



**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**



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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.

**Property Owner Consent (Down Zoning) per NCGS 160D-601:**

Owners are required to give consent in the event that the proposed rezoning is a down-zoning. A down-zoning is one that does either of the following:

- 1) Decreases the development density of the land to be less dense than was allowed under its previous usage. Example, rezoning from R-8 to R-20 or Commercial/Industrial/Office to Residential districts.
- 2) Reducing the permitted uses of the land that are specified in the Town of Pembroke UDO to fewer uses than were allowed under its previous usage. Example the proposed new district allows less uses permitted by right than the previous district.

I, \_\_\_\_\_ (Owner Name), do hereby give my consent to \_\_\_\_\_ (Applicant Name) to apply for this rezoning that results in a down-zoning.



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

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

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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Application #: \_\_\_\_\_

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

<u>Name</u>	<u>Address</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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?

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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)