

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1993

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SENATE BILL 1680

Short Title: Durham Zoning Notice.

(Local)

Sponsors: Senator Gulley.

Referred to: Local Government and Regional Affairs.

June 6, 1994

A BILL TO BE ENTITLED

AN ACT AMENDING THE CHARTER OF THE CITY OF DURHAM TO CLARIFY
THE NOTIFICATION REQUIREMENTS FOR REZONING, AND TO PERMIT
ALTERNATIVE NOTIFICATION FOR ANNEXED PROPERTY INVOLVING
NO ZONE CHANGE.

The General Assembly of North Carolina enacts:

Section 1. Section 94 of the Charter of the City of Durham, being Chapter
671 of the 1975 Session Laws, reads as rewritten:

"Sec. 94. **Notice of Public Hearings; Hearings; Other Notices.** ~~-(a)~~ Before
adopting or amending any ordinances authorized by Article 19 of Chapter 160A of the
General Statutes, the City Council shall hold a public hearing in accordance with G.S.
160A-364, ~~except that notice of such public hearing which~~ notice shall be published the
first time not less than 10 days nor more than 25 days before the date fixed for the
hearing.

(b) For changes in the text of the zoning ordinance that do not change the zoning
designation or range or uses for a property from one zoning category to a different
category, in lieu of complying with G.S. 160A-384 the City may publish notice twice in
accordance with G.S. 160A-364.

(c) For text changes that reclassify property from one zone to another or change
the range of uses to a different set of uses, or for the adoption of overlay zones,
including a water supply protection program under G.S. 143-214.5, the City may
publish two display ads in lieu of complying with G.S. 160A-384.

(d) For a change in the zoning map that affects the base zoning of more than 50
properties owned by 50 different owners, the City may give individual mailed notice to

1 such property owners under G.S. 160A-384(a) and may give notice under G.S. 160A-
2 364 in lieu of complying with G.S. 160A-384(b).

3 (e) Where the City annexes land and proposes to maintain the same zoning
4 classification, the land held in Durham County, in lieu of complying with G.S. 160A-
5 364 and G.S. 160A-384(a) and (b), the City may either include notice of the proposed
6 zoning in the annexation notice mailed to such owners pursuant to G.S. 160A-49, or
7 alternatively, may publish notice in accordance with G.S. 160A-364."

8 Sec. 2. This act is effective upon ratification.