

Rezoning 101

Understanding Zoning and Charlotte's Rezoning Process

Nick Tosco

February 7, 2020

Poyner Spruill^{LLP}



Agenda

- What is Zoning?
 - Background
 - The Zoning Ordinance
 - The Zoning Map
- What is Rezoning?
 - Background
 - Types of Rezoning
- How do you rezone in Charlotte?
 - Timing
 - Participants
 - Process
- Questions?



What is Zoning?

A regulatory tool used by local government (as delegated to them by the General Assembly) to create different districts or “zones” within the corporate limits, each of which has its own set of rules on how the land in that district can be used, and where and how things can be built on that land.



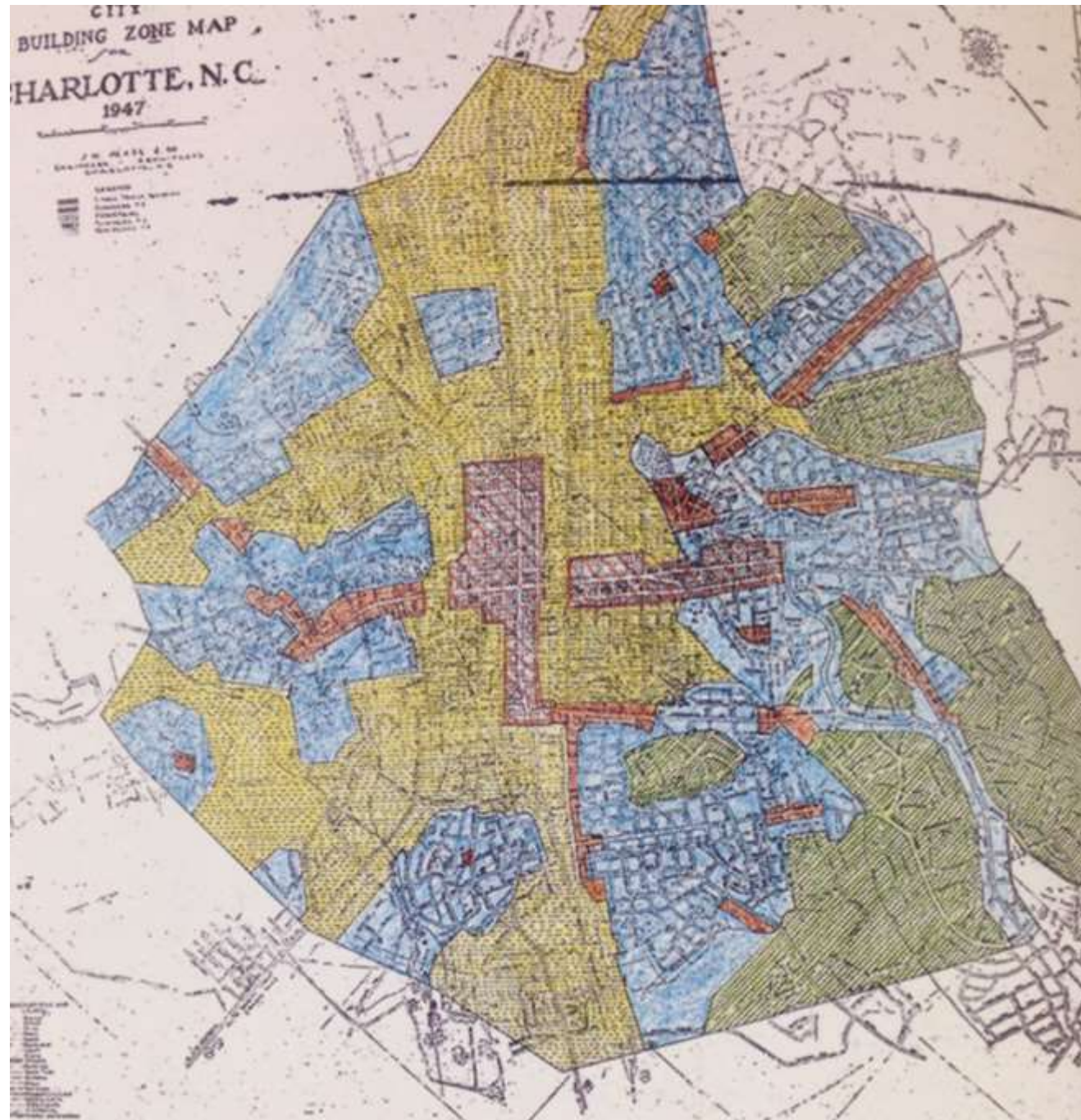
What is Zoning?

- Purpose = protect the “health, safety and welfare” by separating incompatible land uses and protecting residential and commercial property values
- Zoning arrives in the 1920s
- First zoning ordinance in Charlotte = 1947 (officially)



Charlotte's first Zoning Ordinance and Map in 1947 had five zoning districts:

1. Single Family (green)
2. Multifamily (blue)
3. Central Business District (red stripe)
4. Neighborhood Business (red)
5. Industrial (yellow).



What is Zoning?

- State statute (160A-381) grants cities the power to adopt zoning ordinances.
- Cities must adopt such zoning ordinance consistent with state law.
 - E.g., what can and cannot be in an ordinance, how to adopt or amend an ordinance (e.g., notice and public input).



What is Zoning?

The Zoning Ordinance

- Where all the rules/regulations for how the uses in each zoning district may be carried out are located.
- A Unified Development Ordinance (UDO) is a comprehensive ordinance that combines zoning with the Subdivision Ordinance, Tree Ordinance, Floodplain Regulations, Erosion Control Regulations, and Stormwater Regulations, etc.

