



Town of Zebulon

Planning Department

1003 N. Arendell Avenue, Zebulon, NC 27597
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www.townofzebulon.org

ZONING MAP AMENDMENT PETITION

GENERAL INFORMATION

A Zoning Map Amendment is intended to provide flexibility by allowing certain types of uses in areas where such a use is determined to not have an adverse effect on surrounding properties; the proposed amendment advances the public health, safety, and welfare; and supports the adopted plans and policies of the town. The Board of Commissioners shall not regard as controlling any advantages or disadvantages to an individual requesting an amendment, but shall consider the impact of the proposed change on the public at large. The Board of Commissioners shall consider whether the entire range of permitted uses and development in the requested classification is appropriate for the property (or properties) in question.

INSTRUCTIONS

1. **Application Procedure** – The applicant requesting a Zoning Map Amendment must submit a written application to the Zebulon Planning Department using the forms included in this packet. The non-refundable application fee is **\$500.00**.
2. **Public Hearing Procedure** – Upon submittal of a complete application, the Planning Department will schedule the application for a joint public hearing before the Planning Board and the Board of Commissioners. **APPLICANTS ARE STRONGLY ENCOURAGED TO CONTACT PLANNING STAFF AS SOON AS POSSIBLE TO ADDRESS ANY QUESTIONS ABOUT THE PUBLIC HEARING.** Notices of the public hearing will be mailed to all property owners having property located within 150 feet of the property being considered for a Zoning Map Amendment. At the public hearing, the applicant, proponents, and opponents will be given the opportunity to offer evidence in favor of or against the proposal. After completion of the public hearing, the Planning Board will deliberate and forward its recommendation to the Board of Commissioners for final consideration. Deadline dates and Joint Public Hearing dates can be found on the Town of Zebulon's website or by scanning the QR Code located at the end of this application packet.



APPLICATION FOR Zoning Map Amendment

PART 1. APPLICANT/AGENT INFORMATION		
Name of Applicant/Agent:		
Street Address of Applicant/Agent:		
City:	State:	Zip Code:
Email of Applicant/Agent:	Telephone Number of Applicant/Agent:	Fax Number of Applicant/Agent:
Are you the owner of the property? <input type="checkbox"/> Yes <input type="checkbox"/> No	Are you the owner's agent? <input type="checkbox"/> Yes <input type="checkbox"/> No	Note: If you are not the owner of the property, you <u>must</u> obtain the Owner's consent and signature giving you permission to submit this application.

PART 2. DESCRIPTION OF REQUEST/PROPERTY		
Street Address of the Property:		Acreage:
Parcel Identification Number (NC PIN):	Deed Book:	Deed Page(s):
Existing Zoning of the Property:	Proposed Zoning of the Property:	
Existing Use of the Property:	Proposed Use of the Property:	
Reason for Rezoning:		

PART 3. PROPERTY OWNER INFORMATION		
Name of Property Owner:		
Street Address of Property Owner:		
City:	State:	Zip Code:
Email of Property Owner:	Telephone Number of Property Owner:	Fax Number of Property Owner:
<i>I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.</i>		
<i>Signature of Applicant:</i>	<i>Print Name:</i>	<i>Date:</i>
<i>Signature of Owner:</i>	<i>Print Name:</i>	<i>Date:</i>

FOR OFFICE USE ONLY	
Application Received By:	Application Date:
File Name:	Case #:
Filing Fees Paid:	Date Fees Received:
Date of Public Hearing:	Date of Decision: <input type="checkbox"/> Approved <input type="checkbox"/> Denied



REQUIRED FINDINGS OF FACT

Failure to adequately address the findings below may result in denial of the application. Please attach additional pages if necessary. The petition is justified based on the facts as stated as follows:

1. Would a valid public purpose be served by classifying the property in questions to the proposed use district?

Yes No

Comments:

2. Is there a public need to classify additional land within the proposed use district?

Yes No

Comments:

3. Why is this site especially appropriate for the proposed use district?

4. Will all uses which are allowed by general use permits within the proposed district be appropriate on the subject property and harmonious with adjacent properties?

Yes No

Comments:

5. Explain why this proposed amendment will confer a special benefit or restriction or allow a certain use on the property proposed to be reclassified:

6. Is the property to be reclassified small in area in comparison with surrounding properties that will not be reclassified?

Yes No

Comments:

