

AMENDMENT PROCEDURES TO THE FUTURE LAND USE MAP

Future Land Use Map

The Comprehensive Plan was adopted in 2020 by the City as a guide for property owners and developers regarding how Mount Holly should develop in order to sustainably manage land and resources. An important element of the Plan is the Future Land Use Map, showing desired patterns of land use, with different colors indicating different land uses (e.g. commercial, industrial, office, etc.). Though the Future Land Use Map is closely allied with the Zoning Map, they serve different functions. While the Future Land Use Map reflects policy (statements about how development should occur), the Zoning Map is a regulatory tool (a legal document articulating how the property can develop) that is used to implement the Future Land Use Map's policy vision.

When is a plan amendment required?

Most often, an amendment to the Future Land Use Map of the Comprehensive Plan ("Plan Amendment") is required when either a private entity or a government agency proposes to change the Zoning Map in a way that does not conform to the adopted Future Land Use Map. A zoning map amendment to implement the proposed Future Land Use Plan amendment may be considered concurrently with the map amendment request. A separate rezoning application and the associated fee are required if a zoning map amendment is requested.

When is a plan amendment required?

The decision to amend the Future Land Use Map is made by Mount Holly's elected officials. Prior to making the decision, however, a completed application must be submitted to the Planning Department (see requirements below). This application and a rezoning application can run concurrently. Staff evaluates the Plan Amendment request using criteria described below and prepares a recommendation. The recommendation is presented to the Planning Commission during an open public hearing. The Planning Commission votes to recommend approval or denial of the Plan Amendment request to elected officials. The timeline for changing the Future Land Use Map is varied, depending on the complexity of the application.

What is the process for amending the Future Land Use Map?

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What is an acceptable reason to request a Land Use Plan Map amendment?

- The proposed use is more compatible with surrounding uses and/or designated future land use patterns than the current designation.
- A change in land use designation will contribute to the implementation of a specific adopted goal, objective, or policy.
- Environmental conditions (on the site) make the proposed designation more appropriate than the adopted designation.
- The proposed use would provide a better transition between less compatible uses than the adopted designation.
- Recent development patterns preclude the area from developing as designated on the adopted Future Land Use Map.

What is NOT an acceptable reason to request a Land Use Plan Map amendment?

- Increased profitability for property owner or developer.
- Increased tax base as the sole purpose.
- Applicant intends to proffer or exchange other committed elements on a development plan related to Zoning Map Change.
- Parcels owned by the same owner should have the same designation.
- Parcel was designated something else under Small Area Plans and was changed during the Comprehensive Plan adoption.
- The representation that there is no market for the existing land use designation.

How are Land Use Plan amendment requests evaluated by staff?

Staff uses these criteria in evaluating Plan Amendment requests. Staff will only recommend approval for proposed Plan Amendments that meet all four criteria.

1. Consistency. The criterion is “whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and program of any adopted plans.”
2. Compatibility. The criterion is “whether the proposed change would be compatible with the existing land use pattern or the designated future land uses.”
3. Substantial Adverse Impact. The criterion is “whether the proposed change would create substantial adverse impact in the adjacent area or in the City in general.”
4. Adequate Shape and Size. The criterion is “whether the subject site is of adequate shape and size to accommodate the proposed change.”

Application Information

1. **Pre-submittal Meeting Requirement:** Prior to submitting an application, the applicant is required to meet with staff to review the proposed request. Pre-submittal meetings for Plan Amendments are typically paired with pre-submittal meetings for Zoning Map changes, if necessary.
2. **Justification Statement:** A written statement describing how the proposed Plan Amendment is justified and in the public interest must be submitted after the staff has completed the review of the application and issued comments to the applicant. Please reference Justification Statement Guidelines below.

Justification Statement Guidelines

The decision to change the Future Land Use Map is primarily based on the questions: How is the proposed land use change in the public interest? What benefit to the public will accrue from a change in the adopted policy for future uses of land in Mount Holly? The answer to these questions is central to the staff recommendation to the Planning Commission and to the governing boards to approve or deny the request. Without a valid justification, the staff will recommend denial of the Plan Amendment.

Future Land Use Plan Map Amendment Request

Application to Amend

The applicant requests that the City of Mount Holly Future Land Use Map be amended as indicated below:

Applicant Information

Name: _____

Mailing Address: _____

Phone: _____ E-Mail: _____

Property Owner Information

(Each property owner must be listed. Please attached additional sheets if necessary.)

Name: _____

Mailing Address: _____

Phone: _____ E-Mail: _____

Property Information

Address(es) of property: _____

Gaston County Tax Parcel Identification Number(s): _____

Current Zoning District(s): _____

Current Future Land Use Map designation: _____

Proposed Future Land Use Map designation: _____

Total property area (acres/square feet): _____

Pre-Submittal Meeting Information

Date of Pre-submittal meeting: _____

Applicant/Representative in attendance: _____

Planning Department Staff in attendance: _____

Justification Responses

In addition to this application, please provide the sufficient information to explain and justify how the map amendment request satisfies the questions outlined in the Justification Statement Guidelines in the Amendment Procedures.

How is the proposed land use change in the public interest?

What benefit to the public will accrue from a change in the adopted policy for future uses of land in Mount Holly?
