

TA #19-04 Zoning and Subdivision text amendments reflecting a transfer of duties from LUESA to the Town of Huntersville.

PART 1: DESCRIPTION

Text Amendment, TA #19-04 is a request by the Planning Department, to amend various sections of the Zoning and Subdivision Ordinances reflecting a transfer of duties from Mecklenburg County LUESA to the Town of Huntersville.

PART 2: BACKGROUND

The Town Board directed staff to take on five positions in Land Development and Zoning that were formerly within Mecklenburg County LUESA. The attached text amendments reflects a transfer of those duties to the Town of Huntersville.

The HOAB reviewed the proposed amendment at their May 2, 2019 meeting and recommended approval of the proposed language.

PART 3: RELEVANT HUNTERSVILLE 2030 COMMUNITY PLAN AND APPLICABLE LONG RANGE PLAN SECTIONS

The following are examples of relevant polices from the 2030 Huntersville Community Plan that may be incorporated into the Board's statement of consistency for approval or denial of the request.

Policy ED-14: Development Review Process – Support efforts to improve efficiency and responsiveness of development review process for development proposals.

PART 4: STAFF RECOMMENDATION

Staff recommends approval of the request as presented.

PART 5: PUBLIC HEARING

The Public Hearing will be held on May 20, 2019.

PART 6: PLANNING BOARD RECOMMENDATION

The Planning Board is scheduled to hear this text amendment on May 28, 2019.

PART 7: ATTACHMENTS

Attachment A: Text Amendment Application

Attachment B: Proposed Ordinance

PART 8: STATEMENT OF CONSISTENCY – TA #19-04

Planning Department	Planning Board	Board of Commissioners
<p>APPROVAL: In considering the proposed amendment, TA 19-04 to amend Articles 3, 7, 8 and 12 of the Zoning Ordinance and Articles 6, 7 and 10 of the Subdivision Ordinance, the Planning staff recommends approval of the request as presented based on the amendment being consistent with policy ED-14 of the Town of Huntersville 2030 Community Plan.</p> <p>It is reasonable and in the public interest to amend the Zoning & Subdivision Ordinance to be consistent with the town’s policy supporting efforts to improve efficiency and responsiveness of development review process for development proposals.</p>	<p>APPROVAL: In considering the proposed amendment, TA 19-04 to amend Articles 3, 7, 8 and 12 of the Zoning Ordinance and Articles 6, 7 and 10 of the Subdivision Ordinance, the Planning Board recommends approval based on the amendment being consistent with <u>(insert applicable plan reference)</u></p> <p>It is reasonable and in the public interest to amend the Zoning & Subdivision Ordinance because...<i>(Explain)</i></p>	<p>APPROVAL: In considering the proposed amendment, TA 19-04 to amend Articles 3, 7, 8 and 12 of the Zoning Ordinance and Articles 6, 7 and 10 of the Subdivision Ordinance, the Town Board grants approval based on the amendment being consistent with <u>(insert applicable plan reference)</u></p> <p>It is reasonable and in the public interest to amend the Zoning & Subdivision Ordinance because...<i>(Explain)</i></p>
	<p>DENIAL: In considering the proposed amendment, TA 19-04 to amend Articles 3, 7, 8 and 12 of the Zoning Ordinance and Articles 6, 7 and 10 of the Subdivision Ordinance, the Planning Board recommends denial based on the amendment being (consistent OR inconsistent) with (insert applicable plan reference).</p> <p>It is not reasonable and in the public interest to amend the Zoning & Subdivision Ordinance because....<i>(Explain)</i></p>	<p>DENIAL: In considering the proposed amendment, TA 19-04 to amend Articles 3, 7, 8 and 12 of the Zoning Ordinance and Articles 6, 7 and 10 of the Subdivision Ordinance, the Town Board denies approval based on the amendment being (consistent OR inconsistent) with (insert applicable plan reference).</p> <p>It is not reasonable and in the public interest to amend the Zoning & Subdivision Ordinance because....<i>(Explain)</i></p>