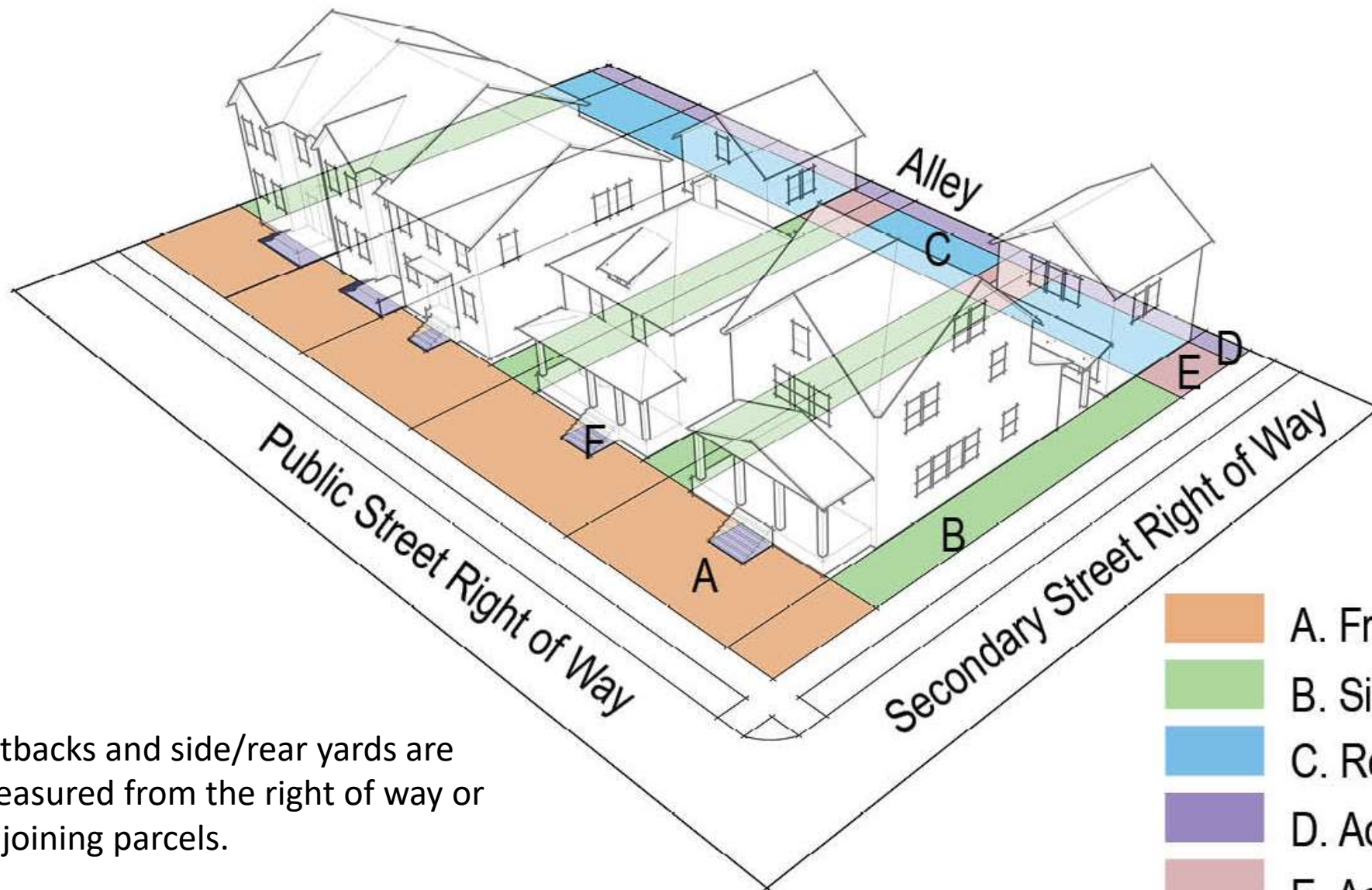


What is Zoning?





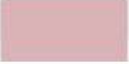

The Zoning Ordinance

- Typical regulations/standards in the Ordinance:
 - Setbacks, Side/Rear Yards
 - Density
 - Height
 - Buffers
 - Parking



