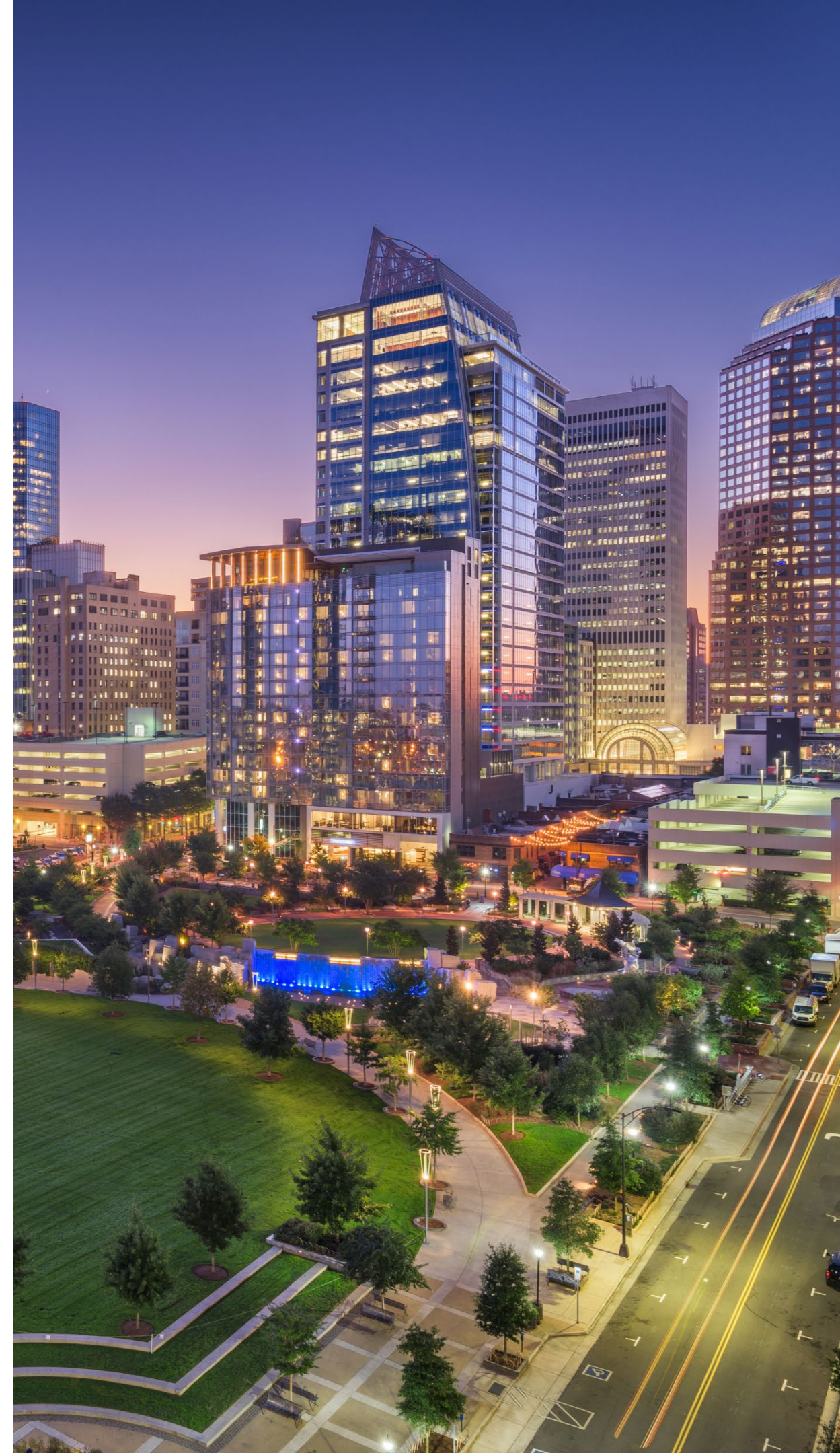


# The Rezoning Process



# The Rezoning Process

**REZONING**

**NOTICE**

**704-336-2205**  
**[www.rezoning.org](http://www.rezoning.org)**

- **Rezoning** is the method for amending the zoning classification of one or more parcels of land
- The city has two separate types of rezoning petitions:
  - **Conventional**
  - **Conditional**



# The Rezoning Process

Conventional	Conditional
Property owner signature not required	Property owner signature required by State Law
No site plan submittal	Site plan submittal required
No community meeting required	Community meeting and report required
Not tied to specific uses/proposal	Commitment to specific uses and proposal

