

## MEMORANDUM

To: Northampton County Board of Commissioners

From: Roger Waldon, Northampton Planning Consultant

Date: April 12, 2021

Subject: Subdivision Regulations Amendments

At your Planning Board meeting scheduled for Wednesday, March 10, 2021, you will be reviewing proposed amendments to the Northampton County Zoning Ordinance and the Northampton Subdivision Regulations. This memorandum offers an overview of the proposed Subdivision Regulations Amendments and requests a recommendation from the Planning Board to be delivered to the Northampton County Board of Commissioners.

### **Requirements for a Zoning Ordinance Amendments**

In response to a new State requirement that NC jurisdictions amend zoning ordinances in order to align with new NC General Statutes, Northampton County has prepared a series of Technical **Amendments to its Subdivision Regulations**, for consideration. Changes have been made to the NC General Statutes that give authority to county and municipal jurisdictions to adopt and administer zoning regulations. Local ordinances are required to be amended and adopted by June 30, 2021, in order for each jurisdiction to continue administering its regulations.

### **Summary of Changes Required by NC General Statutes**

The new NC legislation requires that local governments make ordinance amendments in order to administer zoning and subdivision regulations. Many of the required changes involve changing references to Statutes that have been repealed/amended. There are also many adjustments to language and terminology. Following is a summary of changes required for Northampton's Subdivision Regulations:

- *Update any references to provisions in G.S. Chapter 160A or 153A to align with Chapter 160D.*
- *Align terminology with Chapter 160D.*
- *Conform subdivision performance guarantee requirements with statutory standards.*
- *Conform Procedures for expedited review of minor subdivisions with statutory standards.*
- *Must not have requirement, for new subdivisions, to bury a power line existing outside of property being subdivided.*

**Recommendation for Adoption**

The Planning Board the has recommended that the Board of Commissioners adopt the proposed adjustments to Northampton's Subdivision Regulations. Once adopted by the Board of Commissioners, all ordinances and regulations will be re-formatted and ready for distribution.