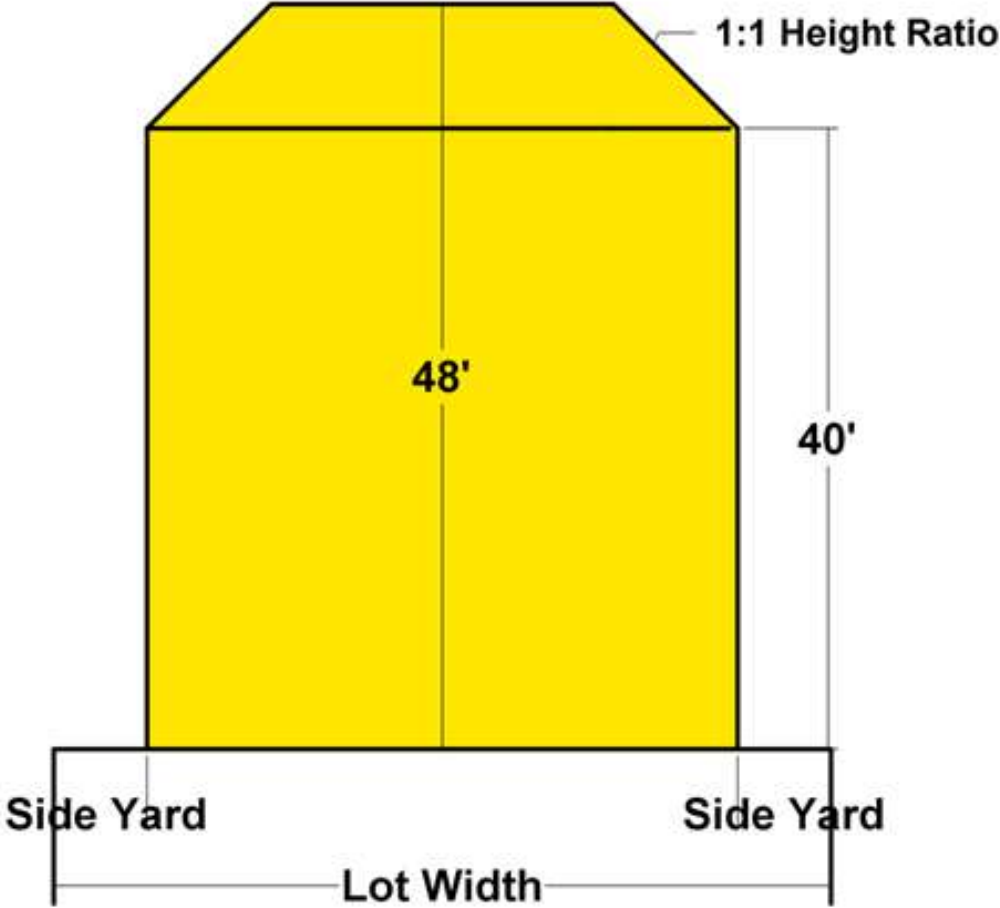


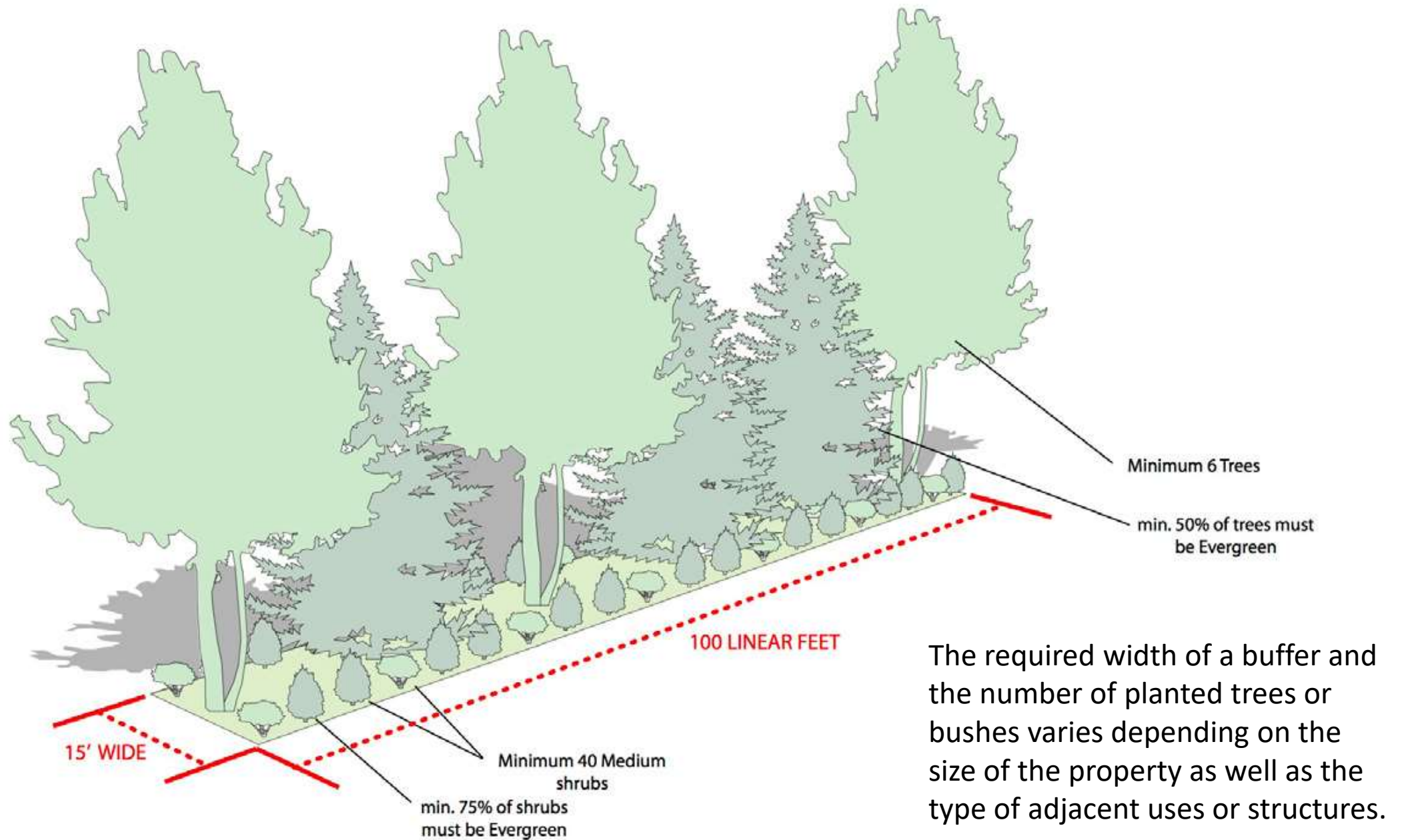
Setbacks and side/rear yards are measured from the right of way or adjoining parcels.

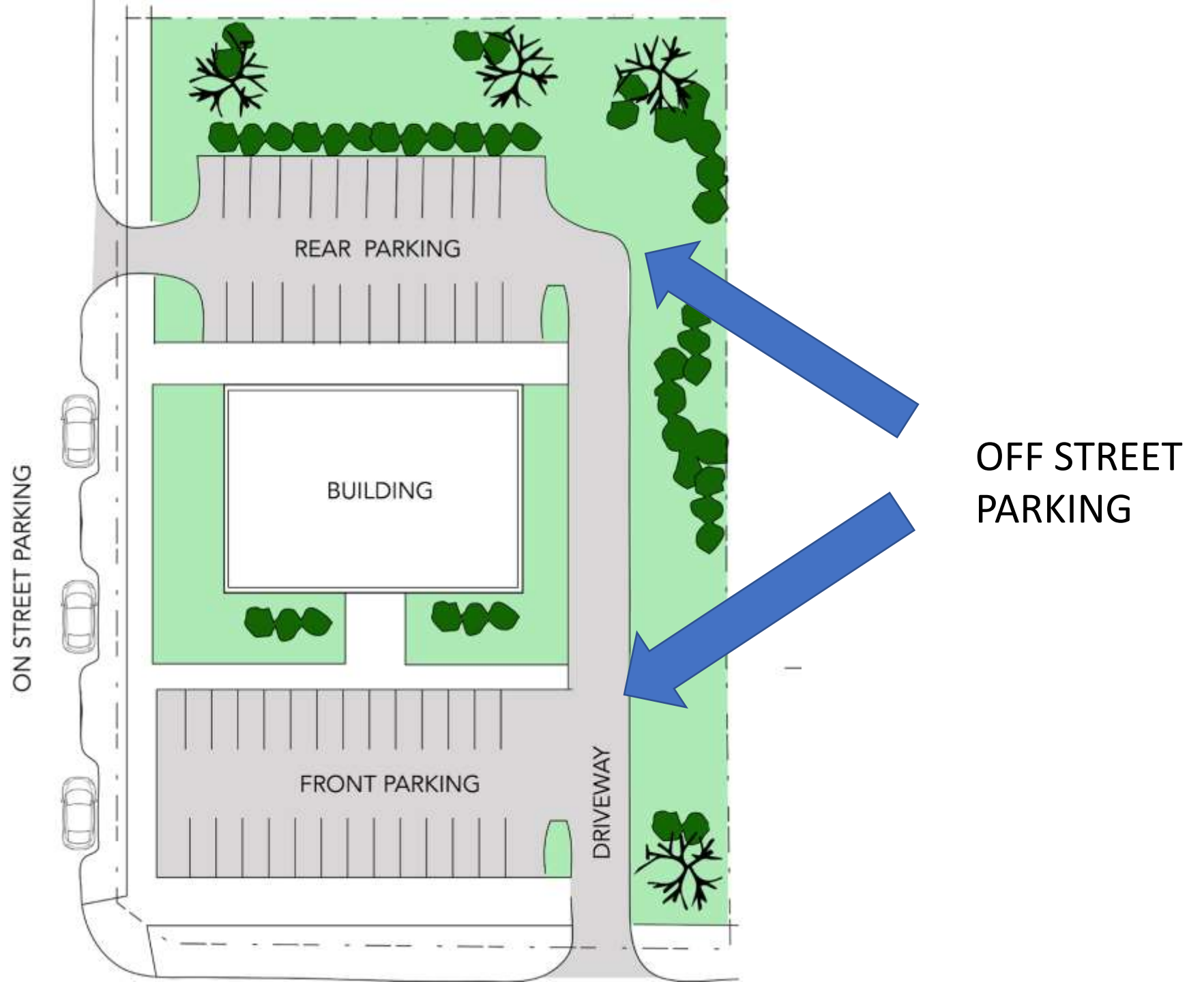
-  A. Front Setback
-  B. Side Setback
-  C. Rear Setback
-  D. Accessory Rear Setback
-  E. Accessory Side Setback
-  F. Encroachment

