



HOUSE BILL 343: Clayton/Wallace ETJ Areas.

**This Bill Analysis
reflects the contents
of the bill as it was
presented in
committee.**

2015-2016 General Assembly

Committee:	Senate Finance	Date:	July 22, 2015
Introduced by:	Rep. Daughtry	Prepared by:	Heather Fennell
Analysis of:	PCS to Second Edition H343-CSTD		Committee Counsel

SUMMARY: *House Bill 343 would authorize the Town of Clayton to extend its ETJ to include six described parcels of property.*

The PCS would add a provision defining the ETJ area of the Town of Wallace.

CURRENT LAW: Current law authorizes municipalities to extend their planning and zoning jurisdiction (ETJ) one mile beyond their city limits, *unless* the county is regulating subdivisions, has adopted a zoning ordinance, and is enforcing the State Building Code. If the county has undertaken all three of these activities, then the city *must get approval* of the county commissioners prior to extension of planning and zoning jurisdiction.

BILL ANALYSIS:

Section 1 of House Bill 343 would authorize the Town of Clayton to extend its extraterritorial planning and zoning jurisdiction (ETJ), in order to exercise its powers under Article 19 of Chapter 160A, on six described tracts.

Section 2 would define the ETJ area for the Town of Wallace to exclude from the ETJ a described tract. The authority of the Town of Wallace to regulate the planning and development of the described tract under Article 19 of Chapter 160A ends upon the effective date of the act. Any regulations adopted by the Town for the area are effective until the earlier of 120 days, or when Duplin County has adopted regulations.

EFFECTIVE DATE: This act is effective when it becomes law.

BACKGROUND: According to the Clayton Town Manager, the property owner (Novo Nordisk) has an existing facility subject to Clayton's jurisdiction and land held for future development that is not subject to Clayton's jurisdiction. House Bill 343 would place the additional land into Clayton's ETJ. The land owner wants its land holdings regulated by a single entity (e.g. zoning and building inspection).

Giles S. Perry with the Research Division substantially contributed to this summary.

