



DATE: November 18, 2014

SUBJECT: Concord Mills at Christenbury

CASE NUMBER: # S-04-14

OWNER/DEVELOPER: Icebreaker Development LLC

LOCATION: Southwest quadrant of Christenbury Parkway and Derita Road

PARCEL IDENTIFICATION NUMBER: 4589-35-2884

AREA: 29.55 acres (7 proposed lots)

ZONING: Mixed Use Commercial Center Large District (MX-CC2)

REPORT PREPARED BY: Kevin Ashley, AICP, Planning and Development Manager

This proposed subdivision lies on the southwest quadrant of Christenbury Parkway and Derita Road, west of Concord Mills. The property is zoned MX-CC2, as are the other three quadrants of the intersection. The developers propose to create seven (7) lots, consisting of six (6) outparcels and one larger interior lot of approximately 21.6 acres.

Access to the site will be via one driveway on Christenbury and two drives on Derita. These driveways will serve the outparcels and the interior lot via a private access easement on the rear of the outparcels. None of the outparcels will have direct access on either Christenbury or Derita. The locations of the access points on Derita and Christenbury have approved by both NCDOT and the City's Transportation Department, and they are located in such a way as to align with access points on the opposite sides of the public streets.

The property is zoned MXCC_2 and is approved for a variety of commercial uses. Development on the site will be subject to the master plan that was approved for the four quadrants of this intersection in 2007.

The preliminary plat has been reviewed by the applicable City departments and there are no objections to the proposed plat. The developer will need to coordinate with both Engineering and Fire on the exact locations of the interior driveways during the site plan approval process.

SUGGESTED STATEMENT OF CONSISTENCY (Not required, but offered as information)

The proposed preliminary plat is consistent with the standards outlined in the Concord Development Ordinance and 2015 Land Use Plan. The City of Concord Land Use Plan designates the subject property as part of a “mixed use node” and commercial uses are permissible in that designation.

SUGGESTED RECOMMENDATION AND CONDITIONS

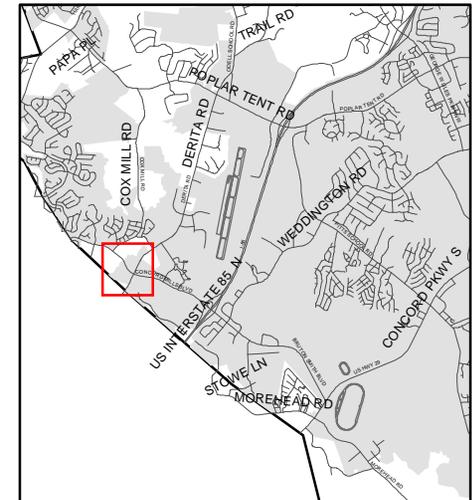
The staff recommends approval of the subdivision plat. If the Commission concurs and chooses to approve the proposed preliminary plat, approval should be subject to the following conditions:

- The applicant must submit a mylar copy of the approved preliminary plat, after addressing any additional comments added by the Commission.
- The developer shall comply with State and City of Concord requirements for applicable stormwater treatment requirements, including the recordation of a BMP easement, and the acceptance of the easement by City Council prior to recordation of a final plat.
- The developer shall comply with minimum street connection requirements as specified by NCDOT, City of Concord and the minimum NC Fire Code requirements. Location of individual interior driveways will be determined at the time of site plan review, and will be determined through consultation with the Transportation/Engineering and Fire departments.