	<u>R-8MF</u>	<u>R-12MF</u>	<u>R-17MF</u>	<u>R-22MF</u>	<u>R-43MF</u>
(a) Maximum Residential Density (Dwelling units per acre) ¹	8.0	12.0	17.0	22.0	43.0
(b) Maximum floor area ratio for nonresidential buildings ⁹	.50	.50	.50	.50	.50
(c) Minimum lot area (square feet) ²					
- Detached dwellings	3,500	3,500	3,500	3,500	3,500
- Duplex dwellings ¹⁵	6,500	6,500	6,500	6,500	6,500
- Triplex dwellings ¹⁵	9,500	9,500	9,500	9,500	9,500
- Quadraplex dwellings ¹⁵	11,500	11,500	11,500	11,500	11,500
- Multi-family dwellings ¹⁶	11,500	11,500	11,500	11,500	11,500
- All Other buildings	12,000	12,000	12,000	12,000	12,000
(d) Minimum lot width (feet)					
- Detached dwellings	40	40	40	40	40
- Duplex, triplex and quadraplex dwellings	55	55	55	55	55
- Multi-family dwellings	55	55	55	55	55
- All other buildings	80	80	80	80	80
(e1) Minimum setback from the right-of-way along a designated thoroughfare and public streets (feet) ^{3,11,13,14}					
- Detached, duplex, triplex and quadraplex dwellings	20	20	20	20	20
- All other buildings, including planned multi-family developments (except as provided for in Section 9.303(19)(f))	30	30	30	30	30

MAXIMUM HEIGHT FOR RESIDENTIAL BUILDINGS IN R-8MF AND R-12MF ZONING DISTRICTS ⁷			
Building Type	Base Maximum Average Height (feet)	Maximum Average Height at the Front Building Line (feet)	Height Ratio
<u>RESIDENTIAL</u>	<u>40' MEASURED AT THE REQUIRED SIDE YARD LINE.</u>	48'	One additional foot of height is allowed for each additional one foot in distance the portion of the building is from the required side yard line.







What is Zoning?

The Zoning Ordinance

- Permitting provisions:
 - Special Use Permits
 - Building Permits
 - Certificate of Occupancy



What is Zoning?

The Zoning Ordinance

- Miscellaneous provisions:
 - Appeals
 - Variances
 - Text Amendments



What is Zoning?

The Zoning Ordinance

- What is not in the Zoning Ordinance?
 - Construction standards
 - Minimum Housing standards
 - Noise standards



What is Zoning?

The Zoning Ordinance

- The zoning districts.
- Uses
 - “uses by right”
 - “uses permitted under prescribed conditions”
 - “permitted accessory structures”
- Table of Uses



What is Zoning?

The Zoning Map

- Official map that delineates the zones or zoning districts for the city.
- Incorporated into the Zoning Ordinance by reference.
- Uses color coding and abbreviations.
- Usually superimposed as a map layer on the County's online GIS system.



What is Rezoning?

- Any change or amendment to the zoning map to move land from one zoning district to another.
- Technically, it's a change or amendment to the ordinance since the zoning map is incorporated (and is a part of) the zoning ordinance.
- As a result, rezonings must follow all statutory and city rules/ordinances for amending an ordinance.



What is Rezoning?

Types of Rezoning

- Started simple
 - Residential > Business > Industrial.
- Got more complicated
 - Residential (R-8, R-8MF, UR)
 - Nonresidential (Business, Office, Institutional, and Industrial)
 - Mixed (Residential and Non-Residential).



What is Rezoning?

Types of Rezoning

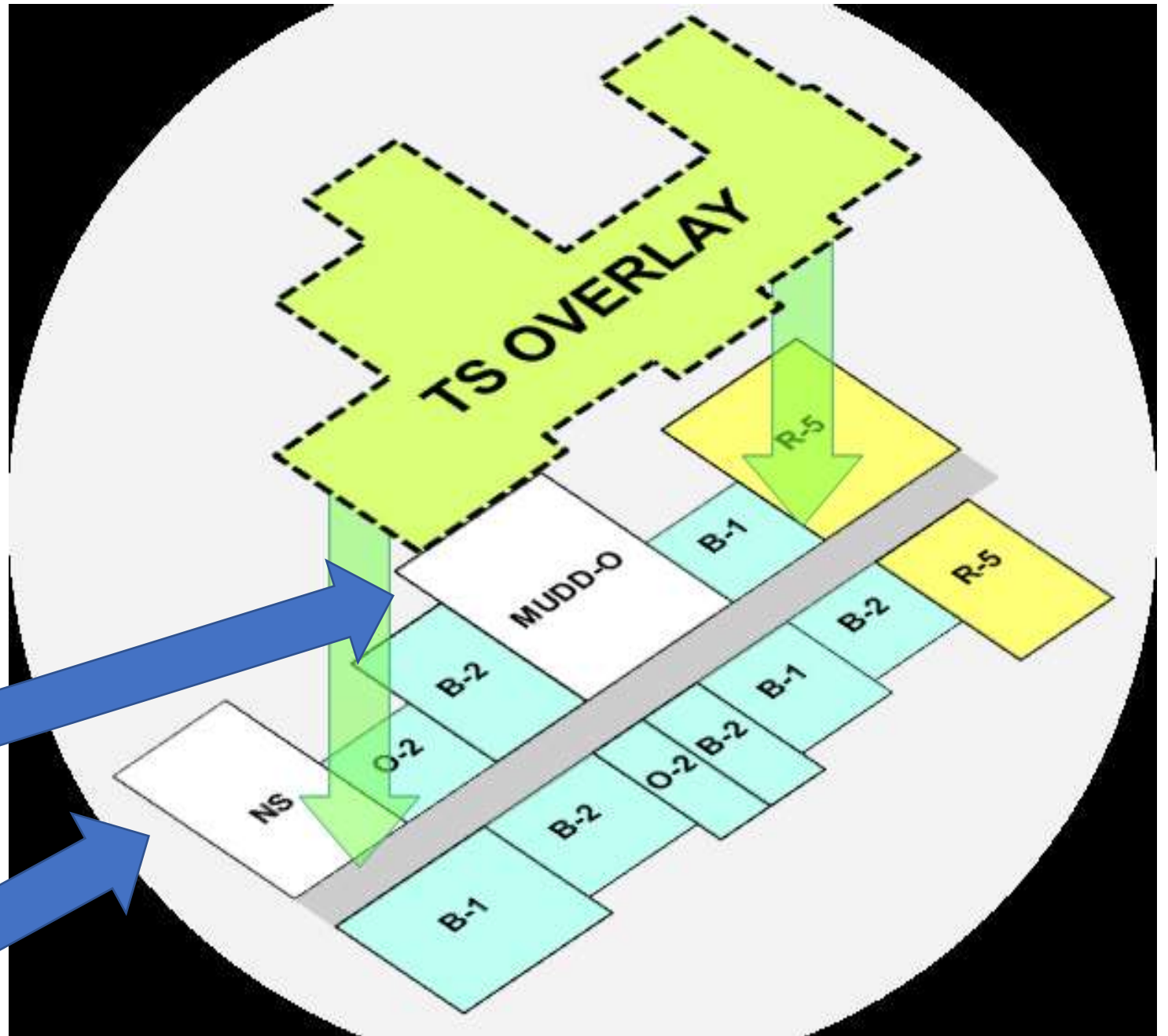
- Conventional
 - “Charlotte’s Got A Lot”
 - Rare
 - Conventional v. floating
- Overlay
- Conditional
 - Common
 - Flexible
 - Site specific