# The Rezoning Process

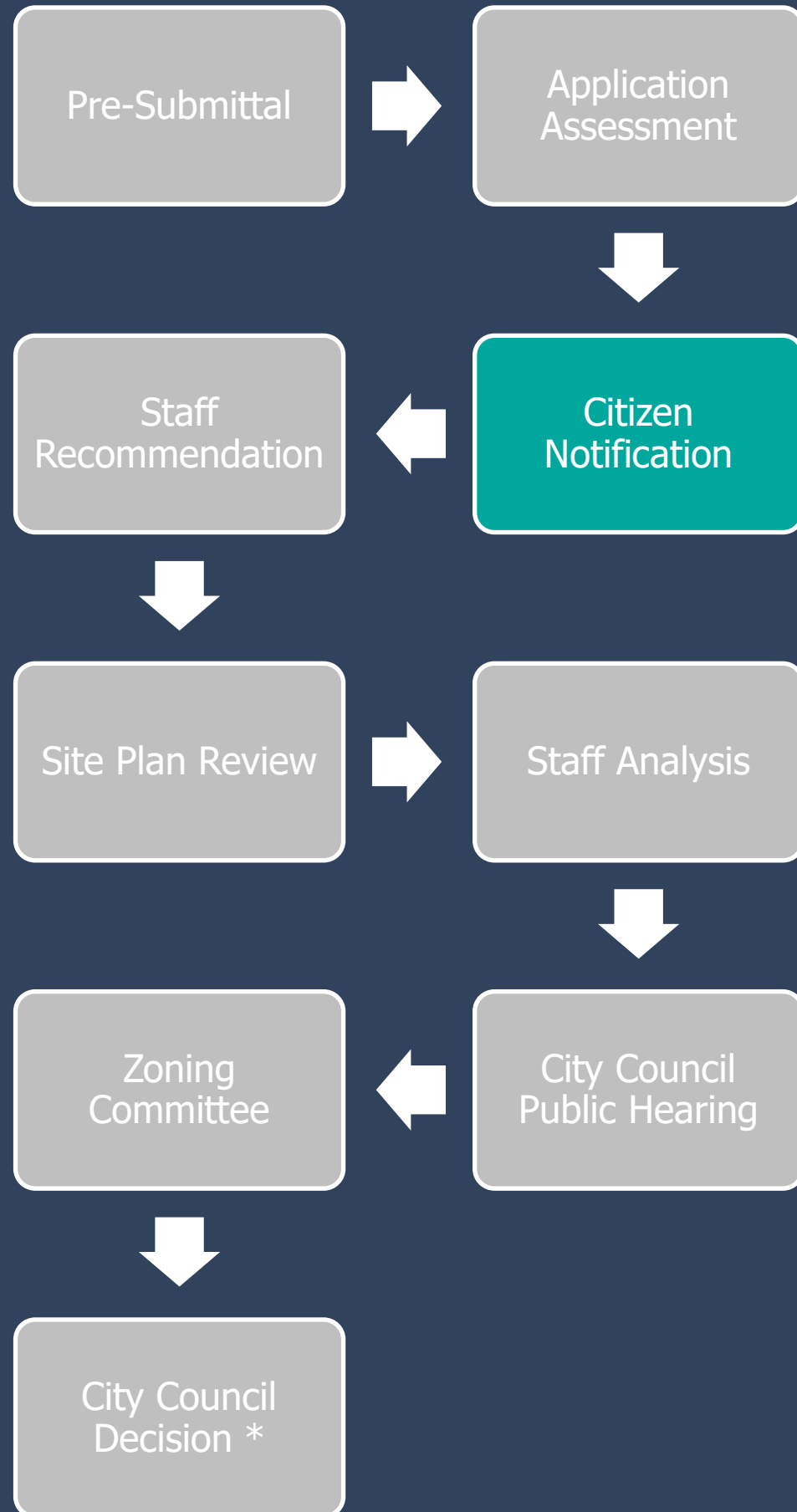


## Overview

- 1) Presubmittal
- 2) Application Assessment
- 3) Citizen Notification \*
- 4) Staff Recommendation
- 5) Site Plan Review
- 6) Staff Analysis
- 7) City Council Public Hearing\*
- 8) Zoning Committee
- 9) City Council Decision\*

