



Nice Matters!

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**DATE:** January 19, 2020  
**TO:** Planning Board Members  
**CC:** Matt Zapp, Town Manager  
**FROM:** Josh Edmondson, CZO, Town Planner  
**SUBJECT:** **Amendments to the Unified Development Ordinance to comply with the new 160D North Carolina General Statutes**

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. Chapter 160D places these statutes into a more logical, coherent organization. While the new law does not make major policy changes or shifts in the scope of authority granted to local governments, it does provide many clarifying amendments and consensus reforms that will have to be incorporated into Emerald Isle's local development regulations (those contained in the UDO).

Chapter 160D is effective now, but we have until July 1, 2021 for the development, consideration, and adoption of necessary amendments to conform local ordinances to this new law. Cities and counties that have zoning ordinances must have an up-to-date comprehensive plan or land use plan by July 1, 2022. Our current comprehensive land use plan is up to date and complies with this requirement.

The major policy amendments can be classified in the following categories:

- Jurisdiction & Boards
- Substance of Development Ordinances
- Comprehensive Plan Requirement
- Decision Types & Site Approvals
- Legislative Landuse Decisions
- Quasi-Judicial Landuse Decisions
- Administrative Landuse Decisions
- Vested Rights & Permit Choice
- Judicial Review of Landuse Decisions

Enclosed please find the revisions to the UDO to comply with the 160D statutory changes. Only those pages with revisions were included. We will use this for discussion at the January meeting. If you have any question before the meeting please let me know.