Planning & Development
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PO Box 190
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Planning and Development Services

October 17th, 2024

PUBLIC NOTICE

[redacted]

Property Owner,

On Monday June 17, 2024, the City Council for the City of Albemarle approved Text Amendment 24-03 that included revisions to various development regulations (Sections 91.10, 92.111, 92.121-123, and 92.125). Of particular note, this established the City Lake Special Environs (CLSE) Overlay District (Section 92.111) to address concerns relating to new development in the specified area around City Lake.

Upon further review, the city believes it is best to first extend the opportunity to members of the community to provide feedback regarding the future use of land within the City of Albemarle. To accomplish this task, the city recently announced the formation of the Comprehensive Land Use Plan Committee ("Committee"). This Committee is comprised of community members and city staff that are tasked with recommending a future land use plan that will guide coordinated, efficient, and orderly development within the planning and development regulations based on an analysis of present and future needs. It is the presumption that this Committee will result in various recommendations to accomplish land use initiatives within the city. As the city awaits final land use recommendations from the Committee and city residents, city staff has proposed to repeal Text Amendment 24-03, including the CLSE Overlay District.

North Carolina state law requires notification of property owners in close proximity to those being considered for rezonings, overlay text amendments and other cases which may impact a property. If you have received this notice, then your property was already included as part of the previous text amendment or is within 100 feet of an affected property.

Planning and Zoning Board will hold a meeting to provide a recommendation to City Council on the proposal to formally repeal the aforementioned text amendment, including the CLSE Overlay District.

The meeting is as follows:

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- **City of Albemarle Planning and Zoning Board will consider TA 24-06 and make a recommendation to City Council concerning repeal of the previous text amendment TA 24-03, including the CLSE Overlay District on Thursday, November 7th at 6:00 p.m in City Council Chambers, 144 N Second St.**

Following receipt of Planning and Zoning Board's recommendation, City Council will hold a public hearing to discuss formally repealing the aforementioned text amendment, including the CLSE Overlay District. Council will also discuss preliminary plans for the Committee's work to develop land use recommendations. The public hearing is as follows:

- **City of Albemarle City Council's hearing to consider TA 24-06, repealing TA 24-03 including the CLSE Overlay District, will be held on Monday November 18th at 6:30 p.m. in City Council Chambers, 144 N Second St.**

If approved, this action would return your property (the tax record listed above) to the previous development regulations in effect before the text amendment was adopted. The text amendment and associated information may be reviewed by email or at the Planning and Development Services Department, 144 North Second Street, Second Floor, between 8:00 a.m. and 5:00 p.m. Monday through Friday, excluding holidays.

If you have any interest in this matter, you should appear at the meeting and present your views.

If you have any questions or concerns, please do not hesitate to reach out to our department.

J Kevin Robinson AICP, CZO
Planning and Development Services
City of Albemarle
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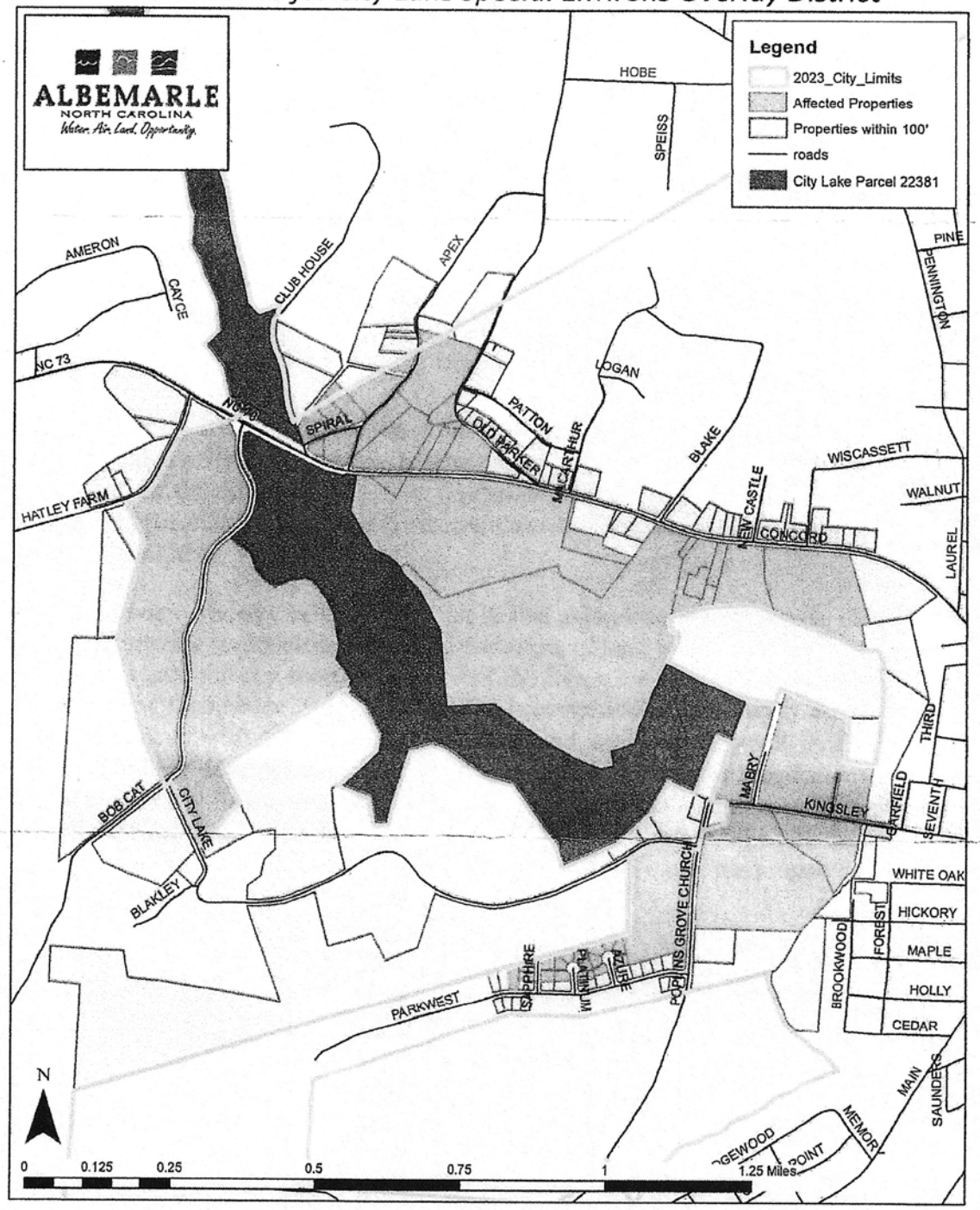
Mailed Notice for City Lake Special Environs Overlay District