

# Pender County Planning and Community Development



805 S. Walker Street  
PO Box 1519  
Burgaw, NC 28425

Phone: 910-259-1202  
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[www.pendercountync.gov](http://www.pendercountync.gov)

## Future Land Use Plan Amendment Submission

Applications will be considered for review by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1. \_\_\_\_\_ **Pre-submittal Meeting**  
Date of Meeting \_\_\_\_\_
2. \_\_\_\_\_ **Signed Application**
3. \_\_\_\_\_ **Payment**  
\$250
4. \_\_\_\_\_ **Requested Revision Boundary Map**  
Amendment must correspond with the boundary lines of existing platted lots or tracts. Where the boundaries of a request do not follow a boundary line or a split zoned property line, it must be possible to subdivide and develop that portion of the property outside the proposed rezoning boundary in accordance with the existing future land use designation and other requirements of this Ordinance. An illustration containing a metes and bounds description is required.
4. \_\_\_\_\_ **Narrative**  
A description and/or statement of the present and proposed land use classification and stating why the request is being made and any information that is pertinent to the case.
5. \_\_\_\_\_ **Digital Submission**  
For all documents submitted in paper copy, please bring a digital copy with paper submission
6. \_\_\_\_\_ **Adjacent Property List**  
A list of names and addresses, of the owners of all properties located within 500-feet of the perimeter of the project bounds as obtained from the county tax listings and tax abstract, of the property under consideration for project parcel.
7. \_\_\_\_\_ **Adjacent Property Envelopes**  
The applicant shall provide a set of business envelopes addressed to each person of the owners of all the properties located within 500-feet of the perimeter of the project bounds, accompanied with the amount of postage required for first class postage.

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_

Printed Name \_\_\_\_\_

Staff Initials: \_\_\_\_\_

Date: \_\_\_\_\_

**Future Land Use Amendment**



**Submit Completed Application  
and Materials**



**Planning Staff Review**



**Planning Staff comments  
addressed**



**Planning Board Public Hearing**



**Board of County Commissioners Decision  
Rendered**

		PB Meeting Date	Agenda Deadline	BOC Meeting Date
<b>Planning Board and Board of Commissioners</b>	<b>January</b>	1.7.20	11.21.19	1.16.20
	<b>February</b>	2.4.20	12.13.19	2.18.20
	<b>March</b>	3.3.20	1.17.20	3.16.20
	<b>April</b>	4.7.20	5.5.20	4.20.20
	<b>May</b>	5.5.20	3.13.20	5.18.20
	<b>June</b>	6.2.20	4.17.20	6.15.20
	<b>July</b>	7.7.20	5.15.20	7.6.20
	<b>August</b>	8.4.20	6.12.20	8.17.20
	<b>September</b>	9.1.10	7.17.20	9.21.20
	<b>October</b>	10.6.20	8.14.20	10.19.20
	<b>November</b>	11.6.20	9.18.20	11.16.20
	<b>December</b>	12.7.20	10.16.20	12.7.20

Complete Application Date: All documents must be received by 12PM on the deadline date to be considered a complete application.

## **Future Land Use Amendment Specific Requirements**

Same process and criteria for evaluation as a General Use Rezoning per Section 3.3.8 of the Unified Development Ordinance.

### **1. Application Submittal**

- Application
- Amendment must correspond with the boundary lines of existing platted lots or tracts. Where the boundaries of a rezoning request do not follow a boundary line or a split zoned property line, it must be possible to subdivide and develop that portion of the property outside the proposed rezoning boundary in accordance with the existing zoning and other requirements of this Ordinance. An illustration containing a metes and bounds description is required.
- All requirements shall be met within the boundaries of the area being re-classified. If all of the requirements cannot be met on the site being rezoned, the rezoning shall be expanded to include all property necessary to meet requirements.
- Must show substantial compliance with the goals and policies of the Comprehensive Land Use Plan.
- The application must contain a description and/or statement of the present and proposed zoning regulation or district boundary, and the name(s) and address(es) of the owner(s) of the property involved as required by General Statute.
- The applicant shall provide an accurate legal description or a map drawn to scale showing the property boundaries that are to be amended, in sufficient detail for the rezoning to be located on the Comprehensive Land Use Plan.

### **2. Planning Board and Board of Commissioners Review Criteria (per Section 3.3.8)**

- A. Whether the range of uses permitted by the proposed change would be appropriate to the area concerned (including not being detrimental to the natural environment, not adversely affecting the health or safety of residents or workers in the area, not being detrimental to the use or development of adjacent property, and not materially or adversely affecting the character of the general neighborhood);
- B. Whether adequate public facilities/services (i.e., water, wastewater, roads) exist, are planned, or can be reasonably provided to serve the needs of any permitted uses likely to be constructed as a result of such change;
- C. Whether the proposed change is consistent with the County's Comprehensive Land Use Plan and CAMA Land Use Plan or any other adopted land use document.
- D. Whether the proposed amendment is reasonable as it relates to the public interest.