\* Opportunity for public participation

# The Rezoning Process

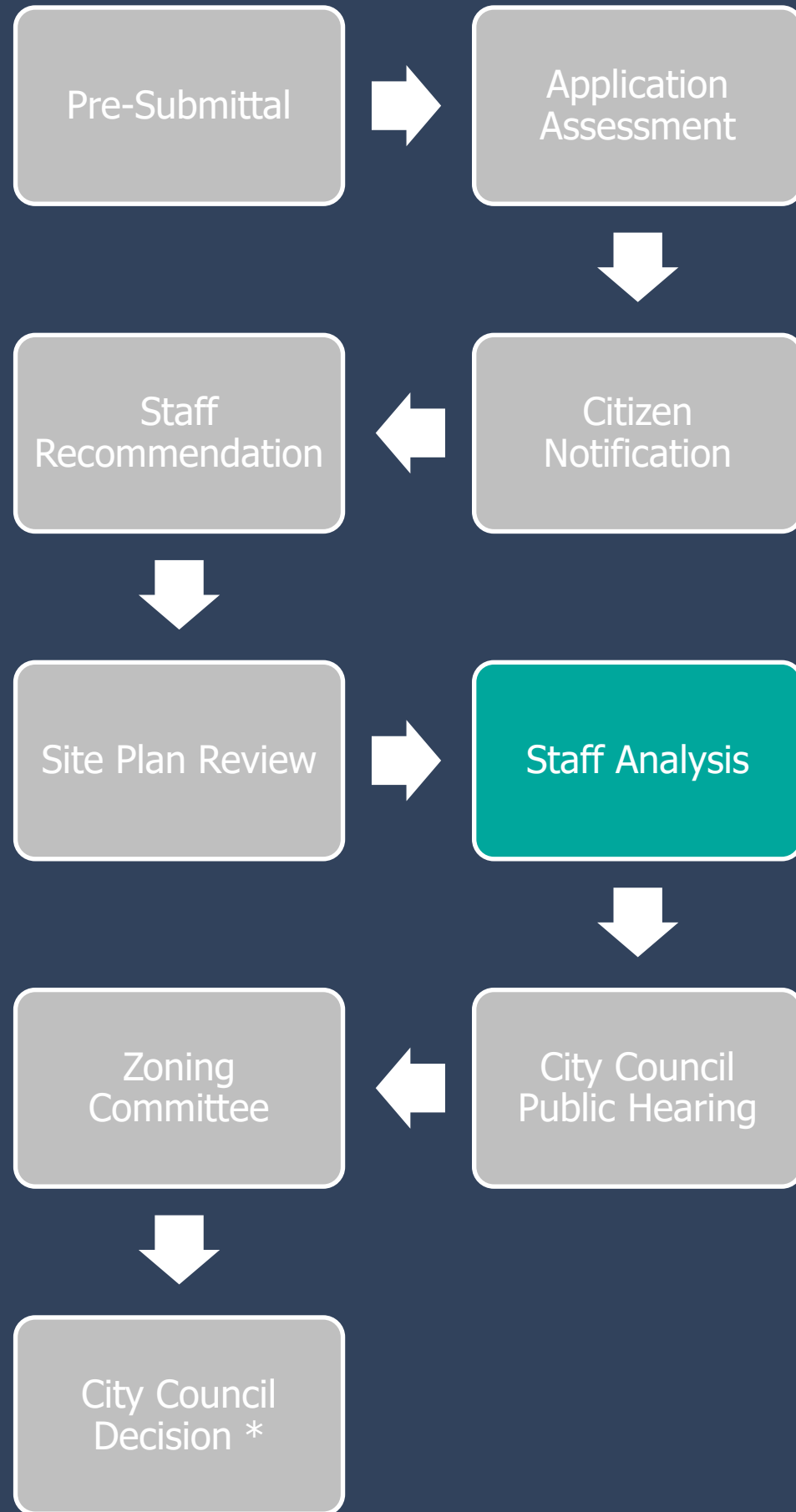


## Citizen Notification

- Signs (State law)
- Courtesy mail notices (Council policy)\*
- Community meeting notices from petitioner – (State law)\*
- Legal mail notices (State law)\*
- Legal ads (State law)

\* Council Policy on mail notice exceed State law requirements.

