

Chapter 160D and You

Coming to Terms with the NC General Statute Chapter 160D

The new Chapter 160D of the North Carolina General Statutes consolidates current city- and county-enabling statutes for development regulations (now in Chapters 153A and 160A) into a single, unified chapter. Meant to improve planning and land use statutes, Chapter 160D is the first major recodification and modernization of the city and county development regulations since 1905.

IPDC recommends that you start planning now for how you will comply with Chapter 160D.



What Does This Mean for Me?

This new legislation will impact most communities in the Isothermal Region.

- Most jurisdictions will **have to**: update existing zoning and development ordinances,
- Many municipalities and counties **may need to**: adopt/update a comprehensive plan to keep their development ordinances

Elected officials, managers, planners, and local government staff need to be aware of important deadlines:

- **January 21, 2021** – Deadline to amend existing zoning and development ordinances to bring them into compliance with the new state standards
- **July 1, 2022** – Deadline to update or adopt a comprehensive plan

Is My Comprehensive Plan “Reasonably Maintained?”

If your jurisdiction wishes to regulate development through zoning, you must “...adopt and reasonably maintain a comprehensive plan that sets forth goals policies, and programs intended to guide the present and future physical, social, and economic development.” The requirement to “reasonably maintain” a comp. plan general refers to a plan that is updated every five to 10 years. Fast-growing communities should err on the side of updating their plan more regularly than every 10 years.

What Else is in 160D?

Chapter 160D has several other requirements as a part of its recodification and modernization. For example, Chapter 160D includes instructions to create systems to track, document, and display maps, code amendments, and conditions. Therefore, your organization must maintain organized record keeping. Also, 160D states that “public hearing” announcements are no longer enough. It is advisable that legal advertisements for hearings now specify the type of hearing that will occur.

Can IPDC Help Us?

Of course! IPDC is happy to help with the following:

- Planning for 160D and making necessary amendments to zoning and development ordinances
- Developing a new comp. plan or update an existing comp. plan
- Project management for an outside consulting agency

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