The Rezoning Process
The Rezoning Process

- **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

704-336-2205
www.rezoning.org
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

Pre-Submittal ➔ Application Assessment ➔ Staff Recommendation ➔ Citizen Notification ➔ Site Plan Review ➔ Staff Analysis ➔ City Council Public Hearing ➔ Zoning Committee ➔ City Council Decision

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.
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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 ~
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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
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Zoning Committee

- Zoning Committee attends Council Public Hearing

- Zoning Committee review - open to public, but no public comment received during meeting
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Pre-Submittal → Application Assessment

Staff Recommendation ← Citizen Notification

Site Plan Review → Staff Analysis

Zoning Committee ← City Council Public Hearing

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](http://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