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

Overlay districts are applied over an underlying zoning district.

Parcels with conditional plans (e.g., NS and MUDD-O) have conditional plans which supersede overlay districts.



How do you rezone in Charlotte?

Timing

- Minimum 3-4 months
- No maximum, but could be 6+ months
- Schedule overview



2020 Rezoning Schedule (Application Deadlines January 2020 - December 2020)

Highlighted cells indicate holidays (deadline is typically next business day)	Application Deadline	1st full review complete, and comments sent to petitioner	Petitioner/ staff comment review meetings held by this date	Petitioner's community meeting held by this date (include report in next submittal)	2nd site plan submittal deadline (if full review needed)	2nd full review complete, and comments sent to petitioner	3rd site plan submittal deadline (if full review needed)	3rd full review complete, and comments sent to petitioner	Submittal deadline requesting next PH	Determination on cases cleared for next PH	1st Legal ad review (last day to defer prior to advertising)	1st Legal Ad due to clerk	Public Hearing	Submittal deadline for revised site plans for ZC	Zoning Committee Meeting	City Council Decision
	Excludes except holidays, then ignores business day	Weeks before submittal deadline for PH, if holiday, bump to next work day	Week after comments sent, by second Wednesday after submittal	Friday before next submittal	2 weeks before the public hearing, if holiday prevails, business day	2 weeks after submittal, unless holiday then next business day	2 weeks before the public hearing, unless holiday then previous business day	2 weeks after 3rd submittal, unless holiday then next business day	2 weeks prior to PH, if holiday, previous business day	15 days after submittal	Week prior to ad due	Last to Clerk, typically a Tuesday	6-10 months after filing, 3rd when except holiday	2 week after hearing, unless holiday then previous workday	15 days after PH, unless a Tue, except holidays then 6th calendar day	2nd Monday except holidays
One Full Review Cycle	1/27/2020	3/2/2020	3/11/2020	3/13/2020	n/a	n/a	n/a	n/a	3/16/2020	3/27/2020	3/30/2020	3/31/2020	4/20/2020	4/27/2020	5/5/2020	5/18/2020
Two Full Review Cycles	1/27/2020	3/2/2020	3/11/2020	3/13/2020	3/16/2020	3/30/2020	n/a	n/a	4/13/2020	4/24/2020	4/29/2020	4/30/2020	5/18/2020	5/22/2020	6/2/2020	6/15/2020
Three Full Review Cycles	1/27/2020	3/2/2020	3/11/2020	3/13/2020	3/16/2020	3/30/2020	4/13/2020	4/27/2020	5/11/2020	5/22/2020	5/25/2020	5/26/2020	6/15/2020	6/22/2020	6/30/2020	7/20/2020
One Full Review Cycle	2/24/2020	3/30/2020	4/8/2020	4/10/2020	n/a	n/a	n/a	n/a	4/13/2020	4/24/2020	4/29/2020	4/30/2020	5/18/2020	5/22/2020	6/2/2020	6/15/2020
Two Full Review Cycles	2/24/2020	3/30/2020	4/8/2020	4/10/2020	4/13/2020	4/27/2020	n/a	n/a	5/11/2020	5/22/2020	5/25/2020	5/26/2020	6/15/2020	6/22/2020	6/30/2020	7/20/2020
Three Full Review Cycles	2/24/2020	3/30/2020	4/8/2020	4/10/2020	4/13/2020	4/27/2020	5/11/2020	5/26/2020	6/15/2020	6/26/2020	6/28/2020	6/29/2020	7/20/2020	7/27/2020	8/4/2020	9/21/2020
One Full Review Cycle	3/23/2020	4/27/2020	5/6/2020	5/8/2020	n/a	n/a	n/a	n/a	5/11/2020	5/22/2020	5/25/2020	5/26/2020	6/15/2020	6/22/2020	6/30/2020	7/20/2020
Two Full Review Cycles	3/23/2020	4/27/2020	5/6/2020	5/8/2020	5/11/2020	5/26/2020	n/a	n/a	6/15/2020	6/26/2020	6/28/2020	6/29/2020	7/20/2020	7/27/2020	8/4/2020	9/21/2020
Three Full Review Cycles	3/23/2020	4/27/2020	5/6/2020	5/8/2020	5/11/2020	5/26/2020	6/15/2020	6/29/2020	8/17/2020	8/28/2020	8/31/2020	9/1/2020	9/21/2020	9/28/2020	10/6/2020	10/19/2020
One Full Review Cycle	4/27/2020	6/1/2020	6/10/2020	6/12/2020	n/a	n/a	n/a	n/a	6/15/2020	6/26/2020	6/28/2020	6/29/2020	7/20/2020	7/27/2020	8/4/2020	9/21/2020
Two Full Review Cycles	4/27/2020	6/1/2020	6/10/2020	6/12/2020	6/15/2020	6/29/2020	n/a	n/a	8/17/2020	8/28/2020	8/31/2020	9/1/2020	9/21/2020	9/28/2020	10/6/2020	10/19/2020
Three Full Review Cycles	4/27/2020	6/1/2020	6/10/2020	6/12/2020	6/15/2020	6/29/2020	8/17/2020	8/31/2020	9/14/2020	9/25/2020	9/28/2020	9/29/2020	10/19/2020	10/26/2020	11/4/2020	11/16/2020
No Applications Accepted in May, due to no hearing in August																
One Full Review Cycle	6/22/2020	8/3/2020	8/12/2020	8/14/2020	n/a	n/a	n/a	n/a	8/17/2020	8/28/2020	8/31/2020	9/1/2020	9/21/2020	9/28/2020	10/6/2020	10/19/2020
Two Full Review Cycles	6/22/2020	8/3/2020	8/12/2020	8/14/2020	8/17/2020	8/31/2020	n/a	n/a	9/14/2020	9/25/2020	9/28/2020	9/29/2020	10/19/2020	10/26/2020	11/4/2020	11/16/2020
Three Full Review Cycles	6/22/2020	8/3/2020	8/12/2020	8/14/2020	8/17/2020	8/31/2020	9/14/2020	9/28/2020	10/12/2020	10/23/2020	10/26/2020	10/27/2020	11/16/2020	11/23/2020	12/1/2020	12/21/2020
