

CONDITIONAL AND PUD REZONING APPLICATION



102 Town Hall Dr., Leland, NC 28451
www.townofleland.com

Planning and Inspections Department
Phone 910-371-3390 Fax 910-371-1158

FEES:

Conditional Rezoning \$1,200 + \$15 per acre
PUD Rezoning \$1,000 + \$5 per acre

Instructions

- You are encouraged to arrange an informal pre-application conference with staff prior to the date upon which you intend to submit an application. By attending this conference, it will help you submit a complete and acceptable application. You should bring a rough sketch of your proposal to this conference. Staff will point out any significant design problems, advise you regarding the required approval letters, and generally assist you in preparing an acceptable application.
- If there is more than one real property owner, a statement, signed by all real property owners must be submitted providing acknowledgement that this application is being submitted.
- Provide 12 full size paper copies of all plans and maps in question for technical review. Additional copies will be need to be provided for Planning Board and Town Council.
- It is the responsibility of the owner to research and evaluate the site and the proposal to ensure that the rezoning will conform to the interests of the health, safety and welfare of the residents in and around the area to be rezoned.
- You must furnish a Microsoft Word Document with the legal metes and bounds description of the proposed parcel(s) to be rezoned, a general warranty deed and current title opinion.
- You must provide a statement of how the proposed rezoning is supported by and consistent with the Town’s adopted Master Plan and reasonable and in the public interest.
- Provide a current list of adjacent property owners to include their names and mailing addresses.
- Provide envelopes with correct address and postage for each adjacent property owner.

Property Owner Information

Owner: _____

Mailing Address: _____ City _____ State ____ Zip _____

Phone Number: _____ Fax Number: _____ E-Mail: _____

Property Information

Property Location (legal description included or address): _____

Parcel #: _____ Date property acquired by current owner: _____

Size (Acres): _____ Current Zoning: _____

Consultant Information

Name: _____

Mailing Address: _____ City _____ State ____ Zip _____

Phone Number: _____ Fax Number: _____ Email: _____

Zoning Request: Existing Zoning _____ Proposed Zoning _____

Utility Information: **Water** County NBSD Town
Sewer County NBSD Town

Required Maps & Adjacent property owner listing

1. Attach an accurate schematic site plan map drawn to scale and at a maximum of 24" x 36" of one inch equals forty feet, of the property proposed for rezoning. Be sure to show the following:
 - All property lines with dimensions & a north arrow
 - Adjoining streets with right-of-ways and paving widths noted
 - The location of all structures
 - The current use of all land
 - The current use of abutting properties
 - Zoning classification of all abutting zoning districts
2. Attach a list of the names of owners, their addresses and the tax parcel numbers of the properties immediately adjacent to the subject property, including those separated by a street right-of-way.
3. Attach business size stamped or labeled envelopes with the adjacent property owners name and address on them as referenced above with the appropriate postage. (Use Adjacent Property Owners List Sheet)

Existing and proposed use of land to be rezoned

Provide a description of the existing and proposed use of the subject property:

Consistency with Master Plan

Provide a statement of how the proposed rezoning is supported by and consistent with the Town's adopted Master Plan (use additional sheets if necessary).

Reasonable and In the Public Interest

Provide a statement of how the proposed rezoning reasonable and in the public interest (use additional pages if necessary).

Applicant's Signature

Applicants Printed Name

Date

Adjacent Property Owners List

I hereby certify that the names and addresses below are those of the adjacent property owners listed in the current tax records of the Brunswick County Register of Deeds. Adjacent property includes all property across roadways (public and private), watercourses, railroads, and/or municipal boundaries.

 APPLICANT'S PRINTED NAME

 APPLICANT'S SIGNATURE

Use additional pages if necessary

Tax Map and Parcel Number	Name	Address (include City, State & Zip)
1		
2		
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