

MEETING PROCESS

Once a public comment session or public hearing has been opened, Town staff will provide an overview of the request. The applicant will then present the application along with any arguments as to why they believe the request should be approved. After the applicant has finished, members of the public who have signed up to speak will be called to the podium. Citizens may speak in favor of or against the request for rezoning. Unless otherwise indicated by the presiding officer, individual comments will be limited to 3 minutes.

Public participation is encouraged, however to help the meeting run effectively and efficiently, please keep the following in mind:

- Testimony should relate directly to the proposed application;
- Please try to be clear, concise, and direct when you are addressing the Planning & Zoning Board or Town Council;
- Inflammatory statements of any kind are inappropriate; and
- Please refrain from repeating information or opinions to ensure procedural efficiency.
- If you are part of a large group, consider appointing a spokesperson. You may also ask the Chair/Mayor permission to have members of the audience supporting the testimony to be acknowledged by raising their hand(s) or standing up. A spokesperson for a group may be given an additional 3 minutes to speak.

Residents should feel free to reach out to Town staff prior to the meeting to ask questions and ensure your testimony is as informed as possible.



Morrisville



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Planning Department
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100 Town Hall Drive
Morrisville, NC 27560

Physical Address:
260 B Town Hall Drive
Morrisville, NC 27560



Please scan for more information on upcoming public hearings, meetings, and events, or visit:

Citizen's Guide to the Rezoning Process

REZONING 101

The Town of Morrisville zoning map determines the type of development that is permitted on a given property within the town's corporate limits. Rezoning is the process of changing the zoning district that a property is located in.

The zoning of a property determines what uses are allowed on the site. Zoning also establishes dimensional standards that the property is subject to such as minimum lot sizes, building setbacks, building height, lot coverage, etc.

The regulations associated within a given zoning district can be found in the Town's Unified Development Ordinance (UDO), which is available on the Planning Department's page on the Town's website.

www.townofmorrisville.org

TYPES OF REZONINGS

There are three types of rezoning applications in the Town of Morrisville:

1. A **General Rezoning** reclassifies land to a base zoning district.
2. A **Conditional Rezoning** reclassifies land to a conditional zoning district that is parallel to a base zoning district but contains conditions that alter one or more of the regulations in the base zoning district.
3. A **Planned Development Rezoning** reclassifies land to a Planned Development (PD) zoning district in which development regulations are defined by a Planned Development plan and agreement.

For more information about rezonings, please see Section 2.5.3 of the Town of Morrisville UDO.

REZONING PROCEDURE

1. **Pre-application Conference:** The Town staff holds a pre-application conference with the applicant to review the application process.
2. **Application Submittal:** Upon submission, Town staff reviews the application for completion and determines if the rezoning application can be accepted.
3. **Staff Review:** The staff reviews the rezoning application and prepares a staff report and recommendation.
4. **Planning & Zoning Board (PZB) Review:** The PZB reviews the application, holds a public comment session, and makes a recommendation on request to the Town Council.
5. **Town Council Review:** The Town Council receives a briefing of the rezoning application at the first meeting. A public hearing occurs during the following meeting. The Town Council may then choose to vote after the public hearing or wait until the next meeting.

REZONING CONSIDERATIONS

Amending the zoning map is a legislative decision left to the discretion of the Town Council. The following items are typically considered when reviewing an application. However, the Town Council may consider any information they deem relevant.

If the request:

- Is consistent with the Comprehensive Plan, the UDO, and the Town Code of Ordinances;
- Is required by changed conditions;
- Addresses a demonstrated community need;
- Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;
- Would result in a logical and orderly development pattern;

- Would result in development that is adequately served by public facilities (e.g., streets, potable water, sewerage, stormwater management, solid waste collection and disposal, schools, parks, police, and fire and emergency medical facilities);
- Would avoid significantly adverse impacts on the natural environment—including, but not limited to, water, air, noise, stormwater management, wildlife, vegetation, wetlands, and the natural functioning of the environment;
- Would not adversely affect the property values in the area; and
 - Would be consistent with the public interest and the purposes and intent of the UDO.

COMMENT SIGN-UP

Morrisville Town Council meets on the second and fourth Tuesday of each month at 6:00 pm in Town Hall. The Planning & Zoning Board meets on the second Thursday of each month at 6:30 pm. Sign up sheets are provided at the meeting for those who wish to attend and speak.

If you are unable to attend a Town Council meeting in person, you may submit comments using the eComment portal on the Town website. The comment portal is open until 5:00 pm the day of the Council meeting. If you are unable to attend a Planning & Zoning Board meeting and would like to submit comments, please contact staff.