

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1999

S

4

SENATE BILL 1288\*  
State and Local Government Committee Substitute Adopted 6/7/00  
Third Edition Engrossed 6/12/00  
House Committee Substitute Favorable 6/27/00

Short Title: Mecklenburg Municipal Zoning.

(Local)

---

Sponsors:

---

Referred to:

---

May 17, 2000

A BILL TO BE ENTITLED

AN ACT TO PERMIT THE CITY OF CHARLOTTE AND THE TOWNS OF  
CORNELIUS, DAVIDSON, HUNTERSVILLE, MATTHEWS, MINT HILL, AND  
PINEVILLE TO ENGAGE IN CONDITIONAL ZONING.

The General Assembly of North Carolina enacts:

Section 1.(a) In addition to other types of zoning districts permitted by G.S. 160A-382, the City Council may provide for the establishment of conditional zoning districts, including parallel conditional zoning districts. For purposes of this act, a "conditional zoning district" shall be defined as a zoning district in which the development and use of the property included in the district is subject to predetermined ordinance standards and the rules, regulations, and conditions imposed as part of the legislative decision creating the district and applying it to the particular property. "Parallel conditional zoning district" shall mean a conditional zoning district in which the potential permitted use or uses are, except as limited by the conditions imposed on the district, of the same character or type as the use or uses permitted in a general use district having a parallel designation or name. In contrast to conditional use district or special use district zoning, conditional zoning shall not require the issuance of a conditional use

1 or special use permit or permitting process apart from the establishment of the district and  
2 its application to particular properties. Rules, regulations, and conditions applicable to  
3 any conditional zoning district need not be uniform in all respects for all properties within  
4 the same classification of conditional zoning district but may differ based on the unique  
5 aspects of each conditional zoning district development, site, and surrounding area.

6 Section 1.(b) Property may be rezoned to a conditional zoning district only in  
7 response to and consistent with a petition of the owners of all of the property to be  
8 included in the district. A petition for conditional zoning must include a site plan and  
9 supporting information that specifies the actual use or uses intended for the property and  
10 any rules, regulations, and conditions that, in addition to all predetermined ordinance  
11 requirements, will govern the development and use of the property. If a petition for  
12 conditional zoning is approved, the development and use of the property shall be  
13 governed by the predetermined ordinance requirements applicable to such district  
14 category, the approved site plan for the district, and any additional approved rules,  
15 regulations, and conditions, all of which shall constitute the zoning regulations for the  
16 approved district.

17 Section 1.(c) Conditional zoning decisions shall be made in consideration of  
18 identified relevant adopted land-use plans for the area including, but not limited to,  
19 comprehensive plans, strategic plans, district plans, area plans, neighborhood plans,  
20 corridor plans, and other land-use policy documents.

21 Section 1.(d) Before a public hearing may be held on a petition for conditional  
22 zoning, the petitioner must file in the Office of the City Clerk a written report of at least  
23 one community meeting held by the petitioner. Notice of such a meeting shall be given  
24 to the property owners and organizations entitled to notice as determined by city policy.  
25 The report shall include, among other things, a listing of those persons and organizations  
26 contacted about the meeting and the manner and date of contact, the date, time, and  
27 location of the meeting, a roster of the persons in attendance at the meeting, a summary  
28 of issues discussed at the meeting, and a description of any changes to the rezoning  
29 petition made by the petitioner as a result of the meeting. In the event the petitioner has  
30 not held at least one meeting pursuant to this subsection, the petitioner shall file a report  
31 documenting efforts that were made to arrange such a meeting and stating the reasons  
32 such a meeting was not held. The adequacy of a meeting held or report filed pursuant to  
33 this subsection shall be considered by the City Council but shall not be subject to judicial  
34 review.

35 Section 1.(e) Conditional zoning decisions under this act are a legislative  
36 process subject to judicial review using the same procedures and standard of review as  
37 apply to general use district zoning decisions.

38 Section 1.(f) Except as specifically modified by this act, the procedures to be  
39 followed by the City Council in reviewing, granting, or denying any petition for  
40 conditional zoning shall be the same as those established for general use district zoning  
41 petitions under Article 19 of Chapter 160A of the General Statutes.

42 Section 1.(g) The City Council may not vote to rezone property to a  
43 conditional zoning district during the time period beginning on the date of a municipal

1 general election and concluding on the date immediately following the date on which the  
2 City Council holds its organizational meeting following a municipal general election  
3 unless no person spoke against the rezoning at the public hearing and no valid protest  
4 petition under G.S. 160A-386 was filed. If a valid protest petition under G.S. 160A-386  
5 has been filed against a zoning petition which would otherwise have been scheduled for a  
6 public hearing during the period beginning on the first day of October prior to a  
7 municipal general election, but prior to the new City Council taking office, then the  
8 public hearing on such petition and any decision on such petition shall both be postponed  
9 until after the new City Council takes office.

10       Section 2. This act applies only to conditional zoning petitions filed on or  
11 before August 31, 2001. Notwithstanding the foregoing, this act shall not apply to  
12 conditional zoning petitions that were approved or denied by the City Council prior to  
13 April 17, 2000, and shall not affect any rezoning case that is the subject of pending  
14 litigation.

15       Notwithstanding the foregoing, petitions seeking either conditional district  
16 rezoning or conditional use district rezoning which were pending and not yet decided as  
17 of April 17, 2000, may be treated by the city as petitions for conditional zoning under this  
18 act. Such petitions need not be refiled, but all other processes spelled out in this act,  
19 including the mandatory neighborhood meeting and report and a new public hearing,  
20 must be followed as to such petitions.

21       Section 2.1. Chapter 1283 of the 1973 Session Laws and Chapter 488 of the  
22 1983 Session Laws are repealed as to the City of Charlotte and the Town of Matthews  
23 only.

24       Section 3. This act applies to the City of Charlotte and the Towns of  
25 Cornelius, Davidson, Huntersville, Matthews, Mint Hill, and Pineville only.

26       Section 4. This act is effective when it becomes law.