

**GENERAL ASSEMBLY OF NORTH CAROLINA
SESSION 2003**

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**HOUSE BILL 679
Committee Substitute Favorable 4/9/03
Senate State Government, Local Government, and Veterans' Affairs Committee
Substitute Adopted 5/21/03**

Short Title: Raleigh/Wake Clear-Cutting.

(Local)

Sponsors:

Referred to:

March 26, 2003

A BILL TO BE ENTITLED

1 AN ACT AUTHORIZING THE CITIES OF RALEIGH AND SALISBURY TO LIMIT
2 THE CLEAR-CUTTING OF TREES IN BUFFER ZONES PRIOR TO
3 DEVELOPMENT AND ALLOW FOR THE PROTECTION OF SPECIMEN
4 TREES DURING THE DEVELOPMENT PROCESS, AND TO ALLOW WAKE
5 COUNTY AND THE TOWN OF RUTHERFORDTON TO LIMIT THE
6 CLEAR-CUTTING OF TREES IN BUFFER ZONES PRIOR TO
7 DEVELOPMENT.
8

9 The General Assembly of North Carolina enacts:

10 **SECTION 1.** Section 4 of S.L. 2001-191 reads as rewritten:

11 "**SECTION 4.** This act shall apply only to the ~~City of Durham~~ Cities of Durham,
12 Raleigh, and Salisbury and the Towns of Cary, Garner, Morrisville, Knightdale,
13 Fuquay-Varina, and Spencer and to property located within the municipality's corporate
14 limits and extraterritorial planning jurisdiction under Article 19 of Chapter 160A of the
15 General Statutes."

16 **SECTION 2.(a)** A county may adopt ordinances to regulate the removal and
17 preservation of existing trees and shrubs prior to development within a perimeter buffer
18 zone of up to 50 feet along public roadways and property boundaries adjacent to
19 developed properties and up to 25 feet along property boundaries adjacent to
20 undeveloped properties.

21 **SECTION 2.(b)** Ordinances adopted pursuant to this section shall:

- 22 (1) Provide that the required buffer area shall not exceed twenty percent
23 (20%) of the area of the tract, net of public road rights-of-way and any
24 required conservation easements.
25 (2) Provide that buffer zones that adjoin public roadways shall be
26 measured from the edge of the public road right-of-way.

- 1 (3) Provide that tracts of two acres or less, net of public road
2 rights-of-way, that are zoned for single-family residential use are
3 exempt from the requirements of the ordinances.
- 4 (4) Provide that the ordinances are limited to situations where
5 undeveloped property is planned or zoned in accordance with adopted
6 planning and zoning regulations.
- 7 (5) Provide that a survey of individual trees is not required.
- 8 (6) Include reasonable provisions for access onto and within the subject
9 property.
- 10 (7) Exclude normal forestry activities on property taxed under the
11 present-use value standard or conducted pursuant to a forestry
12 management plan prepared or approved by a forester registered
13 pursuant to Chapter 89B of the General Statutes. However, for such
14 properties, a county may deny a building permit or refuse to approve a
15 site or subdivision plan for a period of three years following
16 completion of the harvest if all or substantially all of the perimeter
17 buffer trees that should have been protected were removed from the
18 tract of land for which the permit or plan approval is sought. A county
19 may deny a permit or refuse to approve a site or subdivision plan for a
20 period of two years if the owner replants the buffer area within 120
21 days of harvest with plant material that is consistent with buffer areas
22 required under the county's ordinances.

23 **SECTION 2.(c)** Before adopting an ordinance under this section, the board
24 of commissioners shall hold a public hearing on the proposed ordinance. Notice of the
25 public hearing shall be given in accordance with G.S. 153A-323.

26 **SECTION 2.(d)** This section does not apply to areas located within the
27 corporate limits or extraterritorial planning jurisdiction under Article 19 of Chapter
28 160A of the General Statutes of any municipality.

29 **SECTION 2.(e)** This section applies to the Town of Rutherfordton and to
30 Wake County only.

31 **SECTION 3.** This act is effective when it becomes law, except that Section
32 2 becomes effective January 1, 2004.