One Full Review Cycle	7/27/2020	8/31/2020	9/9/2020	9/11/2020	n/a	n/a	n/a	n/a	9/14/2020	9/25/2020	9/28/2020	9/29/2020	10/19/2020	10/28/2019	11/4/2020	11/16/2020
Two Full Review Cycles	7/27/2020	8/31/2020	9/9/2020	9/11/2020	9/14/2020	9/28/2020	n/a	n/a	10/12/2020	10/23/2020	10/26/2020	10/27/2020	11/16/2020	11/25/2019	12/1/2020	12/21/2020
Three Full Review Cycles	7/27/2020	8/31/2020	9/9/2020	9/11/2020	9/14/2020	9/28/2020	10/12/2020	10/26/2020	11/16/2020	11/27/2020	11/30/2020	12/1/2020	12/21/2020	12/28/2020	1/5/2021	1/19/2021
One Full Review Cycle	8/24/2020	9/28/2020	10/7/2020	10/9/2020	n/a	n/a	n/a	n/a	10/12/2020	10/23/2020	10/26/2020	10/27/2020	11/16/2020	11/25/2019	12/1/2020	12/21/2020
Two Full Review Cycles	8/24/2020	9/28/2020	10/7/2020	10/9/2020	10/12/2020	10/26/2020	n/a	n/a	11/16/2020	11/27/2020	11/30/2020	12/1/2020	12/21/2020	12/28/2020	1/5/2021	1/19/2021
Three Full Review Cycles	8/24/2020	9/28/2020	10/7/2020	10/9/2020	10/12/2020	10/26/2020	11/16/2020	11/30/2020	12/15/2020	12/26/2020	12/28/2020	12/29/2020	1/19/2021	1/25/2021	2/2/2021	2/15/2021
One Full Review Cycle	9/28/2020	11/2/2020	11/11/2020	11/13/2020	n/a	n/a	n/a	n/a	11/16/2020	11/27/2020	11/30/2020	12/1/2020	12/21/2020	12/28/2020	1/5/2021	1/19/2021
Two Full Review Cycles	9/28/2020	11/2/2020	11/11/2020	11/13/2020	11/16/2020	11/30/2020	n/a	n/a	12/15/2020	12/26/2020	12/28/2020	12/29/2020	1/19/2021	1/25/2021	2/2/2021	2/15/2021
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One Full Review Cycle	10/26/2020	12/1/2020	12/10/2020	12/12/2020	n/a	n/a	n/a	n/a	12/15/2020	12/26/2020	12/28/2020	12/29/2020	1/19/2021	1/25/2021	2/2/2021	2/15/2021
Two Full Review Cycles	10/26/2020	12/1/2020	12/10/2020	12/12/2020	12/15/2020	12/29/2020	n/a	n/a	1/11/2021	1/22/2021	1/25/2021	1/26/2021	2/15/2021	2/22/2021	3/2/2021	3/15/2021
Three Full Review Cycles	10/26/2020	12/1/2020	12/10/2020	12/12/2020	12/15/2020	12/29/2020	1/11/2021	1/25/2021	2/8/2021	2/19/2021	2/22/2021	2/23/2021	3/15/2021	3/22/2021	3/30/2021	4/19/2021
One Full Review Cycle	11/23/2020	12/28/2020	1/6/2021	1/8/2021	n/a	n/a	n/a	n/a	1/11/2021	1/22/2021	1/25/2021	1/26/2021	2/15/2021	2/22/2021	3/2/2021	3/15/2021
Two Full Review Cycles	11/23/2020	12/28/2020	1/6/2021	1/8/2021	1/11/2021	1/25/2021	n/a	n/a	2/8/2021	2/19/2021	2/22/2021	2/23/2021	3/15/2021	3/22/2021	3/30/2021	4/19/2021
Three Full Review Cycles	11/23/2020	12/28/2020	1/6/2021	1/8/2021	1/11/2021	1/25/2021	2/8/2021	2/22/2021	3/15/2021	3/26/2021	3/29/2021	3/30/2021	4/19/2021	4/26/2021	5/4/2021	5/17/2021
One Full Review Cycle	12/28/2020	1/25/2021	2/3/2021	2/5/2021	n/a	n/a	n/a	n/a	2/8/2021	2/19/2021	2/22/2021	2/23/2021	3/15/2021	3/22/2021	3/30/2021	4/19/2021
Two Full Review Cycles	12/28/2020	1/25/2021	2/3/2021	2/5/2021	2/8/2021	2/22/2021	n/a	n/a	3/15/2021	3/26/2021	3/29/2021	3/30/2021	4/19/2021	4/26/2021	5/4/2021	5/17/2021
Three Full Review Cycles	12/28/2020	1/25/2021	2/3/2021	2/5/2021	2/8/2021	2/22/2021	3/15/2021	3/29/2021	4/12/2021	4/23/2021	4/26/2021	4/27/2021	5/17/2021	5/24/2021	6/1/2021	6/21/2021

How do you rezone in Charlotte?

Participants

- Petitioner's Team
 - Developer/owner
 - Site designer or landscape architect
 - Traffic engineer
 - Zoning attorney/agent
- City Staff
 - Planning
 - Other City Departments
- Decisionmakers
 - City Council
 - Zoning Committee
- Public
 - Nearby property owners
 - Businesses
 - Media



How do you rezone in Charlotte?

Aldersgate Example

<https://www.wsoctv.com/news/local/residents-fear-new-south-charlotte-development-will-cause-traffic-mess/944614097/>



How do you rezone in Charlotte?

The Process- Presubmittal

- Petitioner's team
 - Determines project scope
 - Decides on rezoning
 - Avoid "spot zoning"
- Meeting with the City (required)
- Discussions with City staff and stakeholders



How do you rezone in Charlotte?

The Process- Submittal

- Application
 - Acella process
- Site Plan
- Application Fee
 - Conventional = \$ 5,090
 - Conditional Minor = \$ 6,910
 - Conditional Major = \$ 14,770
- Surveys/studies



**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____
Date Filed: _____
Received By: _____

Complete All Fields (Use additional pages if needed)

Property Owner: _____

Owner's Address: _____ City, State, Zip: _____

Date Property Acquired: _____

Property Address: _____

Tax Parcel Number(s): _____

Current Land Use: _____ Size (Acres): _____

Existing Zoning: _____ Proposed Zoning: _____

Overlay: _____ Tree Survey Provided: Yes: _____
N/A: _____

Required Rezoning Pre-Application Meeting* with: _____

Date of meeting: _____

(*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team is held.)

