



City of **GREENSBORO** *North Carolina*

Zoning Process in Greensboro (Zoning 101)

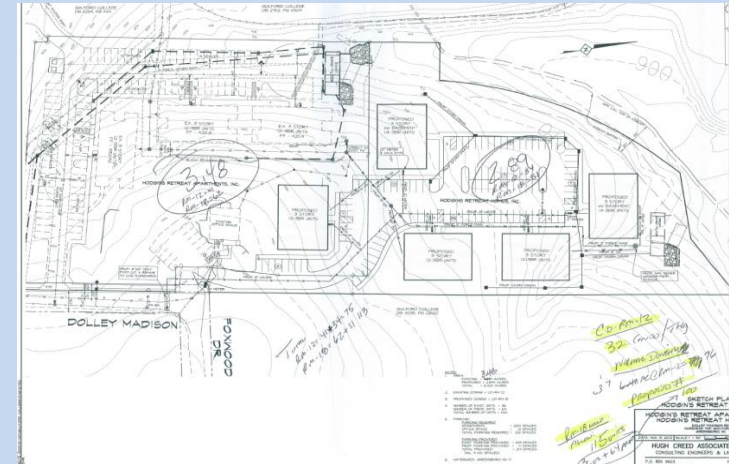
City Council
March 1, 2016





Authority For Local Zoning (NC General Statutes)

- NCGS 160A 381-387 – “Promote health, safety and general welfare”
- Balances rights of property owners to use property as desired while not infringing on rights of adjacent property owners to do the same
- Zoning regulates –
 - Uses
 - Size (height and bulk)
 - Scale (density and building coverage)
 - Placement of Buildings (setbacks)
 - Site Layout (landscaping, parking, lighting)



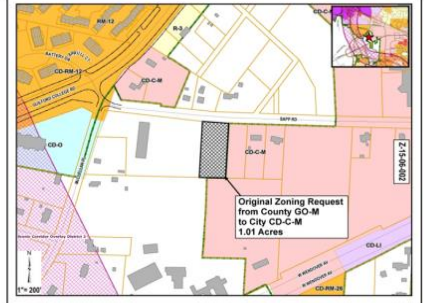




Zoning Process in Greensboro

Public Notification

- State law prescribes how and when hearings are advertised
 - 10-25 days prior to hearing
 - date, time, location and items for consideration
- Mailed Notice
 - State law only requires adjacent owners be notified (NCGS 160A-384)
 - Greensboro notifies all property owners within 600 feet of request
 - Includes QR codes (for smart phones) and web address for staff report
 - Full meeting agenda also sent to Neighborhood Congress, media contacts and others at same time of individual case mailings

 GREENSBORO	OFFICIAL NOTICE OF PUBLIC HEARING CITY OF GREENSBORO ZONING COMMISSION	 GREENSBORO
<p>The Greensboro Zoning Commission has received a request to zone property located <u>within 600 feet</u> of your property. A map of this property and important information about this request can be found below. For additional information, please contact the Planning Department at (336) 373-2144 or (336) 333-6930 (TDD).</p>		
ORIGINAL ZONING REQUEST		
PROPERTY INFORMATION		
LOCATION: 5605 Sapp Road, generally described as north of Sapp Road and east of McClellan Place.		
REQUEST: County-GO-M (General Office-Moderate) to City-CD-C-M (Conditional District-Commercial-Medium) with the following conditions:		
1. All uses permitted in the C-M district <u>except</u> funeral homes and crematoriums; sexually oriented businesses; junked motor vehicles and land clearing and inert debris landfills.		
		 <p>Original Zoning Request from County GO-M to City CD-C-M 1.01 Acres</p>



Zoning Process in Greensboro

Public Notification

- Posted Notice
 - Posted at prominent location(s) on site
 - Includes hearing date and time, contact info
 - Includes QR codes (for smart phones) and web address
- Newspaper
 - Ad for 2 consecutive weeks with first ad no sooner than 10 days prior to hearing
 - Basic info on requests and staff contact info
- Web
 - Agenda online when notices mailed out. Also links to previous meetings and minutes
 - Staff reports available online 10 days prior to hearing
 - Public can provide comments to Zoning Commission and staff (directly or through weblink)
<http://www.greensboro-nc.gov/index.aspx?page=1629>





The Zoning Hearing – Final Action/Recommendation

Decisions

Rezoning (no Comp Plan amendment)

- Final action if minimum 6 in favor
- Referred to Council if in favor but less than 6

Rezoning (with Comp Plan amendment)

- Final action if unanimous in favor
- Referred to Council if in favor but less than unanimous

Original Zonings

- Automatically goes to Council (not applicable if annexation not approved)

Zoning Overlays (may or may not be linked to a Plan)

- Automatically goes to Council

Special Use Permits

- Final action if majority in favor



Zoning Appeals

Appeals of Zoning Decisions

- Must be in writing to Planning staff or City Clerk within 10 days of Zoning Commission decision
- No proof of standing/prequalification to appeal
- Appealed items typically scheduled for 2nd Council meeting in following month
- As of August 1, 2015 rezoning applications no longer subject to zoning protest petition



Zoning Appeals

Appeals of Special Use Permit Decisions

- Filed in Superior Court within 30 days of notice of final decision
- Requires proof of standing/prequalification to appeal
- Appeal hearing based on evaluation of the public hearing record and hearing process



Getting Involved in Zoning Discussions

- Look at upcoming agendas and meeting info on the web
<http://www.greensboro-nc.gov/index.aspx?page=1650>
- Volunteer on Zoning Commission or other Boards/Commissions
<http://www.greensboro-nc.gov/index.aspx?page=1629> (link to form)
- Learn More about Zoning Ordinances and Processes
<http://online.encodeplus.com/regs/greensboro-nc/>
<http://www.greensboro-nc.gov/index.aspx?page=3867>
- Contact Staff and Commission members
- Keep up with local and national development trends
- Watch the live coverage of Zoning Commission meetings on The Greensboro Television Network (Cable Channel 13 or on web) or attend the meetings and speak in support or against an application.



Greensboro Zoning 101

Questions/Comments?