space or area which
7 is predominantly undeveloped land whose existing openness, natural
8 condition, or present state of use, if retained, would enhance the
9 present or potential value of abutting or surrounding urban
10 development.

11 (3) 'Developer' means an individual, corporation, partnership,
12 organization, association, firm, political subdivision, or other legal
13 entity constructing or creating new construction.

14 (4) 'Open space project fee' means the charge imposed upon new
15 construction pursuant to the grant of regulatory authority contained
16 herein.

17 (5) 'New construction' means any new development, construction, or
18 installation that results in real property improvement or which requires
19 a building permit. This term shall include the installation of a mobile
20 home and factory built and modular housing. This term shall not
21 include fences, billboards, poles, pipelines, transmission lines,
22 advertising signs, or similar structures and improvements, or
23 renovations and repairs, which do not generate the need for additional
24 or expanded open space projects upon completion of the new
25 construction.

26 (b) Subject to the conditions hereinafter set forth, the Town of Zebulon,
27 following the adoption of an ordinance or ordinances, may impose and collect a
28 regulatory fee defined herein as an open space project fee on all new construction within
29 its Town limits and extraterritorial jurisdiction.

30 (c) Requirements and limitations.

31 (1) No open space project fee shall be enacted until the Town Council has
32 caused to be prepared a report containing: (i) a description of the
33 anticipated capital costs to the Town of each additional or expanded
34 open space project; (ii) a description of the relevant characteristics of
35 construction which give rise to additional or expanded open space
36 projects; (iii) a plan for providing one or more open space projects.

37 (2) Before adopting or amending any open space project fee ordinance
38 authorized by this section, the Town Council shall hold a public
39 hearing. A notice of the public hearing shall be given so as to conform
40 with G.S. 160A-364, as it may be amended from time to time. No
41 such ordinance shall be adopted or amended without receiving the
42 planning commission's recommendation to the Town Council. If the
43 planning commission shall fail to return a recommendation within 60
44 days of submittal of an ordinance, the ordinance shall be returned to

1 the Town Council and deemed to have a favorable recommendation as
2 submitted to the planning commission.

3 (3) The amount of each fee imposed and collected hereunder shall be
4 based upon reasonable and uniform considerations of capital costs to
5 be incurred by the Town as a result of new construction and shall bear
6 a reasonable relationship to such capital costs. Such fee shall be based
7 upon reasonable classifications and rates which shall be uniformly
8 applied to all members of a class; however, the fees may differ within
9 zones which may be established depending on the special needs and
10 costs of open space projects in such zones. To the extent that the
11 developer acquires and dedicates open space for open space projects
12 for which the use of the fee is designated, which immediately becomes
13 the property of the Town, or another unit of government, and which is
14 not otherwise reimbursed by the Town, the fee shall be reduced by an
15 amount equal to the value of the open space dedications.

16 (4) All monies from fees collected hereunder shall be placed in a separate
17 trust fund. Expenditures from such trust fund for any one open space
18 project shall not exceed fifty percent (50%) of the capital costs of such
19 individual project. No expenditures from such trust fund shall be
20 made for any purpose other than an open space project undertaken by
21 the Town, or by the Town in conjunction with other units of
22 government. Open space project fees shall be spent for those
23 community service facilities authorized by this Section 8.31 which the
24 Town provides within six years after its collection and within 10 years
25 for those community service facilities authorized by this Section 8.31
26 which the Town provides in conjunction with other units of
27 government.

28 "Sec. 8.32. Recreation Project Fees.

29 (a) Definitions. The following words in this section are defined as follows,
30 unless the contrary clearly appears from the context:

31 (1) 'Capital costs' means costs spent for the purchase of land and
32 development of such land for the recreational needs of the citizens.

33 (2) 'Recreation project' means the acquisition of land and development of
34 the same in those areas needed as a result of new construction and
35 development in order to enhance the present and potential value of
36 abutting or accessible property surrounding such urban development
37 and provide a more wholesome place to live.

38 (3) 'Developer' means an individual, corporation, partnership,
39 organization, association, firm, political subdivision, or other legal
40 entity constructing or creating new construction.

41 (4) 'Recreation project fee' means the charge imposed upon new
42 construction pursuant to the grant of regulatory authority contained
43 herein.

1 (5) 'New construction' means any new development, construction, or
2 installation that results in real property improvement or which requires
3 a building permit. This term shall include the installation of a mobile
4 home and factory built and modular housing. This term shall not
5 include fences, billboards, poles, pipelines, transmission lines,
6 advertising signs, or similar structures and improvements, or
7 renovations and repairs, which do not generate the need for additional
8 or expanded recreational projects upon completion of the new
9 construction.

10 (b) Subject to the conditions hereinafter set forth, the Town of Zebulon,
11 following the adoption of an ordinance or ordinances, may impose and collect a
12 regulatory fee defined herein as recreational project fee on all new construction within
13 its Town limits and extraterritorial jurisdiction.