For Conditional Rezonings Only:

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): _____

Purpose/description of Conditional Zoning Plan: _____

Name of Rezoning Agent

Agent's Address

City, State, Zip

Telephone Number Fax Number

E-Mail Address

Signature of Property Owner

(Name Typed / Printed)

Name of Petitioner(s)

Address of Petitioner(s)

City, State, Zip

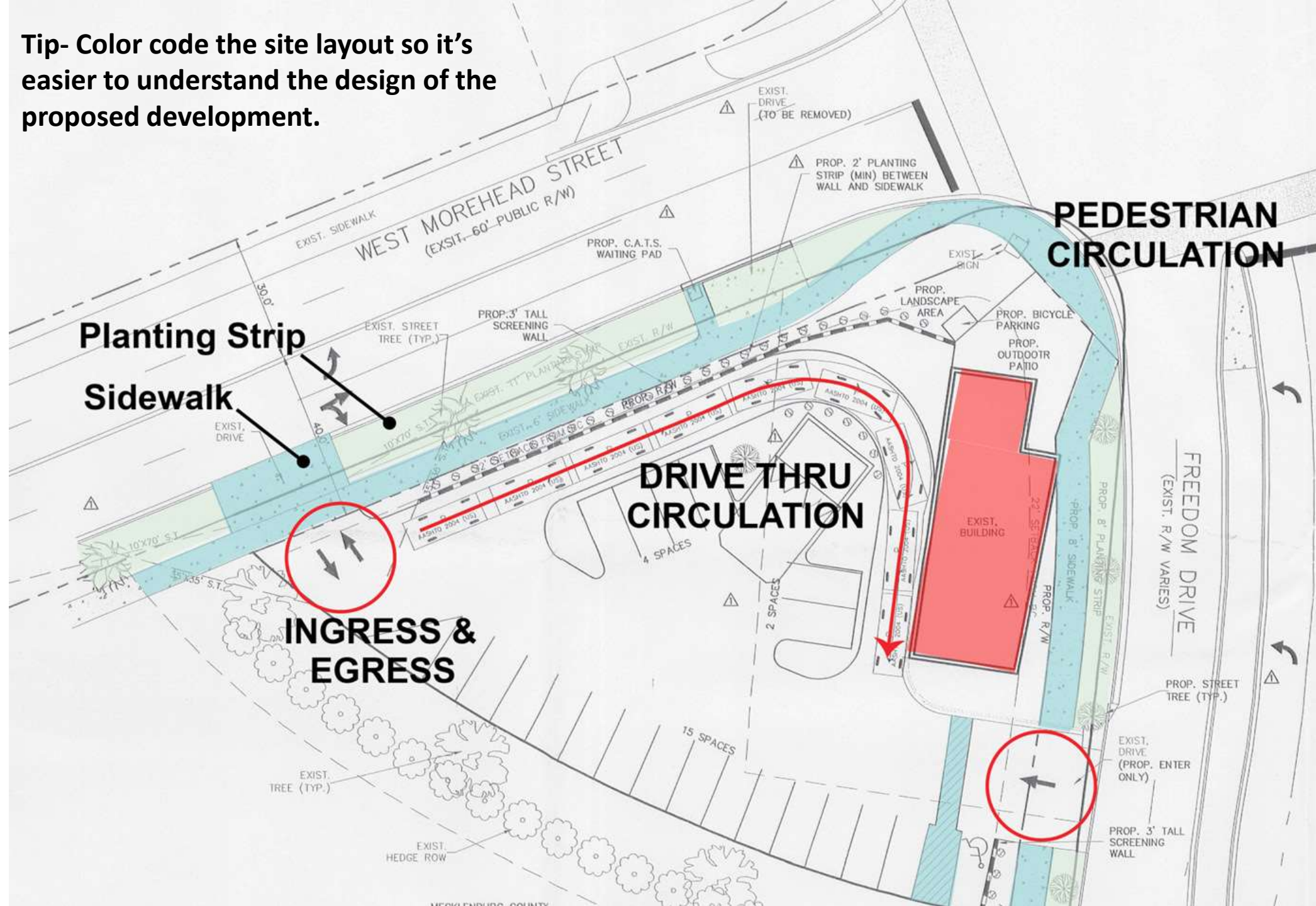
Telephone Number Fax Number

E-Mail Address

Signature of Petitioner

(Name Typed / Printed)

Tip- Color code the site layout so it's easier to understand the design of the proposed development.



How do you rezone in Charlotte?

The Process- Public Notification

- Mail notices
- Sign
- Website
- Legal notice





REZONING PUBLIC HEARING COURTESY NOTICE

January 7, 2020

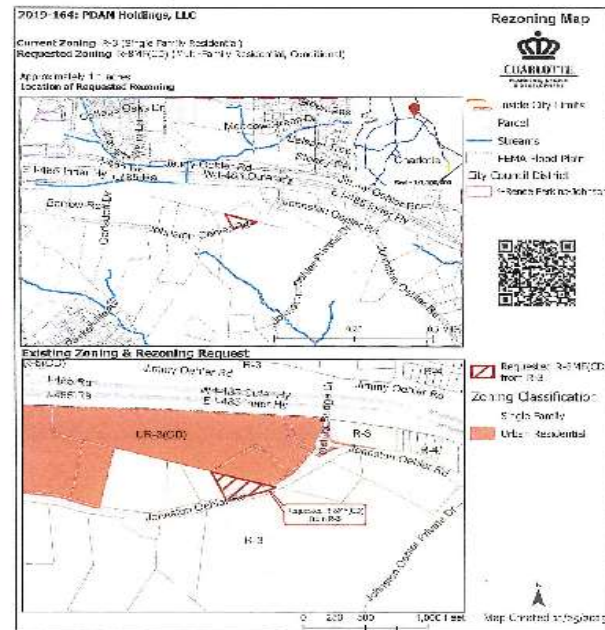
This letter serves as notification of a pending rezoning request for the property illustrated and described below.

A public hearing with the Charlotte City Council will be scheduled no sooner than Monday, February 17, 2020. We recommend that you attend the public meetings and hearings referred to in this notice - see the reverse side of this notice for definitions, dates, locations, times and procedures. Please note that the petitioner has the right to request a deferral of this petition at any time during the rezoning process.

Access www.rezoning.org for up to date case information or contact me at 704-353-0225.