**S-04-14
Zoning Map**

**Preliminary Plat
Christenbury SW Corner**

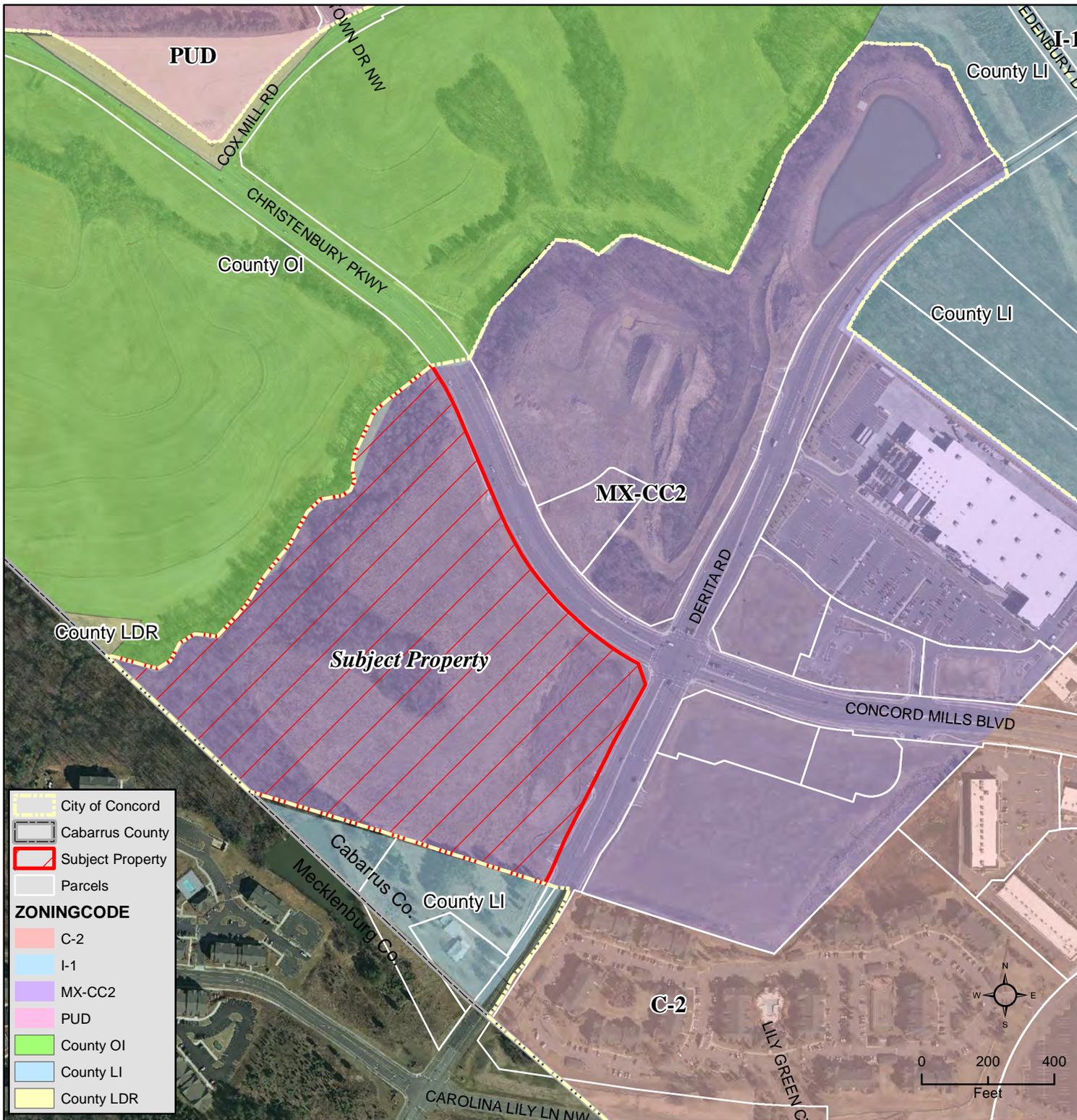
Christenbury Pkwy &
Derita Rd
PIN: 4589-35-2884



Source: City of Concord
Planning Department

Disclaimer

These maps and products are designed for general reference only and data contained herein is subject to change. The City Of Concord, it's employees or agents make no warranty of merchantability or fitness for any purpose, expressed or implied, and assume no legal responsibility for the information contained therein. Data used is from multiple sources with various scales and accuracy. Additional research such as field surveys may be necessary to determine actual conditions.



	City of Concord
	Cabarrus County
	Subject Property
	Parcels
ZONINGCODE	
	C-2
	I-1
	MX-CC2
	PUD
	County OI
	County LI
	County LDR

MEMO

To: Planning and Zoning Commission
From: Starla Rogers, Sr. Planner
Date/Subject: 11/17/2014 - Historic Handbook Amendments

The Historic Preservation Commission unanimously voted to forward amendments to the Historic Handbook to the Planning and Zoning Commission with a recommendation of approval. Due to the complete reorganization of the Handbook material, a document with “track changes” has become difficult to decipher. In that regard, below is a chapter by chapter overview of the amendments. Additionally the major amendments have been highlighted within the actual Handbook document.

The Planning and Zoning Commission should consider the proposed amendments, provide suggested changes if warranted, and 1)Forward to City Council with a recommendation of approval 2)Forward to City Council with a recommendation of denial or 3)Forward to City Council with no recommendation.

