



# HOUSE BILL 218: Streamline Permits/Redevelopment of Property.

2021-2022 General Assembly

<b>Committee:</b>	House Judiciary 1. If favorable, re-refer to Local Government - Land Use, Planning and Development. If favorable, re-refer to Rules, Calendar, and Operations of the House	<b>Date:</b>	April 27, 2021
<b>Introduced by:</b>	Rep. Zenger	<b>Prepared by:</b>	Brian Gwyn*
<b>Analysis of:</b>	PCS to First Edition H218-CSRI-8		Committee Co-Counsel

**OVERVIEW:** *The 1st edition of House Bill 218 would clarify stormwater runoff requirements applicable to preexisting development in water supply watersheds and would exempt certain footprint expansions from site plan major modification requirements. The PCS would do the following:*

- Require local governments that implement water supply watershed programs to allow an applicant to exceed the allowable density under the applicable water supply watershed protection rules under certain circumstances.
- Replace the phrase "major modification" with "site plan modification" with respect to footprint expansion exemptions.

## Section 1: Clarifying stormwater runoff requirements applicable to preexisting development in water supply watersheds

**CURRENT LAW:** Under [State law](#), the Environmental Management Commission (EMC) is required to assign each water supply watershed in the State an appropriate classification and applicable minimum management requirements. In addition, every local government that has within its jurisdiction all or a portion of a water supply watershed must adopt and implement a water supply watershed protection program that complies with the minimum standards adopted by the EMC (see applicable [rule](#)) that: (i) control development density within the watershed and (ii) provide for performance-based alternatives to development density controls that are based on sound engineering principles.

**BILL ANALYSIS:** The PCS would require local governments that implement water supply watershed protection programs to allow an applicant to exceed the allowable density under the jurisdiction's applicable water supply watershed rules under the following circumstances:

- The property was developed prior to the effective date of the local water supply watershed program.
- The property has not been combined with additional lots after January 1, 2021.
- The property has not been a participant in a mechanism available under existing law that allows a property owner to average development density on up to two noncontiguous properties for

Jeffrey Hudson  
Director



Legislative Analysis  
Division  
919-733-2578

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purposes of achieving compliance with the water supply watershed development standards in certain circumstances.

- The current use of the property is non-residential.
- The stormwater from all of the existing and new built-upon area on the property is treated in accordance with all applicable local government, State, and federal laws and regulations.
- The remaining vegetated buffers on the property are preserved in accordance with the local water supply watershed protection program requirements.

The PCS requires the EMC to adopt rules, and local governments to amend their ordinances and local programs, to implement the requirements of the bill.

This section would be effective October 1, 2021, and would apply to applications for permits and other approvals received on or after that date.

## **Section 2: Exempting certain footprint expansions from site plan major modification requirements**

**CURRENT LAW:** Chapter 160D of the General Statutes governs development regulations and programs and applicable or related local acts. G.S. 160D-403(d) prohibits a developer from deviating from the terms of the development application or developmental approval without written approval from the relevant local government. Through an adopted ordinance, a local government may allow minor modifications to development approvals to either be exempted from this prohibition altogether or authorized when administratively approved. Any major modifications of an approval require the local government to follow the same development review and approval process as was required for the initial approval.

**BILL ANALYSIS:** The PCS would prohibit a local government from considering a building footprint expansion of up to twenty percent (20%) a site plan modification if the following criteria are met:

- The expanded building(s) were approved in the original development agreement.
- The original development agreement was completed within the last 15 years.
- There has been no change in the permitted use of the property.

Local governments would be required to amend their ordinances and local programs to implement the requirements of this section.

This section would be effective October 1, 2021, and would apply to applications for permits and other approvals received by local governments on or after that date.

**EFFECTIVE DATE:** Except as otherwise provided, the PCS would be effective when it becomes law.

*\*Jennifer McGinnis, Staff Attorney with the Legislative Analysis Division, substantially contributed to this summary.*