

## Final Proposed Text Amendment Revisions to the Marvin Development Ordinance for Consideration 5-20-2025

### 1. Amend 5.3 Amendment Process

#### *Current:*

#### 5.3 Amendment Process

(B.) Neighborhood meeting. It is required that the applicant for a zoning map amendment (rezoning) meet with representatives and/or landowners of the neighborhood in which the property for which the proposed map amendment (rezoning) is located as authorized by G.S. 160D-602(e), with mailed notice to all property owners within 1,300 linear feet of the subject property at least ten (10) days before the meeting date. The applicant shall coordinate the time and date of the meeting to enable the *Planning, Zoning & Subdivision Administrator* to attend and address procedural questions that arise. The neighborhood meeting shall be conducted prior to the date of the legislative hearing at which comments on the application will be heard. This meeting may be held either before or after, but not on, the date of the meeting at which the Planning Board review and recommendation is scheduled.

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(B.) Neighborhood meeting. It is ~~required~~ **recommended** that the applicant for a zoning map amendment (rezoning) meet with representatives and/or landowners of the neighborhood, **in person or virtually**, in which the property for which the proposed map amendment (rezoning) is located as authorized by G.S. 160D-602(e), with mailed notice to all property owners within 1,300 linear feet of the subject property **and any full subdivisions within the range** at least ten (10) days before the meeting date. The applicant shall coordinate the time and date of the meeting to enable the *Planning, Zoning & Subdivision Administrator* to attend and address procedural questions that arise. The neighborhood meeting shall be conducted prior to the date of the legislative hearing at which comments on the application will be heard. This meeting may be held either before or after, but not on, the date of the meeting at which the Planning Board review and recommendation is scheduled.

(1). **The applicant is required upon completion of the neighborhood meeting, to provide the Village with a copy of any materials presented at the meeting, a summary of issues discussed at the meeting, including changes suggested by the participants and a description of any changes to the rezoning petition made by the petitioner as a result of the meeting. [Taken from Huntersville]**

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## **2. Amend 5.4-3 General Requirements**

### ***Current:***

#### **5.4-3 General requirements.**

The following provisions shall apply in the administration of conditional zoning:

(A) A conditional zoning application shall be considered only upon request of the owner of the affected property or a duly authorized representative of the property owner demonstrated by written, signed and notarized documentation.

(B) Applicant shall meet with representatives of the surrounding property owners and of the surrounding neighborhood(s) to discuss the proposed development, and include a report of any such meetings in accordance with Section 5.3-1(B) of this Article to the *Planning, Zoning & Subdivision Administrator*.

(C) All standards and requirements of the corresponding Primary General Use District shall be met, except to the extent that the conditions imposed by the conditional zoning are more restrictive than the general use standards.

(D) No uses shall be permitted except those enumerated in the ordinance adopting the conditional zoning.

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