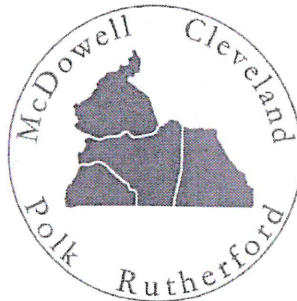


# ISOTHERMAL PLANNING AND DEVELOPMENT COMMISSION

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111 West Court Street  
P. O. Box 841  
Rutherfordton, North Carolina 28139  
Phone: (828) 351-2373 • Fax: (828) 351-2449  
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**IPDC Technical Assistance  
for Updating Chapter 160D Language  
(Town of Lake Lure)**

November 30<sup>th</sup>, 2020

## Overview

### Background and Purpose

The newly updated Chapter 160D of the North Carolina General Statutes consolidates current city- and Town-enabling statutes for development regulation into a single, unified chapter. The new law provides clarifying amendments and consensus reforms that will need to be incorporated into local development regulations.

All city and Town zoning, subdivision, and other development regulations (including unified-development ordinances), will need to be updated by July 1, 2021.

### How IPDC Can Assist

IPDC can provide the expertise and staff time needed by the Town of Lake Lure to ensure that the Town meets the requirements of the updated Chapter 160D by the deadline of July 1, 2021.

IPDC staff will conduct an audit of the Town's current development regulations. Based on this audit, IPDC staff will provide to the Town how to most efficiently meet the legislative changes required by Chapter 160D. IPDC staff will assist the Town in making the necessary changes to their plans and regulations to maintain compliance.

The updated Chapter 160D language also includes permissive legislative changes for which local governments *may* act on. IPDC staff will provide a roadmap for the Town to undertake these actions if desired.

### Cost Estimate

Based upon review of the work requirements, it is anticipated that the minimum number of hours to complete this project will be 20 hours, and may take up to 40 hours. The local government will be notified, in advance, of any work expected to exceed 40 hours and may choose to set a maximum number of hours to be charged.

A 50% ARC Technical Assistance Credit will be applied to the total cost (estimated to be between \$1,100 and \$2,200), thus reducing the expense to the Town of Lake Lure by 50%. After the 50% ARC Credit, total project costs to The Town of Lake Lure are estimated to be between \$550 and \$1,100.00.

**Contract Agreement**

By signing below, both parties agree to follow the terms outlined by the above proposal and Attachment A.

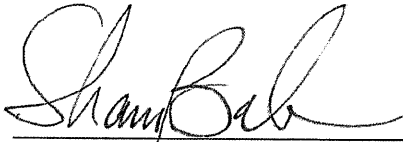


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Scott F. Dadson, IPDC Executive Director

12-15-20

Date



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Shannon Baldwin, Town of Lake Lure Manager

12/2/20

Date

This instrument has been  
preaudited in the manner required  
by the Local Government Budget  
and Fiscal Control Act