1. Appendix B has now been moved to the front of the document and titled “Approval Requirements.”
2. The section of Appendix B on trees has been modified to clarify what tree work requires approval/to change size requirements. Removal of skylights can now be approved by staff if roofing is replaced with appropriate material since skylights are inappropriate anyway. Also clarifications to other types of work have been made.
3. A cross-reference section has been added to this section.
4. District maps have been moved to the front of the document.
5. Design Committee reference has been removed from Chapter 3.
6. Chapter 4 now details the use of synthetic materials such as hardiplank.
7. Chapter 5, Section 1 has been broken down into 3 new sections to reflect new construction of buildings, accessory structures, and additions. Also detailed in these sections is the use of synthetic materials. Please look through this thoroughly. The new alterations limit the use of synthetic materials fairly stringently. The commission needs to decide how strict they would like to be when it comes to additions/accessory structure material usage on pivotal/contributing structures.
8. The renumbered Chapter 5, Section 4 on Siding again specifies the usage of synthetic materials. Also included in this section is a description of suggested maintenance and care methods for various types of siding.
9. The renumbered Chapter 5, Section 5 on Fenestrations details the use of non-historic window material. It also explains repair and maintenance methods.
10. The renumbered Chapter 5, Section 6 on Porches elaborates on the construction of decks to give the HPC clearer direction.
11. The renumbered Chapter 5, Section 7 on Roofing now allows synthetic roofing materials and offers maintenance/repair advice.
12. The renumbered Chapter 5, Section 8 on Landscaping and Trees clearly defines what hazard rating is needed for staff to remove a tree deemed “unhealthy.” A reference to the newly named Appendix D directs citizens to appropriate tree care recommendations.

13. The renumbered Chapter 5, Section 9 has no major changes.
14. The renumbered Chapter 5, Section 10 now includes walkways, giving appropriate materials for walkway installation.
15. The renumbered Chapter 5, Section 11 on Transformers and Lighting elaborates on appropriate lighting for the residential historic district.
16. The renumbered Chapter 5, Section 12 has no major changes.
17. The renumbered Chapter 5, Section 13 has no major changes.
18. The renumbered Chapter 5, Section 14 has no major changes.
19. Appendix A has been modified from the section on maps to the Secretary of Interior Standards.
20. Appendix B has been modified to tree care and maintenance standards.
21. Appendix C has been modified to suggested references.
22. The sections referencing the Concord Development Ordinance landscaping section has been removed along with the section illustrating forms as both of these sections are prone to change and are an unnecessary reference in the Handbook.

Memo

To: Planning and Zoning Commission

From: Kevin E. Ashley AICP Planning and Development Manager

Date: November 18, 2014

Re: Consideration of a Text Amendment to Adopt a New Article 3 (Zoning Hearing Procedures)

As the Commission will recall, staff has discussed several times, at length, the changes to the General Statutes that have resulted in changes to the way municipalities conduct conditional use/district rezoning hearings. The statutes have changed numerous times over the past few years relative to these rezonings and their hearing requirements. The current way the ordinance is written classifies conditional district and other site plan controlled or special purpose zoning districts (such as PUD, MX and TND) as quasi-judicial approvals. As a result, the Commission has conducted some very long rezoning hearings (such as River Oaks Center, Salomon and the Niblock Farms projects).

Staff has worked closely with the City Attorney the last month to craft a rewrite to Article 3 to clarify rezoning procedures, mainly to insure that conditional district rezonings can be treated as legislative as permitted by the General Statutes. This approach has many benefits to both the City and applicants in general. These benefits include, but are not limited to, making meetings shorter, limiting the need for developers and citizens to have to pay for expert witnesses, eliminating the need for sworn testimony and generally making the process easier and more understandable. The rewrite of Article 3 (and one small corresponding addition to Article 1) condenses this section from 19 pages to 9 pages and eliminates some unnecessary duplicative language, and in our opinion makes this section of ordinance much more user friendly. The Commission should be advised that Special Use Permits will remain as quasi-judicial approvals, but those would be the only type of Planning Commission approval that will require sworn testimony.

This new article involves the complete repeal of the current Article and adoption of the new one.

This memorandum serves to give a very brief overview and highlights of the new Article 3.

