



TOWN OF PEMBROKE ZONING MAP CHANGE APPLICATION (CONDITIONAL REZONING)

Background: This application is required for petitions to amend the Town of Pembroke zoning map. The applicant is encouraged to have a pre-application meeting with Town of Pembroke staff prior to the submission of this application. There are two types of rezonings that the applicant may apply for, a General Rezoning or a Conditional Rezoning. The steps for advertisement and public hearing are the same for each type; however, the submittal requirements and the manner in which the applications are reviewed are different. By submitting this application, you are acknowledging that you understand a denial of a rezoning petition by the Pembroke Town Council does not authorize a refund of your application fee.

Pre-Application Meeting: Applicants are not required to, but are highly encouraged to, have a pre-application meeting with the Town of Pembroke to discuss the requirements of this application and the zoning map change requirements listed in the Town of Pembroke UDO.

Conditional Rezoning (parcel must be at least 3 acres): An application for a change to the zoning map in which **the specific proposed use for the property is known**. Conditional Rezoning application submittals require that a Site-Specific Development Plan be included with the submittal.

- **Conditions** – Conditions imposed upon a conditional rezoning are those that are limited to what is needed to bring a project into compliance with the Town of Pembroke UDO, Town of Pembroke Comprehensive Land Use Plan, and conditions that address impacts reasonably expected to be generated by the proposed use of the site. The petitioner for the conditional rezoning must consent in writing to all conditions imposed by the Town Council. The petitioner may also provide a list of proposed conditions with this application.
- **Site Specific Development Plan Requirements (encouraged to be done by a NC Licensed Surveyor or Engineer)**
 - Approximate boundaries of the site
 - Significant topographical and other natural features effecting development of the site
 - Location of proposed buildings, structures, and other improvements
 - Approximate dimensions including the height of the proposed buildings and other structures
 - Approximate location of all existing and proposed infrastructure on the site, including water, sewer, roads, and pedestrian walkways
 - All other applicable site plan requirements found in **Article 13: Site Development Plans & Design Requirements**

**Zoning Map Change Application (Conditional Rezoning)**

Date Received: _____

Application #: _____

PROPERTY OWNER INFORMATION:

Property Owner: _____

(Rezoning that include multiple parcels with multiple owners may list all owners and their information on a separate sheet.)

Address: _____

Phone: _____

Email: _____

Property Owner Consent:

I, _____ (Owner Name), do hereby give my consent to _____
_____ (Applicant Name) to apply for a Conditional Rezoning for my piece of real property located in the Town of Pembroke identified by tax parcel number _____. I acknowledge that if the Conditional Rezoning is approved that I must consent in writing to any conditions imposed by the Pembroke Town Council in order for the use to exist. Failure to consent to conditions imposed by the Town Council will result in the denial of my application.

APPLICANT INFORMATION:

Applicant (if different from owner): _____

Address: _____

Phone: _____

Email: _____

PROPERTY INFORMATION:

Tax Parcel #: _____ Acres: _____

Property Address: _____

Current Zoning District: _____ Proposed Zoning District: _____

Utilities (water & sewer availability): _____

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Name(s) & address(es) of all adjacent property owners to the property(ies) proposed to be rezoned:

Name**Address**

| | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

Applicant statement and evidence that (1) the proposed zoning amendment is in the interest of the general public and not solely to benefit the property owner or applicant, and (2) uses permitted in the zoning district will not adversely affect property values or the health, safety, morals, or general welfare of the residents of the area.

Current use of the property: _____

Proposed use of the property: _____

Conditions Consent:

I, _____, consent to all requirements, language and conditions listed within the text of this application as well as any additional applicable requirements within the Town of Pembroke Unified Development Ordinance. I consent to allowing the Town of Pembroke to advertise for the proposed rezoning consistent with the manner described in NCGS 160D-602, which may include access to the property subject to rezoning at a reasonable hour.

APPLICATION SUBMITTAL SIGNATURES:

I hereby consent to the contents of this application and acknowledge the responses contained herein are correct to the best of my knowledge. I authorize Town representatives to display notice of this request for my property and to have access to the property during reasonable hours.

Person Representing Application:Signature of Property Owner(s):

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Date: _____

Date: _____



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Application #: _____

TO BE COMPLETED BY TOWN OF PEMBROKE:

Pre-application meeting? If so, what date was the meeting and what were the results?

Date this application will be heard by the Planning Board: _____

Date this application will be heard by the Town Council: _____

Public Hearing Notification Dates:

Newspaper Publication Date: _____

Mailed Notice to Adjacent Property Owners: _____

Date Property Posted with Required Signage: _____

Town of Pembroke Staff Signature: _____

(Staff member who accepted and reviewed this application and deemed it to be complete)