# The Rezoning Process



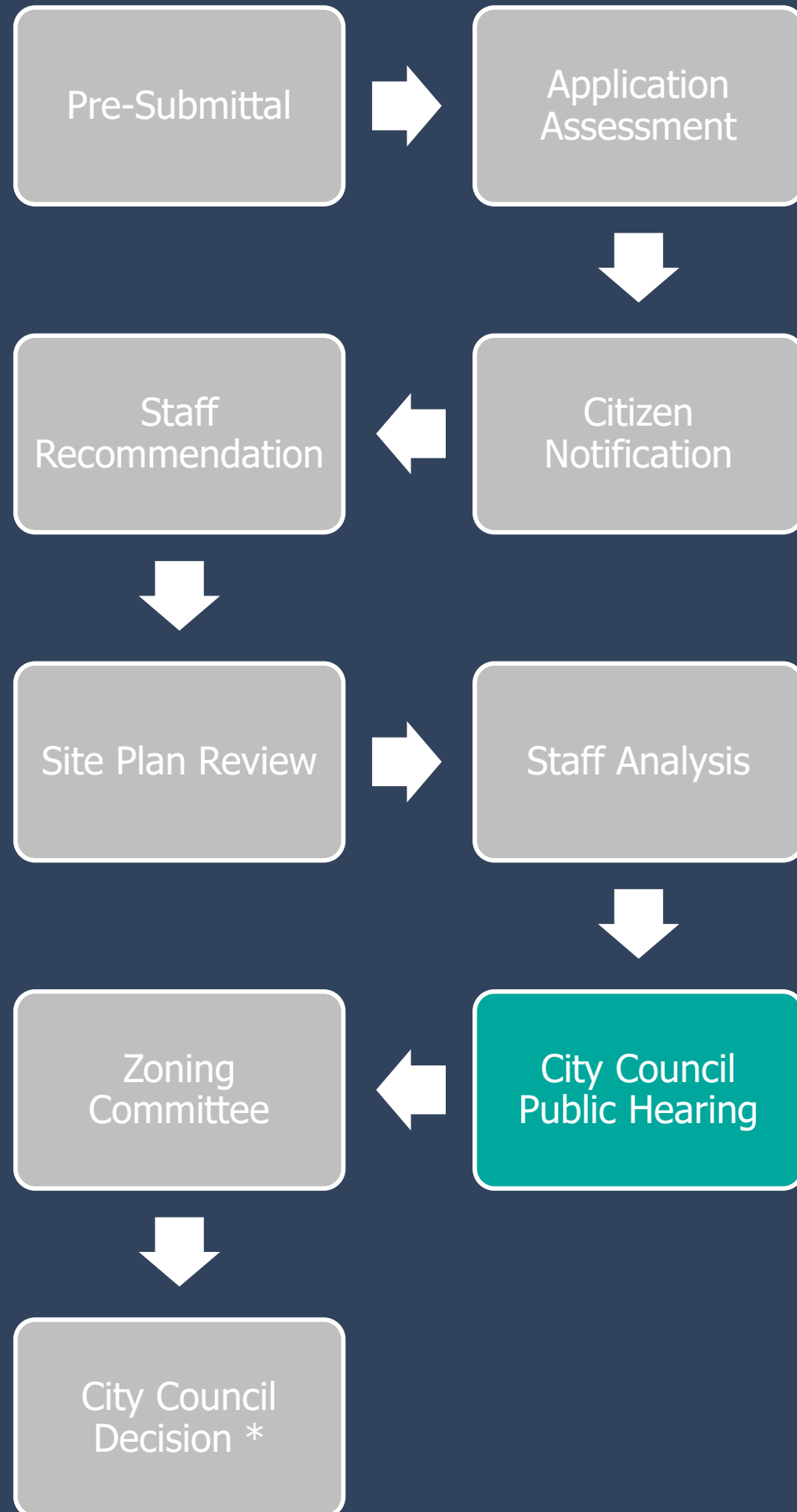
## Staff Analysis

Staff recommendation based on:

- Consistency with adopted policies
- Context
- Community benefit
- Site design
- Site plan notes
- Transportation/Infrastructure
- Environment
- Compliance with ordinances