Major Changes

- Section 3.2.2 states that the DRC must concur that a site plan for conditional district rezoning meets minimum requirements prior to moving to P&Z for consideration.
- Section 3.2.3 clarifies the neighborhood meeting requirements for rezonings. It has provisions that if persons representing ten percent or more of those noticed appear at the hearing in opposition to the request, that the Commission may table the request and require the applicant to conduct a neighborhood meeting.
- Sections 3.2.7 and 3.2.8 spell out the differences between a conventional and a conditional district rezoning. The conventional zoning is legislative and does not require a site plan. Conditional districts are also legislative and require a site plan with a set of proposed conditions proposed by the applicant. The “basic” conditional districts are parallel districts which correspond to the conventional or base districts. We have also clarified that the “special purpose districts” that exist in Article 9 (that require site plans) are also conditional districts. These districts include Planned Unit Development (PUD), Mixed Use (MX), Traditional Neighborhood Development (TND), Public Interest District (PID) and Low Impact Development (LID). It may be necessary for the Planning and Legal departments to further review the design requirements for these districts to ensure that discretionary standards are at a level as to not make their approval “quasi-judicial”. The staff intends on reviewing those directly and bringing them to you very soon after approval of this amendment.
- We have also clarified how an administrative change to approved conditional districts may be handled.
- Text amendments would require the applicant to fill out a request for an amendment and to address the Commission. If the Commission concurs that such an amendment is warranted, the staff will bring the amendment to the Commission the following month and if the amendment is approved, the item will be forwarded to City Council for a public hearing. The applicant would have the right to appeal the denial of the text amendment to City Council, much like a rezoning case. High priority amendments (such as those necessary to accommodate litigation or other emergencies) would not necessarily have to follow this process.
- We have also added Section 1.6 which addresses the notice procedures for rezoning and HPC/Board of Adjustment items. The CDO has notice procedures in several places and we thought it best to consolidate them in one place and to essentially just reference the

General Statutes. Placing this requirement in 1.6 will make it easier to amend the next time the statutes change.

Staff understands that this amendment is a major change to the ordinance but we strongly feel that the change will make our collective duties much easier. We have worked closely with Legal to insure that these procedures meet the legal requirements of the General Statutes. We recommend that you forward this item to City Council for public hearing and adoption in December.

ARTICLE 3

ZONING AMENDMENTS AND HEARING PROCEDURES

SUMMARY/PURPOSE

This Article describes how to obtain a zoning amendment (either to the official zoning map or to the text) under the Concord Development Ordinance. Typically, this process involves either three or four steps:

- A. First, an application is submitted to the Administrator.*
- B. Second, the Administrator determines whether the application is complete.*
- C. Third, the application is forwarded to the Planning and Zoning Commission for a public hearing. Depending on the whether the item is an amendment to the text or to the map, Council hearing may be required.*
- D. Fourth, a public hearing is held by the City Council and the amendment is either approved or denied.*

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3.1. PURPOSE AND AUTHORITY

The purpose of this Chapter is to outline the process for amending the classification of the official zoning map, the text of the ordinance and to outline the various processes for the City Council and for the Planning and Zoning Commission.

The City Council shall have the authority to amend or repeal the text of these regulations and the zoning classification of any parcel of land as indicated on the Official Zoning Map of the City of Concord.

3.2 CHANGES TO THE OFFICIAL ZONING MAP

Changes to the zoning map (rezonings) occur through a public hearing conducted by either the Planning Commission, City Council, or in some instances, both.

3.2.1 PRE-APPLICATION MEETING

Prior to filing a petition for a zoning amendment, the petitioner shall meet with the Planning Department staff to discuss the proposed amendment. The staff shall provide the petitioner with the proper application forms. The purpose of this meeting is to advise the petitioner of the zoning amendment process, notice issues (including neighborhood meeting requirement) and other concerns and information relative to the amendment of the zoning.

3.2.2 FILING OF PETITION

A zoning amendment petition shall be on a form prescribed by the Planning Department and shall be accompanied by the fee established in the most recent budget ordinance adopted by the City Council. The Administrator shall establish schedules to file any application for development approval that requires action by the Planning and Zoning Commission, the Board of Adjustment or the City Council. Such applications shall be filed according to the established schedules in advance of any public hearing or public meeting required pursuant to this Ordinance or the N.C. General Statutes.

Applications for conditional district rezoning (Section 3.2.8) shall be initiated only by petition signed by the property owner.

