

April 1, 1999

S 710. HUNTERSVILLE DEVELOPMENT RIGHTS. AUTHORIZING THE TOWN OF HUNTERSVILLE TO ESTABLISH A VOLUNTARY TRANSFER OF DEVELOPMENT RIGHTS PILOT PROGRAM FOR THE PROTECTION OF FARMLAND, ENVIRONMENTALLY SENSITIVE LAND, AND OTHER OPEN LAND WITHIN THE TOWN'S EXTRATERRITORIAL JURISDICTION.

Authorizes Huntsville to adopt ordinances that permit the owner of property located in the open space zoning district to voluntarily transfer development rights accruing under Art. 19, GS Ch. 160A, to other qualified property located in the open space zoning district. Development rights will be computed on a per acre basis and pilot limited to 1,000 acres. Transfer of rights from or to property shall not be deemed a rezoning of property requiring compliance with Art. 19, GS Ch. 160A. Prior to adopting the pilot program, the mayor must appoint an Implementation Task Force to advise the mayor and board of commissioners on standards for participation of transferring properties, criteria for establishing receiving zones responsive to market conditions, and other issues of implementation. Prior to adoption of pilot program, the town must hold a public hearing and sponsor a public workshop. Authorization to implement pilot program expires five years after adoption of zoning ordinance amendments or after transfer cap of 1,000 acres has been exhausted.

Intro. by Odom.

Ref. to St. & Loc. Gov.

MECKLENBURG