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## Planning Division

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## **Comprehensive Plan Future Land Use Map Amendment**

### **GENERAL**

1. An applicant shall be required to schedule a pre-submittal meeting with the Administrator at least thirty (30) days prior to submission of an application.
2. Amendments to the Future Land Use Map shall be made in accordance with the provisions of the Pender County Comprehensive Land Use Plan.
3. The County Commissioners shall approve or deny amendments to the Future Land Use Map of Pender County, as may be required from time to time.
4. Amendments must correspond with the boundary lines of existing platted lots or tracts.
5. All zoning requirements shall be met within the boundaries of the area being reclassified. If all of the requirements cannot be met on the site, the amendment shall be expanded to include all property necessary to meet zoning requirements.
6. Must show substantial compliance with the goals and policies of the Comprehensive Land Use Plan and other adopted plans.

### **APPROVAL STANDARDS**

1. Whether the range of uses permitted by the proposed change would be appropriate to the area concerned (including not being detrimental to the natural environment, not adversely affecting the health or safety of residents or workers in the area, not being detrimental to the use or development of adjacent property, and not materially or adversely affecting the character of the general neighborhood).
2. Whether adequate public facilities/services (i.e., water, wastewater, roads) exist, are planned, or can be reasonably provided to serve the needs of any permitted uses likely to be constructed as a result of such change.
3. Whether the proposed change is consistent with any other adopted land use document.
4. Whether the proposed amendment is reasonable as it relates to the public interest.

# Application for Future Land Use Amendment

THIS SECTION FOR OFFICE USE			
Application No.	<b>CPMA</b>	Date	
Application Fee	<b>\$</b>	Receipt No.	
Pre-Application Conference		Hearing Date	
<b>SECTION 1: APPLICANT INFORMATION</b>			
Applicant's Name:		Owner's Name:	
Applicant's Address:		Owner's Address:	
City, State, & Zip		City, State, & Zip	
Phone Number:		Phone Number:	
Email Address:		Email Address:	
Legal relationship of applicant to land owner:			
<b>SECTION 2: PROJECT INFORMATION</b>			
Property Identification Number (PIN):		Total property acreage:	
Current FLU Classification		Proposed FLU Classification :	
Project Address :			
Description of Project Location:			
<b>SECTION 3: SIGNATURES</b>			
Applicant's Signature		Date:	
Owner's Signature		Date:	
<b><u>NOTICE TO APPLICANT</u></b>			
<ol style="list-style-type: none"> <li>1. Applicant must also submit the information described on the Checklist.</li> <li>2. Applicant or agent authorized in writing must attend the public hearing.</li> <li>3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.</li> <li>4. All fees are non-refundable</li> <li>5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda</li> </ol>			

## Future Land Use Amendment Checklist

<input type="checkbox"/>	Signed application form						
<input type="checkbox"/>	Application fee						
<input type="checkbox"/>	A list of names and addresses, as obtained from the county tax listings and tax abstract, all adjacent property owners, including property owners directly across any road or road easement, and owners of the property under consideration for rezoning.						
<input type="checkbox"/>	Two (2) business size envelopes legibly addressed with <b>first class</b> postage for each of the adjacent and abutting property owners on the above list. (total of 16 envelopes with stamps)						
<input type="checkbox"/>	Accurate legal description or a map drawn to scale showing the property boundaries to be rezoned, in sufficient detail to for the rezoning to be located on the Official Zoning Map.						
<input type="checkbox"/>	18 (11"x17") map copies to be distributed to the Planning Board						
<input type="checkbox"/>	20 (11"x17") map copies to be distributed to the Board of Commissioners						
<input type="checkbox"/>	Digital (.pdf) submission of all application materials						
<input type="checkbox"/>	A description and/or statement of the present and proposed zoning regulation or district boundary and stating why the request is being made and any information that is pertinent to the case. If the owner and applicant are different, the letter must be signed by both parties.						
<b>Office Use Only</b>							
<input type="checkbox"/>	<b>Plan Amendment: \$250</b>				<b>Total Fee Calculation: \$</b>		
<b>Attachments Included with Application: (Please include # of copies)</b>							
CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N	
<b>Payment Method:</b>	<b>Cash :</b> <input type="checkbox"/> \$ _____			<b>Credit Card:</b> <input type="checkbox"/> Master Card <input type="checkbox"/> Visa		<b>Check:</b> <input type="checkbox"/> Check # _____	
<b>Application received by:</b>						<b>Date:</b>	
<b>Application completeness approved by:</b>						<b>Date:</b>	
Dates scheduled for public hearing:							
<input type="checkbox"/> <b>Planning Board:</b>							
<input type="checkbox"/> <b>Board of Commissioners:</b>							