For conditional district rezonings, after receipt of the petition, the staff shall forward the petition including the site plan to the Development Review Committee (DRC) for review and comments prior to the hearing. The DRC shall concur that the site plan sufficiently meets minimum requirements prior to the item proceeding to the Planning Commission for public hearing.

3.2.2 NOTICE REQUIREMENTS

Notice shall be given in accordance with Section 1.6 of this Ordinance.

3.2.3 NEIGHBORHOOD MEETING REQUIRED

The petitioner shall conduct a neighborhood meeting with all adjacent property owners, for all proposed zoning amendments which increase density or intensity. The staff shall inform the petitioners of the neighborhood meeting requirement at the pre-application meeting. In lieu of the meeting, the petitioner may notice all adjacent property owners by letter, delivered by certified mail at least twenty (20) days prior to the hearing date. The letter shall provide an overview of the zoning request and shall include the petitioner's contact information. Proof of the neighborhood meeting or

the notification by certified letter shall be provided to the Planning Department no later than ten (10) days prior to the public hearing. When notice is given by mail, and persons representing ten percent or more of the entities noticed in accordance with 3.2.2 and 1.6 appear at the hearing in opposition to the petition, the Planning and Zoning Commission may table the matter and require the applicant to conduct the neighborhood meeting.

3.2.4 APPROVAL AUTHORITY

A. The Planning and Zoning Commission is hereby delegated by the City Council to have the authority to take final action on applications to rezone property as specified by Session Law 1993, Chapter 247, House Bill 575. The Commission may grant final approval of a zoning map amendment by a vote of at least three-fourths (3/4) of the members of the Commission present and not excused from voting. If the approval is by a vote of less than three-fourths, or if the Commission renders a recommendation of denial, the request shall be forwarded to the City Council for hearing at their next available meeting and the City Council shall have the authority to make a final decision on the zoning map amendment.

B. Any person aggrieved by the decision of the Planning and Zoning Commission shall have the right to appeal the action to the City Council. The appeal shall be filed by giving notice in writing to the Administrator as designated by the City Manager within fifteen (15) days of the decision of the Planning and Zoning Commission. The City Council shall place the item on the next available City Council agenda.

C. Final Denial of an application for a zoning map amendment shall preclude the petitioner from submitting an identical petition for a zoning map amendment on the same property for a period of one (1) year from the date of final denial of the petition.

D. The decision of the proceeding, including statement of consistency, findings of fact and conclusions of law (if applicable) shall be filed in the Office of the Administrator and recorded at the Cabarrus County Register of Deeds, and a copy shall be provided to the petitioner.

3.2.5 STATEMENT OF CONSISTENCY WITH THE COMPREHENSIVE PLAN

Prior to adopting or rejecting any zoning map amendment the Planning and Zoning Commission shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the Commission considers the action taken to be reasonable and in the public interest.

3.2.6 PROTEST PETITIONS

A protest petition, submitted in accordance with GS 160A-385, may only be filed for consideration by City Council. Protest petitions are not applicable for Planning and Zoning Commission consideration.

3.2.7 REZONING TO A CONVENTIONAL (BASE) ZONING DISTRICT

The provisions of this section shall apply to any application for a zoning map amendment to Agricultural (AG), Rural Estate (RE), Residential Low Density (RL), Residential Medium Density (RM-1 or RM-2), Residential Village (RV), Residential Compact (RC), Residential-County Originated (R-CO), Office & Institutional (O&I), Neighborhood Commercial (B-1), City Center (CC), Light Commercial (C-1), General Commercial (C-2), Light Industrial (I-1), General Industrial (I-2), as well as zoning districts specifically classified as overlay districts.

Hearings for conventional zoning districts shall be legislative in nature. Sworn testimony and findings of fact for approval or denial are not required. The Commission may not impose conditions on the approval, and the Commission may not consider any condition offered by the applicant.

3.2.8 REZONING TO A CONDITIONAL ZONING DISTRICT

The provisions of this section shall apply to any application for a map amendment to "parallel" conditional district and to other conditional zoning districts as specified in Article 9 of this Ordinance unless those districts contain discretionary standards that may require a quasi-judicial procedure. The conditional zoning process allows particular uses to be established on case-by-case basis on a specific property. Some land uses are of a nature or scale that they have significant impacts on the surrounding property and potentially on the entire community, and these uses cannot be addressed by general district zoning standards. There are also circumstances in which a conventional zoning district designation allowing such a use by right may not be appropriate, even though the use itself, if properly planned, could be appropriate with the property and consistent with the objectives of these regulations and the adopted land use plans and small area plans, if applicable. The review process established herein provides for the accommodation of such uses by a reclassification of property into a "parallel conditional district."

