



## Legislative Decisions

***Q. I've received a letter in the mail that a nearby property is being rezoned, what does this mean?***

***Q. I saw a Rezoning sign on the side of the road, what's going on?***

***Q. I saw an ad in the newspaper for a proposed text amendment, what does this mean?***

The answer to any of the above questions is...a legislative decision. Whether an amendment to the text of the ordinance or an amendment to the zoning map, more typically referred to as a rezoning, these types of Town actions are legislative, policy decisions made by the governing board, the Board of Commissioners.

Public opinion counts with legislative decisions, thus the broad notice requirements of a newspaper advertisement, and a posted sign and mailings to adjacent property owners for rezonings. Additionally, the Town posts all pending rezoning or text amendment cases under [Development Activity](#) on the Town's website. If you receive a letter, see a rezoning sign or are just curious about what's coming up, please consult that section to view more detailed information about any given proposal.

The best way for a citizen to weigh in on a legislative decision is to attend the Public Hearing, the first of 3 public meetings that will be held regarding any rezoning petition. Some applications are required to hold a Public Information Meeting (PIM) with adjacent property owners and neighbors prior to petitioning for rezoning. If you receive one of those notices, you can expect a formal application to follow, and if you receive a letter for the PIM you will also receive one notifying you of the Public Hearing.

After the Public Hearing at a Board of Commissioners meeting, the Planning Board makes a recommendation at its next regularly scheduled meeting, and then the Board of Commissioners will typically make their decision at their next meeting. For more information about meeting dates and times, and typical components of the process, please consult Upcoming Events on the Town's homepage as well as the [Zoning and the UDO](#) page under the Planning Department section.

Additional resources about legislative decisions can be found at the UNC School of Government's blog, [Coates Canons](#). Mint Hill, like a lot of communities in North Carolina, frequently utilizes conditional zoning, which can be a very confusing tool. [A Conditional What?](#) from the School of Government is a particularly helpful resource for understanding the concept.