

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2011

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HOUSE BILL 956  
Committee Substitute Favorable 5/31/12

Short Title: Zoning/Johnston County Open Space.

(Local)

Sponsors:

Referred to:

May 17, 2012

A BILL TO BE ENTITLED

AN ACT RELATING TO THE USE OF OPEN SPACE FUNDS FOR JOHNSTON COUNTY.

The General Assembly of North Carolina enacts:

**SECTION 1.** G.S. 153A-331(c) reads as rewritten:

"(c) A subdivision control ordinance may provide that a developer may provide funds to the county whereby the county may acquire recreational land or areas to serve the development or subdivision, including the purchase of land that may be used to serve more than one subdivision or development within the ~~immediate area county~~. All funds received by the county under this paragraph shall be used solely for the acquisition or development of recreation, park, or open space sites. Any formula enacted to determine the amount of funds that are to be provided under this paragraph shall be based on the value of the development or subdivision for property tax purposes. The ordinance may allow a combination or partial payment of funds and partial dedication of land when the governing body of the county determines that this combination is in the best interests of the citizens of the area to be served.

The ordinance may provide that in lieu of required street construction, a developer may provide funds to be used for the development of roads to serve the occupants, residents, or invitees of the subdivision or development. All funds received by the county under this ~~section~~ paragraph shall be transferred to the municipality to be used solely for the development of roads, including design, land acquisition, and construction. Any municipality receiving funds from a county under this section is authorized to expend such funds outside its corporate limits for the purposes specified in the agreement between the municipality and the county. Any formula adopted to determine the amount of funds the developer is to pay in lieu of required street construction shall be based on the trips generated from the subdivision or development. The ordinance may require a combination of partial payment of funds and partial dedication of constructed streets when the governing body of the county determines that a combination is in the best interest of the citizens of the area to be served.

The ordinance may provide for the more orderly development of subdivisions by requiring the construction of community service facilities in accordance with county plans, policies, and standards. To assure compliance with these and other ordinance requirements, the ordinance may provide for performance guarantees to assure successful completion of required improvements. If a performance guarantee is required, the county shall provide a range of options of types of performance guarantees, including, but not limited to, surety bonds or letters of credit, from which the developer may choose. For any specific development, the type of performance guarantee from the range specified by the county shall be at the election of the developer.



1 The ordinance may provide for the reservation of school sites in accordance with  
2 comprehensive land use plans approved by the board of commissioners or the planning board.  
3 For the authorization to reserve school sites to be effective, the board of commissioners or  
4 planning board, before approving a comprehensive land use plan, shall determine jointly with  
5 the board of education with jurisdiction over the area the specific location and size of each  
6 school site to be reserved, and this information shall appear in the plan. Whenever a  
7 subdivision that includes part or all of a school site to be reserved under the plan is submitted  
8 for approval, the board of commissioners or the planning board shall immediately notify the  
9 board of education. The board of education shall promptly decide whether it still wishes the site  
10 to be reserved and shall notify the board of commissioners or planning board of its decision. If  
11 the board of education does not wish the site to be reserved, no site may be reserved. If the  
12 board of education does wish the site to be reserved, the subdivision may not be approved  
13 without the reservation. The board of education must acquire the site within 18 months after the  
14 date the site is reserved, either by purchase or by exercise of the power of eminent domain. If  
15 the board of education has not purchased the site or begun proceedings to condemn the site  
16 within the 18 months, the subdivider may treat the land as freed of the reservation."

17 **SECTION 2.** This act applies to Johnston County only.

18 **SECTION 3.** This act is effective when it becomes law.