There are hereby established, in accordance with Section 7.2.3, Parallel Conditional Zoning Districts as follows: Agricultural Conditional District (AG-CD), Rural Estate Conditional District (RE-CD), Residential Low Density Conditional District (RL-CD), Residential Medium Density Conditional District (RM-1-CD or RM-2-CD), Residential Village Conditional District (RV-CD), Residential Compact Conditional District (RC-CD), Office & Institutional Conditional District (O&I-CD), Neighborhood Commercial Conditional District

(B-1-CD), City Center Conditional District (CC-CD), Light Commercial Conditional District (C-1-CD), General Commercial Conditional District (C-2-CD), Light Industrial Conditional District (I-1-CD), and General Industrial Conditional District (I-2-CD).

Furthermore, the following zoning districts included in Article 9 are also established as Conditional Zoning Districts: Planned Unit Development (PUD), Planned Residential Development (PRD), Mixed Use (MX), Traditional Neighborhood Development (TND), Public Interest District (PID) and Low Impact Development (LID).

A. Any use permitted under the conditional zoning process must conform to the corresponding conventional zoning district, or if applicable, to the requirements of Article 9. No use may be permitted that is not permitted within the conventional zoning district, or within the individual requirements specific to the above-referenced zoning districts contained in Article 9.

B. Amendments to conditional zoning districts may be initiated only by petition, and the petition shall be signed by the owners of all of the property within the proposed district.

C. A petition for conditional zoning must include a site plan, drawn to scale, with supporting information and text that specifies the actual use or uses intended for the property and any proposed conditions that will govern development and use of the property. The following information shall be provided, if applicable:

1. A boundary survey and vicinity map showing the property's total acreage, zoning classification(s), location in relationship to major streets, railroads, the date, and a north arrow;
2. All existing easements, reservations and rights-of-way;
3. Areas in which structures are proposed;
4. Proposed use of all land and structures including the number of residential units and square footage of nonresidential development;
5. Proposed and required screening and landscaping as specified in Article 11;
6. Existing and proposed points of access to public streets and to adjacent property;
7. Location of 100 year floodplains and location of proposed stream buffers as specified in Article 4;
8. General parking and circulation plans;
9. Additional data and information as specified in Article 9, if applicable.

D. In the course of evaluating the application, the Administrator, Planning and Zoning Commission or City Council may request additional information from the petitioner. This information may include the following;

1. The exterior features of the proposed development including height and exterior finish;

2. Existing and general topography of the site;
3. Existing vegetation and tree cover; and
4. Location and number of proposed signs.

The site plan and all supporting materials and text shall constitute part of the petition for all purposes under this Chapter.

E. Hearings for conditional zoning districts shall be legislative in nature. Sworn testimony and findings of fact for approval or denial are not required. The Commission or Council may suggest reasonable additional conditions or augment those proposed with the petition, but only those conditions mutually agreed upon by the petitioner and the Commission or Council may be incorporated into the approval. Any such condition should relate to the relationship of the proposed use to surrounding property, proposed support facilities such as parking areas and driveways, pedestrian and vehicular circulation systems, screening and buffer areas, the timing of development, street and right-of-way improvements, water and sewer improvements, storm water drainage, the provision of open space and other matters that the Commission or Council may find appropriate. Such conditions to approval of the petition may include dedication to the City or State as appropriate, any right-of-way for streets or other public utilities necessary to serve the proposed development.

G. If a petition for conditional district zoning is approved, the conditions of approval shall become binding upon the property. Only those uses and structures indicated in the approved petition and site plan may be developed on the site. Furthermore, approval of the zoning amendment shall not authorize development activity on the site and proposed development will be subject to other provisions of this Ordinance and to applicable State and Federal regulations.

H. Approval of a petition for conditional district zoning shall constitute approval of the site plan submitted as part of the petition, in accordance with Section 5.4 of this Ordinance. Amendments to a site plan approved as part of a conditional district zoning plan shall be processed as a new conditional district zoning petition, according to the provisions of this Chapter, except that certain minor administrative amendments may be permissible as detailed in Section 3.2.6. I below.