14 (c) Requirements and limitations.

15 (1) No recreational project fee shall be enacted until the Town Council has
16 caused to be prepared a report containing: (i) a description of the
17 anticipated capital costs to the Town of each additional or expanded
18 recreational project; (ii) a description of the relevant characteristics of
19 construction which give rise to additional or expanded recreational
20 projects; (iii) a plan for providing one or more recreational projects.

21 (2) Before adopting or amending any recreational project fee ordinance
22 authorized by this section, the Town Council shall hold a public
23 hearing. A notice of the public hearing shall be given so as to conform
24 with G.S. 160A-364, as it may be amended from time to time. No
25 such ordinance shall be adopted or amended without receiving the
26 planning commission's recommendation to the Town Council. If the
27 planning commission shall fail to return a recommendation within 60
28 days of submittal of an ordinance, the ordinance shall be returned to
29 the Town Council and deemed to have a favorable recommendation as
30 submitted to the planning commission.

31 (3) The amount of each fee imposed and collected hereunder shall be
32 based upon reasonable and uniform considerations of capital costs to
33 be incurred by the Town as a result of new construction and shall bear
34 a reasonable relationship to such capital costs. Such fee shall be based
35 upon reasonable classifications and rates which shall be uniformly
36 applied to all members of a class; however, the fees may differ within
37 zones which may be established depending on the special needs and
38 costs of recreational projects in such zones. To the extent that the
39 developer acquires and dedicates recreational land or recreational
40 facilities for which the use of the fee is designated, which immediately
41 become the property of the Town, or another unit of government, and
42 which are not otherwise reimbursed by the Town, the fee shall be
43 reduced by an amount equal to the value of the land and recreational
44 facilities so dedicated.

- 1 (4) All monies from fees collected hereunder shall be placed in a separate
 2 trust fund. Expenditures from such trust fund for any one recreational
 3 project shall not exceed fifty percent (50%) of the capital costs of such
 4 individual project. No expenditures from such trust fund shall be
 5 made for any purpose other than recreation projects undertaken by the
 6 Town, or by the Town in conjunction with other units of government.
 7 Recreation project fees shall be spent for those community service
 8 facilities authorized by this Section 8.32 which the Town provides
 9 within six years after its collection and within 10 years for those
 10 community service facilities authorized by this Section 8.32 which the
 11 Town provides in conjunction with other units of government.

12 "Sec. 8.33. **Implementing.**

13 (a) The Town is authorized to enact ordinances, regulations, and rules that are
 14 reasonable, necessary or expedient to carry into execution and effect the authority given
 15 by Sections 8.29 through 8.32 of this Charter.

16 (b) The powers conferred by Sections 8.29 through 8.32 of this Charter shall be
 17 in addition to all other powers and procedures authorized by any other general or local
 18 law. Assessments, charges, fees, or rates authorized by any other general or local law
 19 shall not be affected by the provisions of this section and Sections 8.29 through 8.32 of
 20 this Charter.

21 (c) The powers conferred by this section and Sections 8.29 through 8.32 of this
 22 Charter shall apply to the areas within the Zebulon Town Limits and the said Town's
 23 extraterritorial jurisdiction."

24 Sec. 2. (a)G.S. 160A-373 reads as rewritten:

25 "**§ 160A-373. Ordinance to contain procedure for plat approval; approval**
 26 **prerequisite to plat recordation; statement by owner.**

27 Any subdivision ordinance adopted pursuant to this Part shall contain provisions
 28 setting forth the procedures to be followed in granting or denying approval of a
 29 subdivision plat prior to its registration.

30 The ordinance may provide that final approval of each individual subdivision plat is
 31 to be given by

- 32 (1) The city council,
 33 (2) The city council on recommendation of a planning agency, ~~or~~
 34 (2a) The city manager or those officials or employees to whom he may
 35 delegate such authority; or
 36 (3) A designated planning agency.

37 From and after the time that a subdivision ordinance is filed with the register of
 38 deeds of the county, no subdivision plat of land within the city's jurisdiction shall be
 39 filed or recorded until it shall have been submitted to and approved by the appropriate
 40 agency, as specified in the subdivision ordinance, and until this approval shall have
 41 been entered on the face of the plat in writing by the chairman or head of the agency.
 42 The register of deeds shall not file or record a plat of a subdivision of land located
 43 within the territorial jurisdiction of a city that has not been approved in accordance with
 44 these provisions, nor shall the clerk of superior court order or direct the recording of a

1 plat if the recording would be in conflict with this section. The owner of land shown on
2 a subdivision plat submitted for recording, or his authorized agent, shall sign a
3 statement on the plat stating whether or not any land shown thereon is within the
4 subdivision-regulation jurisdiction of any city."

5 (b) This section applies only to the Town of Zebulon.
6 Sec. 3. This act is effective upon ratification.