

City of Caro

ZONING ORDINANCE MAP AMENDMENT (REZONING)

Procedural Manual

WHAT IS REZONING?

A rezoning is a change in the zoning district classification of a specific geographic area on the zoning map.

WHEN ARE REZONINGS REQUIRED?

A rezoning request can be initiated by a landowner, City Council or Planning Commission to accommodate a different land use than is permitted in that district.

WHO APPROVES A REZONING?

Rezoning requests are reviewed by the Planning Commission at a public hearing, following which they make a recommendation on the amendment. Amendments are adopted by the City Council, after considering the Planning Commission recommendation, Public Hearing comments and approval standards.

STANDARDS FOR APPROVAL

The City Planning Commission and City Council shall consider the rezoning request in accordance with the following standards:

- The use requested shall be consistent with and promote the intent and purpose of the ordinance.
- The proposed use will ensure that the land use or activity authorized shall be compatible with adjacent land uses, the natural environment and the capabilities of public services affected by the proposed land use.
- The land use sought is consistent with the public health, safety and welfare of the City of Caro.
- The proposed use is consistent with the City Land Use Plan or a determination that the plan is not applicable due to a mistake in the plan, changes in relevant conditions or changes in relevant plan policies.

City of Caro
ZONING ORDINANCE MAP AMENDMENT (REZONING)

Date _____
Application No. _____
Review Fee _____

Applicant's name _____
Address _____ City _____ State _____ Zip _____
Phone _____

Amendment Request Classification

_____ Petition by qualified voter resident of the City of Caro (attach petition)
_____ By an owner of interest in the parcel, with payment of required fee
_____ By resolution of City Council or Planning Commission (attach resolution)

Current Zoning Classification _____

Proposed Zoning Classification _____

Address of Parcel _____ Parcel # _____

ATTACH PLOT PLAN

Proposed use _____

Signature of Applicant

Date

Please print type name below signature

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FOR OFFICE USE ONLY – NOT TO BE COMPLETED BY APPLICANT

Date notice published _____

Date notice was mailed to all owners
of property in area in question and all
property owners within 300' of property in question _____

Date of Public Hearing by Planning commission _____

Recommendation of Planning Commission
(attach report and public comments) _____

Date of City Council Public Hearing, if desired
(attach minutes) _____

Date of City Council vote on rezoning _____

_____ Approval _____ Disapproval

Attach minutes of City Council meeting(s)

Date Notice of Amendment published in newspaper _____

City of Caro

ZONING ORDINANCE MAP AMENDMENT (REZONING)

REZONING (ZONING MAP AMENDMENT) REVIEW PROCESS

