

## 2-28-2019 Proposed Update to Development Ordinance

### Sec. 30-35. - Notice.

- (a) *Rezoning, variance, approved waiver, certificate of appropriateness for a major work, or watershed modification.* Whenever there is a request for a zoning map amendment, special use permit, variance, certificate of appropriateness for a major work, watershed map amendment, watershed modification ~~or an approved waiver involving a parcel of land,~~ the owner of that parcel of land as shown on the county tax listing, and the owners of all parcels of land within 500 feet of that parcel of land as shown on the county tax listing, shall be mailed a notice **no less than 21 days prior to the scheduled public hearing** of the proposed request. ~~or approved waiver.~~
- 1) Notice shall be by first class mail to the last addresses listed for such owners on the county tax abstracts.
  - 2) The person or persons mailing such notices shall certify to the town council that proper notice has been given and such certification shall be deemed conclusive in the absence of fraud.
  - 3) In the case of comprehensive rezoning of all property within the jurisdiction, notice shall be mailed as required by G.S. 160A-384.
  - 4) Notice of such proposed action shall be published in a newspaper of general circulation in accordance with state statutes.
  - 5) Notice of such proposed action shall also be published on the town's website **no less than 21 days prior to the scheduled public hearing.**
  - 6) Each site shall be posted in a conspicuous location with the time, date, and notice of public hearing. Posting shall not be required in the case of comprehensive rezoning.
- (b) *Text amendment and appeal.* Whenever there is a request for an action involving a text amendment to this chapter or an appeal of an interpretation of this chapter, a notice of such proposed action shall be published in a newspaper of general circulation in accordance with state statutes and published on the town's website.
- (c) *Board approval of subdivision or site plan.* Whenever there is a request for an action involving a subdivision or site plan requiring a board approval under this chapter; the meeting of the designated board shall have an agenda duly posted in accordance with state open meetings statutes.

(Ord. of 1-6-2000, § 9-1.2; Ord. of 2-5-2009; Ord. of 6-2-2016(1))