Petition 2021-107 by Mecklenburg County Land Use and Environmental Services Agency

To Approve:

This petition is found to be **consistent** with 2019 and 2020 North Carolina General Assembly legislation N.C. G. S. Chapter 160D, based on the information from the staff analysis and the public hearing, and because:

- The text amendment updates the County Zoning Ordinance to align with new N.C.G.S. Chapter 160D legislation that becomes effective July 1, 2021;
- The text amendment updates the processes for filing applications, and the public notice requirements for legislative and evidentiary public hearings;
- The text amendment updates the evidentiary hearing provisions and quasi-judicial procedures; and
- The text amendment updates the processes for all development approvals, including written notices of decisions to both the applicant and the property owner.

Therefore, we find this petition to be reasonable and in the public interest, based on the information from the staff analysis and the public hearing, and because:

- The text amendment adds new conflict of interest standards for boards and administrative staff; and
- The text amendment updates the vested rights and permit choice provisions to include multi-phase developments.

To Deny:

This petition is found to be **consistent** with 2019 and 2020 North Carolina General Assembly legislation N.C. G. S. Chapter 160D, based on the information from the staff analysis and the public hearing, and because:

- The text amendment updates the County Zoning Ordinance to align with new N.C.G.S. Chapter 160D legislation that becomes effective July 1, 2021;
- The text amendment updates the processes for filing applications, and the public notice requirements for legislative and evidentiary public hearings;
- The text amendment updates the evidentiary hearing provisions and quasi-judicial procedures; and
- The text amendment updates the processes for all development approvals, including written notices of decisions to both the applicant and the property owner.

However, we find this petition to not be reasonable and in the public interest based on the information from the staff analysis and the public hearing, and because:

- (To be explained by the Zoning Committee)

Motion:
Approve or Deny
Maker:
2ND:

Vote:
Dissenting:
Recused: