§ 113A-156. State land classification system.

(a)   Purpose. – Within two years following July 1, 1974, the North Carolina Land Policy Council shall develop a State land classification system, which shall include comprehensive guidelines and policies and a method for the classification of all lands in the State for the purposes of:

      (1)   Providing to State and local governmental agencies a system for achieving the stated purposes of this Article.

      (2)   Promoting the orderly growth and development of the State in a manner consistent with the wise use and conservation of the land resources.

      (3)   Assuring that the use and development of land in areas of environmental concern within the State is not inconsistent with the State land policy.

      (4)   Assuring that the use of land for key facilities, new communities, and large-scale developments, or in areas which are or may be impacted by key facilities, new communities, and large-scale developments, is not inconsistent with the State land policy.

(b)   Criteria for Classification. – The Council shall develop and adopt as a part of the classification system no fewer than four nor more than eight classifications which recognize all lands as a basic social and natural resource and which provide for the full range of private and public purposes in the use and conservation of the land resource. Emphasis shall be given to a harmonious relationship among the use potentials of the land, the physical and fiscal feasibility of providing necessary public services, and other facilities and social services. Areas of environmental concern, key facilities, projects of regional impact, new communities, and large-scale developments shall be recognized and made a part of the land classification system in order to further the stated purposes of this Article.

(c)   Basis for Land Classification. – Full consideration shall be given, but shall not be limited to, the following aspects and characteristics of the lands of the State:

      (1)   Topographic features such as land elevations and gradients.

      (2)   Surface and underground waters, natural or artificial.

      (3)   Geological, chemical, mineral and physical characteristics of the land.

      (4)   The existing or potential utility of lands and sites having intrinsic historic, ecological, recreational, scenic or esthetic values or virtues.

      (5)   The availability or potential availability of public services, including key facilities, health, education, and other community facilities and social services.

      (6)   Areas of environmental concern, existing or potential key facilities, projects of regional impact, new communities, and large-scale development.

(d)   Content. – The State land classification system shall include, but specifically is not limited to, the following:

      (1)   Concise and explicit descriptions of each of the classification categories.

      (2)   Guidelines and procedures for the preparation of official land-use plans by the land-planning agencies of local government, including a procedure for review by an appropriate State agency for sufficiency and consistency with the provisions of this Article, and a procedure for assembling local plans into regional plans.

      (3)   Rules and procedures for land reclassification together with an appellate procedure for property owners and other affected individuals, including officers of any level of government.

(e)   Repealed by Session Laws 1987, c. 827, s. 148. (1973, c. 1306, s. 1; 1987, c. 827, s. 148.)