

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1989

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HOUSE BILL 815

Short Title: Southern Pines Facility Fees.

(Local)

Sponsors: Representative Craven.

Referred to: Government.

March 23, 1989

A BILL TO BE ENTITLED

AN ACT TO ALLOW THE TOWN OF SOUTHERN PINES TO IMPOSE FACILITY FEES.

The General Assembly of North Carolina enacts:

Section 1. Purpose. It is the purpose of this act to place an equitable share of the cost of providing new community service facilities upon all new inhabitants and upon those associated with the development process.

(a) The Town of Southern Pines shall have the right, power and authority to impose and collect regulatory or development fees on all new construction and development within the Town limits and extraterritorial jurisdiction.

(b) It is the purpose and intent of this section to provide the Town with the legal mechanism granting it the right, power and authority to impose and collect fees to finance additional improvements and capital expenditures within the Town limits and extraterritorial jurisdiction, these additional improvements being caused by rapid and continued growth within the Southern Pines area. This section provides approval to the Town to actually develop and implement such a fee system, but does not in any way, describe or detail the actual fee structure and rate classification. Extensive studies will subsequently be performed to establish the basis and framework for the fee system should the system be deemed necessary in order to maintain the high level of service delivery presently available to Southern Pines residents.

Sec. 2. Definitions. The following definitions apply in this act unless the context clearly requires otherwise:

(1) "Capital costs" means costs spent for developing community service facilities; such costs are limited to capital outlay items listed in the

1 "Uniform Local Government Accounting Systems"procedural manual
2 prepared by the North Carolina Local Government Commission.

3 (2) " Community service facilities"means the following public facilities or
4 improvements provided or established by the local government or in
5 conjunction with other units of government: streets and sidewalks,
6 water/sewer and drainage projects, parks, open spaces, and recreational
7 facilities and any other needs of duly constituted departments of town
8 government.

9 (3) " Developer"means an individual, corporation, partnership,
10 organization, association, firm, political subdivision, or other legal
11 entity constructing or creating new construction.

12 (4) " Facility fee"means the charge imposed upon new construction
13 pursuant to the grant or authority herein contained.

14 (5) " New construction"means any new development, construction, or
15 installation that requires any building or zoning permit, certification, or
16 other action permitting real property improvements. The term includes
17 the installation of a mobile home or factory built or modular housing.
18 The term excludes the renovation and repair of existing structures and
19 accessory uses and their structures, unless such renovations and repairs
20 and accessory uses shall cause an increase in the off-street parking
21 requirement or a change in occupancy as occupancy is defined by the
22 North Carolina State Building Code. The term also excludes additions
23 unless such addition causes an increase in the off-street parking
24 requirement or a change in occupancy as occupancy is defined by the
25 North Carolina State Building Code. Further, the term does not
26 include fences, billboards, poles, pipelines, transmission lines,
27 advertising signs or similar structures and improvements that do not
28 generate the need for additional or expanded community facilities
29 upon completion of the additions or improvements.

30 Sec. 3. Subject to the conditions hereinafter set forth, a town that adopts an
31 ordinance under Section 5 of this act shall have the right, power and authority to impose
32 and collect a regulatory fee as a facility fee on all new construction within its town
33 limits and extraterritorial jurisdiction.

34 Sec. 4. (a) No facility fee shall be imposed until the Town has caused to be
35 prepared a report containing:

36 (1) A description of the anticipated capital cost to the Town of each
37 additional or expanded community service facility generated by new
38 construction;

39 (2) A description of the relevant characteristics of construction that give
40 rise to additional or expanded community service facilities such as
41 population, trip generation and storm water run-off and flow
42 characteristics; and

43 (3) A plan for providing one or more of the community service facilities.

1 (b) Before adopting or amending a facility fee ordinance authorized by this act,
2 the Town Council shall hold a public hearing on it. A notice of the public hearing shall
3 be given so as to conform with G.S. 160A-364.

4 (c) The amount of each facility fee imposed and collected shall be based upon
5 reasonable and uniform considerations of capital costs to be incurred by the Town as the
6 result of new construction. In establishing the facilities fees to be imposed, the Town
7 Council may divide the Town and its extraterritorial area into two or more zones in
8 order to determine the estimated costs of providing any or all of the facilities described
9 herein; such division shall be done only after a public hearing. The facilities fees may
10 be different in different zones, depending upon whether each zone already has certain
11 facilities available and whether or not the capital costs thereof have been paid or are yet
12 to be paid. The facility must bear a direct relationship to additional or expended public
13 capital costs of community service facilities to be rendered for the inhabitants of the
14 area, occupants of the new construction, or those persons, firms or corporations
15 responsible for developing any new development, whether commercial, industrial,
16 residential or otherwise or any other developer.

17 (d) The amount of each facility fee shall be based upon qualified needs and
18 specific classifications and rates, which shall be uniformly applied to all members.
19 However, the classification shall be based upon the amount, the costs and the extent of
20 the additional burden being placed upon the public facilities by particular types and
21 sizes of development.

22 (e) Monies for each particular facility for which a facility fee is collected
23 shall be placed in a separate trust fund. All such revenues shall be spent for the capital
24 facilities for which they were collected and such benefits shall not be exclusive, that is,
25 persons or developers who pay a facility fee hereunder shall not thereby obtain any
26 rights to use public facilities greater than any other member of the public in a similar
27 classification and situation. Separate service areas and zones with separate trust funds
28 may be established.

29 Sec. 5. The Town is authorized to enact ordinances, resolutions, rules and
30 regulations that are necessary or expedient to carry this act into execution and effect.

31 Sec. 6. The powers conferred in this act shall be supplementary to all other
32 powers and procedures authorized by any other general or local law. Assessments,
33 charges, fees or rates authorized by any other general or local law are not affected by
34 this act.

35 Sec. 7. The following shall be the procedure for hearing appeals concerning
36 the amount of a facilities fee or concerning the propriety or illegality of any zone
37 division or classification or rate. Any person who feels aggrieved by any action by the
38 Town Council pursuant to this act must first pay the amount of the facilities fee so
39 charged to him, with such amount clearly marked as paid under protest, and thereafter
40 give notice of appeal within a period of 30 days after such payment.

41 Such notice shall be delivered by personal service or registered mail or
42 certified mail, return receipt requested, directed to the Town Manager. The Town
43 Council shall hold a public hearing to review said matter within a period of 35 days
44 following receipt of said appeal; the decision by the Town Council upon said appeal

1 shall then be subject to review by the Superior Court by proceedings in the nature of
2 **certiorari**; any petition for review by the Superior Court shall be filed with the Clerk of
3 Superior Court of Moore County within a period of 30 days following the date the
4 decision of the Town Council is delivered in writing to the appealing party, said
5 delivery to be either by personal service or by registered mail or certified mail, return
6 receipt requested.

7 Sec. 8. This act applies to the Town of Southern Pines only.

8 Sec. 9. This act is effective upon ratification.