I. A request for an administrative amendment shall be in the form of a letter, signed by the property owner and addressed to the Administrator (or designee) detailing the requested change. The Administrator may require additional information from the petitioner, and may, if necessary, consult with the Development Review Committee (DRC). The Administrator may approve the change upon finding that the proposed change is substantially similar to the approved plan. Changes that are not considered similar include:

1. Increasing the number of buildings;

2. Increasing the number of dwelling units by more than five (5) units or 10% of the total, whichever is less;
3. Addition of access points to a public street;
4. Reducing number of parking spaces, landscaping, buffers or setbacks below minimum standards;
5. Moving proposed structures closer to adjacent residential properties or adjacent residential zoning;
6. Reducing open space; and
7. Increasing the mass or height of buildings.

The administrator shall respond, in writing, to the petitioner, either approving or denying the administrative amendment. The letter to the petitioner shall explain the reasons behind the approval or denial. In the event of denial, the petitioner may appeal the decision to the Zoning Board of Adjustment in accordance with Section 6.3 or may file a new conditional district zoning petition in accordance with this Article.

3.3 ZONING TEXT AMENDMENTS

The purpose of this Section is to establish uniform procedures for processing amendments to the text of this Ordinance.

- A. Any person, board, department, or commission may apply for a change in Concord Development Ordinance text.
- B. An amendment to the text of this Ordinance may be initiated by filing an application with the Administrator. Before an application is accepted by the Planning Department, the applicant must meet with the Administrator. The purpose of the pre-application meeting is to discuss, in general, the procedures and requirements for a zoning text request. During this meeting, the Administrator will identify the submittal requirements, and advise the petitioner of the approval process.
- C. The Planning Department shall prepare a summary of the proposed amendment and present the proposal to the Planning Commission at the next available meeting. The Commission shall vote to either 1) accept the amendment and to prepare an ordinance for their consideration at the next available meeting, or 2) deny the request and not accept the amendment. If the request is accepted, the petitioner shall pay the application fee, as specified in the most recent budget ordinance approved by the City Council. In the event that the application fee is not paid, the amendment shall not be scheduled for consideration by the Commission.
- D. The Commission shall hold a public hearing on the proposed ordinance at their next available meeting. Upon an affirmative majority vote by the Commission, the amendment shall be forwarded to the City Council for a public hearing at

their next available meeting. The City Council shall approve or deny the zoning text amendment by a majority vote. In the event that the request is denied, the Commission shall not hear another application for the same amendment within one year of the original consideration unless there is new and different evidence that was not reasonably available at the time of the original consideration.

- E. In the event that the Commission votes to either not accept the amendment, or to not approve the prepared amendment, any person aggrieved by the decision shall have the right to appeal the action to the City Council. The appeal shall be filed by giving notice in writing to the Administrator within fifteen (15) days of the decision of the Planning and Zoning Commission. The City Council shall place the item on the next available City Council agenda.
- F. High priority amendments to the text initiated by the staff, Planning Commission or City Council shall not be subject to the procedures detailed above, but shall be considered by City Council at the next available opportunity for hearing.

3.4 LEGISLATIVE HEARING PROCEDURES

A. The purpose of a legislative or advisory review public hearing is to provide the public an opportunity to be heard. Unlike quasi-judicial hearings, a legislative proceeding does not require due process protections, such as right of the parties to offer evidence, sworn testimony, or findings of fact. Like quasi-judicial hearings, legislative hearings are public hearings preceded by notice to interested parties. Public hearings are required for legislative review hearings, such as amendments to the Comprehensive Plan, amendments to this Ordinance (including amendments to the text and most zoning map amendments)

B. Notice of hearing shall be provided in accordance with Section 1.6 of this Ordinance.

C. The body conducting the hearing shall record the minutes of the proceedings by any appropriate means as prescribed by rule and consistent with NCGS Chapter 132 Article 33C. The Administrator will provide the record upon request and payment of any fee applicable to production as set forth in the fee schedule adopted as part of the City's annual budget.

1.6 GENERAL PROCEDURAL REQUIREMENTS

The City shall provide notice for all zoning map amendments, special use permits, and Historic Preservation and Board of Adjustment items as set forth in NCGS § 160A-364, 160A-388(a2), and § 160A-384, consisting of at least first-class mailed notice and a notice prominently posted on the site, or expanded public notice in the event that the zoning comprises more than 50 properties owned by at least 50 different property owners.

4851-7776-6688, v. 4