Sincerely,

Michael Russell
Michael Russell
Principal Planner





Rezoning

Search Results:

05

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Notice Type : Notice of Hearing

Posting Date : 1/31/2020

Printer Friendly

NOTICE OF PUBLIC HEARINGS ON PETITIONS FOR ZONING CHANGES BY CITY COUNCIL OF THE CITY OF CHARLOTTE, N.C. NOTICE is hereby given that public hearings will be held by the City Council in the Meeting Chamber located in the Charlotte-Mecklenburg Government Center, 600 East Fourth Street beginning at 5:30 P.M. on Monday, the 17th day of February 2020 on the following petitions that propose changes to the Official Zoning Maps of the City of Charlotte, North Carolina. Due to the number of public hearings scheduled for the February 17th, 2020 City Council Zoning Meeting, the meeting may be recessed at 10:00 pm. Petition No. 2018-114 by Seahawk Partner Holdings, LLC for a change in zoning for approximately 0.18 acres located on the east side of Thomas Avenue, north of Central Avenue from R-5 HD-O to NS HD-O. Petition No. 2019-085 by American Asset Corporation for a change in zoning for approximately 23.89 acres located on the south side of West Arrowood Road, west of Whitehall Executive Center Drive from MUDD-O to MUDD-O(SPA) with five-year vested rights. Petition No. 2019-089 by Alpa Parmar for a change in zoning for approximately 16.7 acres located on the north side of Queen City Drive, east of Little Rock Road, south of Tuckaseegee Road, north of Interstate 85 from R-17MF to B-2(CD). Petition No. 2019-111 by Hive Fitness, LLC for a change in zoning for approximately 0.69 acres located on the south side of Southside Drive, west of Old Pineville Road, and east of Yancey Road from I-2 to MUDD-O. Petition No. 2019-115 by Northwood Development, LLC for a change in zoning for approximately 454.24 acres located on the north side of Ballantyne Commons Parkway, south of I-485 on both sides of Johnston Road from B-P(CD) and O-3(CD) to MUDD-O. Petition No. 2019-142 by Kennedy Howard for a change in zoning for approximately 0.27 acres located on the southeast corner of Tuckaseegee Road and Enderly Road from B-1 to MUDD-O. Petition No. 2019-146 by ALB Architecture, PA for a change in zoning for approximately 0.17 acres located at the intersection of North Davidson Street and East 19th Street from R-8 to UR-1(CD) and UR-C(CD) with five-year vested rights. Petition No. 2019-152 by Spectrum Companies for a change in zoning for approximately 28.63 acres located on the south side of University City Boulevard, and south of Carolyn Lane at Joe Whitener Road from R-3 to UR-2(CD). Petition No. 2019-155 by Plaza Midwood Charlotte 2 LP for a change in zoning of approximately 0.18 acres located on the south side of Central Avenue, east of Pecan Avenue and west of Thomas Avenue from B-2PED to B-2PED(O). Petition No. 2019-157 by ABP Development LLC for a change in zoning for approximately 8.5 acres located on the south side of Polk and White Road, west of Mallard Creek Road from R-4 to R-8 MF(CD). Petition No. 2019-158 by MPV Properties for a change in zoning for approximately 3.6 acres located on the south side of East Woodlawn Road, east of Murrayhill Road from UR-2(CD) and R-4 to UR-2(CD) and UR-2(CD) SPA. Petition No. 2019-159 by Ed Zepso for a change in zoning for approximately 0.95 acres located on the west side of Nations Crossing Road, south of Verbena Street from MUDD-O(CD) to TOD-TR. Petition No. 2019-161 by Crescent Communities, LLC for a change in zoning for approximately 2.4 acres bounded by E. Stonewall Street, S. College Street, S. Tryon Street and E. Hill Street from UMOD-O to UMOD-O(SPA). Petition No. 2019-162 by Kenneth Simmons for a change in zoning for approximately 2.89 acres located on the north side of Old Concord Road, east of North Tryon Street from I-2 to TOD-TR. Petition No. 2019-164 by PDAN Holdings, LLC for a change in zoning for approximately 1.1 acres located on the north side of Johnston Oehler Road, west of Oehler Bridge Drive from R-3 to R-8MF(CD). Petition No. 2019-165 by Wood Partners for a change in zoning for approximately 4.0 acres located on the north side of West Morehead Street, between Millerton Avenue and Morton Street from R-5, R-22MF, O-2, and I-1 to TOC-CC. Petition No. 2019-167 by Grubb Management, LLC for a change in zoning for 0.7 acres (two lots) located on the south side of State Street and north side of Katonah Avenue from I-2 and R-8 to MUDD-O. Petition No. 2019-169 by Thompson Thrift Development Inc. for a change in zoning for approximately 15.9 acres located on the east side of Ridge Road, at Odell School Road, south of Mallard Creek Road from CC to CC(SPA). Interested parties and citizens have an opportunity to be heard and may obtain further information on the proposed changes from the Charlotte Planning, Design & Development Department Office, Charlotte-Mecklenburg Government Center, 600 East Fourth Street, 704-336-2205. www.rezoning.org LP4546238

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LEGALNOTICE.ORG

[Information without boundaries](#)

Website- [HTTP://Rezoning.org/](http://Rezoning.org/)

How do you rezone in Charlotte?

The Process- Community Meetings (Sect. 6.203)

- Mailed notice (10 days prior)
- Invite Councilmember
- Location and time important
- FAQs
- Summary Report



How do you rezone in Charlotte?

The Process- City Review and Meetings

- City Departments conduct reviews
 - Memos
 - Site plan comments
 - Avoid “spot zoning”
- Revisions and Resubmittals
- Staff Analysis with City staff’s recommendation



How do you rezone in Charlotte?

The Process- Public Hearing

- City Council conducts hearing (Mayor presides) and asks questions.
- Staff explains site/petition and staff's analysis
- Petitioner's team presents the petition (3 mins max, unless opposition speaks, then 10 mins max)
- Tip- meet with Councilmember before public hearing



How do you rezone in Charlotte?

The Process- Zoning Committee Meeting

- After the public hearing
- Committee members attend public hearing
- Meeting open to public, but no one from the public can speak
- Committee members vote on the consistency statement and recommend approval or denial of petition



How do you rezone in Charlotte?

The Process- City Council Meeting

- Council votes to approve or deny at first Zoning Council meeting after Zoning Committee meeting
- Meeting open to public, but no public comments
- Petitioner's team and public can lobby beforehand
- Approval stamped copy available after meeting
- Any appeal/challenge must be within 60 days. See N.C. Gen. Stat. § 1-54.1.



Questions ?



Nick Tosco

Poyner Spruill^{LLP}
ATTORNEYS AT LAW

301 S. College Street, Suite 2900
Charlotte, NC 28202

D: 704.342.5275

F: 704.342.5264

NTosco@poynerspruill.com
www.poynerspruill.com

