



City of **GREENSBORO** *North Carolina*

August 3, 2015 / City Council Meeting

“Zoning Commission - Filing Deadline ”

Planning Department



Zoning Commission

Established pursuant to NCGS 160A-361

Consists of 9 members

Appointed by the City Council

The Zoning Commission has review and approval authority for:

Zoning Map Amendments
Special Use Permits

LAND DEVELOPMENT ORDINANCE

Article 3. Administration

30-3-6 Zoning Commission

30-3-6.1 Authority and Establishment

A planning board known as the Zoning Commission is hereby established pursuant to NCGS 160A-361.

30-3-6.2 Membership

The Zoning Commission consists of 9 regular members.

30-3-6.3 Quorum

Five or more members of the Zoning Commission constitute a quorum.

30-3-6.4 Powers and Duties

A. Review and Recommendation

The Zoning Commission has review and recommendation authority over the following:

1. Ordinance Text Amendments when referred to the Zoning Commission;
2. Zoning Map Amendments processed or referred to the Zoning Commission;
3. Establishment of Original Zoning (30-4-9);
4. Zoning Map Amendments for overlay zones.

B. Final Action

The Zoning Commission has final decision-making authority over the following:

- 1. Zoning Map Amendments;
- 2. Special Use Permits;
- 3. Conditional Use Permits;
- 4. Conditional Use Agreements;
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- 100. Conditional Use Agreements;



Zoning Commission - Adjusted

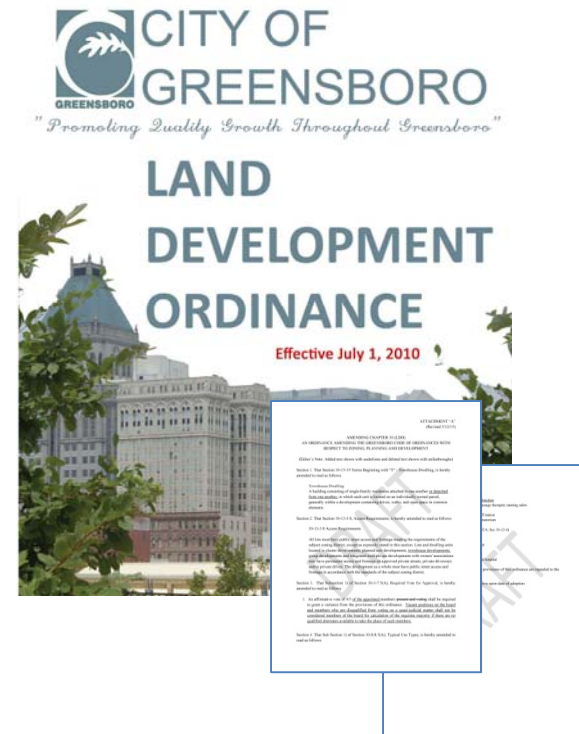
City Council's Committee System

Shift in meeting date:

From the second Monday of the month

to

Third Monday of the month





Zoning Commission – Filing Deadline

LDO –

Section 30-4-5.3

Filing Deadline - 38 days

Shifting Meeting Date -

Trigger adjustment to schedule of process

Amendment -

Text Amendment would set filing deadline to 45 days before the meeting



LAND DEVELOPMENT ORDINANCE

Article 4. Review and Approval Procedures

30-4-5 Zoning Map Amendments – All Zoning Districts

30-4-5.3 Submittal Requirements

A. Zoning Map Amendment applications must be prepared in accordance with the common review procedures of 30-4-1 and submitted to the Planning and Community Development Department.

B. Zoning Map Amendment applications must be submitted to the Planning and Community Development Department at least 38 days before the meeting of the Zoning Commission at which the application is to be considered.

C. For zoning map amendments related to Historic Districts, see 30-4-12.1 and 30-4-12.2.

D. For zoning map amendments related to Planned Unit Developments, see 30-4-6.

E. Zoning map amendments for overlay districts have additional submittal requirements. For specific information on these requirements, see the applicable overlay district.

1. Activity Center Overlay, see 30-7-8.3.
2. Downtown Design Overlay, see 30-7-8.5.
3. Historic District Overlay, see 30-7-8.6.
4. Neighborhood Conservation Overlay, see 30-7-8.7.
5. Pedestrian Scale Overlay, see 30-7-8.9(A).
6. Scenic Corridor Overlay, see 30-7-8.10.
7. Airport Overlay, see 30-7-8.2.
8. Manufactured Housing Overlay, see 30-7-8.7.
9. Central Business Overlay, see 30-7-8.4.





Zoning Commission – Filing Deadline

Adjusted filing deadline will:

Timing (=) – Keep current deadlines / previously published

Plan Amend Process (=) - Secure Planning Board comments prior to Zoning Commission meeting

Plan Amend Evaluation (=) - Allow the evaluation of the rezoning in concert with the comprehensive plan amendments

Notices (+) - Time for staff to comply with notification requirements

Input (+) - Time for conversation and collaboration between nearby property owners (and other interested parties) and the applicant



Zoning Commission – Filing Deadline

ACTION REQUESTED

Hold a public hearing to receive public
comments

Consider adoption of the text amendment



QUESTIONS?



2015 Technical Amendment

A planning board known as the Zoning Commission is hereby established pursuant to [NCGS 160A-361](#).

Effective on: 1/1/1901

30-3-6.2 Membership

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Effective on: 1/1/1901

30-3-6.3 Quorum

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