

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2015

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HOUSE BILL 483  
Committee Substitute Favorable 4/28/15  
Third Edition Engrossed 4/29/15  
Senate Judiciary I Committee Substitute Adopted 6/21/16  
Senate Rules and Operations of the Senate Committee Substitute Adopted 7/1/16

Short Title: Land-Use Regulatory Changes.

(Public)

Sponsors:

Referred to:

April 2, 2015

A BILL TO BE ENTITLED

AN ACT TO MAKE CHANGES TO THE LAND-USE REGULATORY LAWS OF THE STATE.

The General Assembly of North Carolina enacts:

**SECTION 1.** G.S. 160A-385 is amended by adding a new subsection to read:

"(b1) Amendments in zoning ordinances, subdivision ordinances, and unified development ordinances shall not be applicable or enforceable without the written consent of the owner with regard to a multi-phased development as defined in G.S. 160A-385.1(b)(7). A multi-phased development shall be vested for the entire development with the zoning ordinances, subdivision ordinances, and unified development ordinances then in place at the time a site plan approval is granted for the initial phase of the multi-phased development. A right which has been vested as provided for in this subsection shall remain vested for a period of seven years from the time a site plan approval is granted for the initial phase of the multi-phased development."

**SECTION 2.** G.S. 160A-385.1(b) reads as rewritten:

"(b) Definitions.

...

(7) "Multi-phased development" means a development containing 100 acres or more that (i) is submitted for site plan approval for construction to occur in more than one phase and (ii) is subject to a master development plan with committed elements, including a requirement to offer land for public use as a condition of its master development plan approval."

**SECTION 3.** G.S. 153A-344 is amended by adding a new subsection to read:

"(b1) Amendments in zoning ordinances, subdivision ordinances, and unified development ordinances shall not be applicable or enforceable without the written consent of the owner with regard to a multi-phased development as defined in G.S. 153A-344.1(b)(7). A multi-phased development shall be vested for the entire development with the zoning ordinances, subdivision ordinances, and unified development ordinances then in place at the time a site plan approval is granted for the initial phase of the multi-phased development. A right which has been vested as provided for in this subsection shall remain vested for a period of seven years from the time a site plan approval is granted for the initial phase of the multi-phased development."

**SECTION 4.** G.S. 153A-344.1(b) reads as rewritten:

"(b) Definitions.

...



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1           (7)    "Multi-phased development" means a development containing 100 acres or  
2                   more that (i) is submitted for site plan approval for construction to occur in  
3                   more than one phase and (ii) is subject to a master development plan with  
4                   committed elements, including a requirement to offer land for public use as a  
5                   condition of its master development plan approval."

6           **SECTION 5.** This act is effective when it becomes law and applies to multi-phased  
7 developments with approved site plans which are valid and unexpired on the effective date of this  
8 section and to multi-phased developments approved on or after the effective date of this act.