~ Not based on citizen comments ~

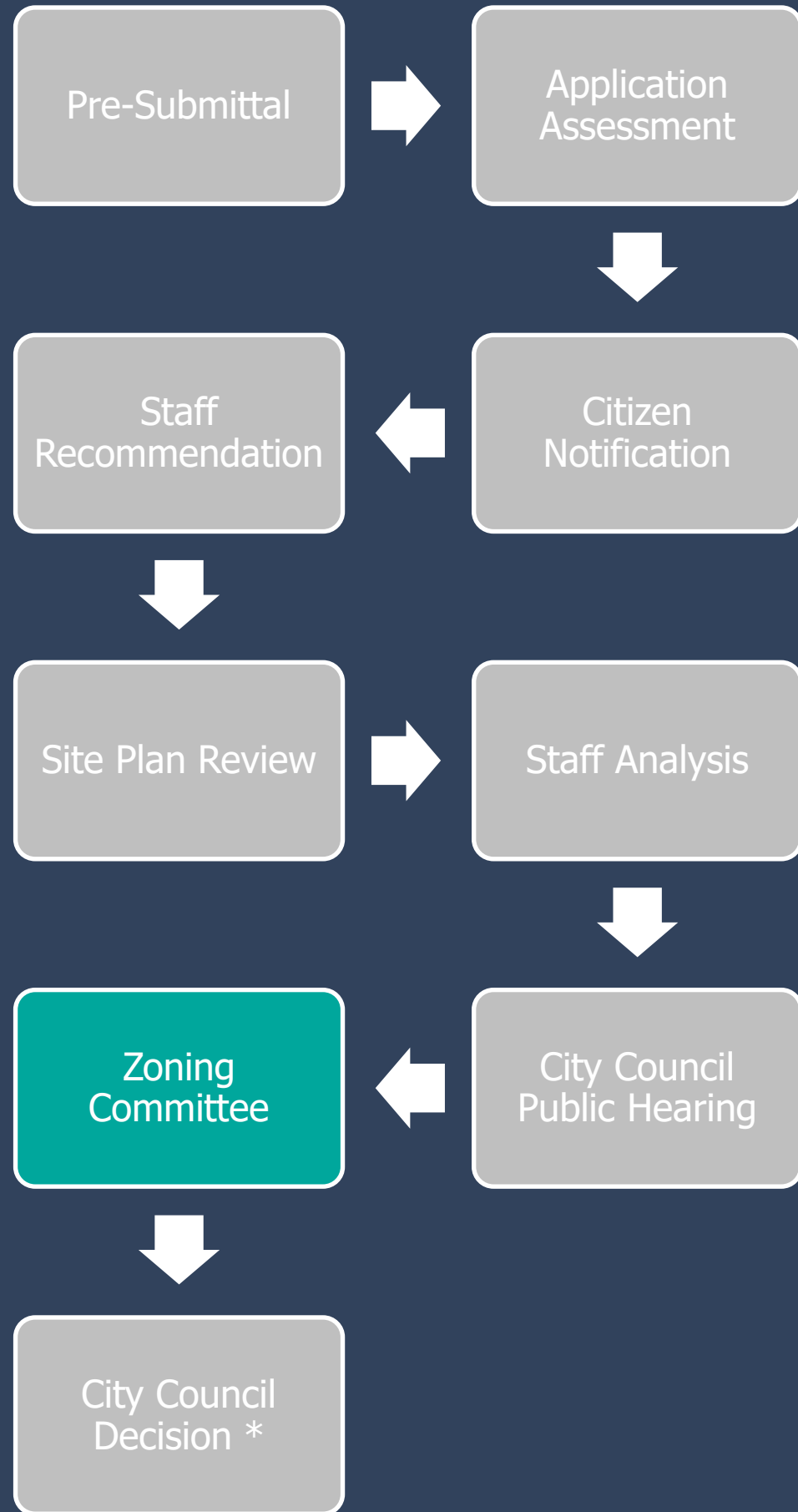
# The Rezoning Process



## City Council Public Hearing

- Required by State Law to allow an opportunity for:
  - Petitioner/agent to present the petition
  - **Community to provide comments to City Council and Zoning Committee**
- Must sign up to speak with City Clerk (704-336-2248)
- Speaking time is limited to 3 minutes total if no opposition and 10 minutes per side if opposition

# The Rezoning Process



## Zoning Committee

- Zoning Committee attends Council Public Hearing
- Zoning Committee review - open to public, but no public comment received during meeting



# The Rezoning Process



## City Council Decision

- Council makes final decisions on rezoning requests typically at the next Zoning meeting
  - **In addition to speaking at Public Hearing, Citizens may contact Council representatives via phone, mail and email**

# The Rezoning Process

- **www.rezoning.org** is our clearing house for information
  - Cases sorted by petition number
  - Site plans, staff analysis, comments from other departments available
- Staff is always available to help with questions on rezoning petitions and how to stay involved in the process