



TOWN OF FUQUAY-VARINA
401 Old Honeycutt Road
Fuquay-Varina, North Carolina 27526
(919) 552-1429

FVPL-005 Rev.4/09

TOWN OFFICE USE ONLY:

Tracking No: _____

Receipt No: _____

Date Rec'd: _____

REZONING PETITION

SUBMIT COMPLETED FORM ALONG WITH APPLICABLE FEE AND ALL REQUESTED INFORMATION TO THE PLANNING DEPARTMENT BY THE PRESCRIBED DEADLINE AS SHOWN ON THE REZONING SCHEDULE.

REZONING PETITION FEE: **GENERAL USE ZONING DISTRICT REQUEST — \$500.00**
 CONDITIONAL ZONING DISTRICT REQUEST — \$600.00

COMPLETE APPLICATION: The applicant must submit ALL of the following items by **12:00 NOON** on the deadline date for submittal in the Rezoning Schedule:

1. The REZONING PETITION FOR ZONING MAP AMENDMENT **with original signatures**. All items listed on this petition must be addressed completely and correctly for the petition to be deemed complete. The petitioner is responsible for providing all information. An incomplete petition is not sufficient to meet the submittal date deadline. Attach additional sheets if needed.

2. Metes and bounds survey map — twelve (12) full-size copies (minimum 18"x24"), folded, and one (1) 11" x 17" copy showing the property area sought to be rezoned including all of the following on the map:
 - All property lines with dimensions & north arrow to scale;
 - Adjoining streets with name and rights-of-way;
 - The location and use(s) of any existing structures on the property;
 - The present physical use of all of the property sought to be rezoned;
 - The existing zoning districts of all abutting property; and
 - A written metes and bounds (legal description) of the property sought to be rezoned.

REVIEW FOR SUFFICIENCY: Planning staff will check submitted petition for sufficiency. Submittal of incomplete or inaccurate information will delay processing of rezoning. Completed petitions are sent forward for review. It is strongly recommended a meeting with Planning Staff be scheduled before submitting a rezoning petition.

REZONING PETITION FOR ZONING MAP AMENDMENT

3. OWNER(S) AND PETITIONER:

Name of Property Owner(s): _____

Address of Property Owner: _____

City: _____ State: _____ Zip Code: _____

Name of Petitioner: _____

Address of Petitioner: _____

City: _____ State: _____ Zip Code: _____

CONTACT PERSON: _____

Phone Numbers (day) _____ (mobile) _____

Email: _____

4. SITE INFORMATION:

Address/location of Rezoning Site: _____

Tax Map and Parcel Number (PIN): _____

Present Zoning District: _____

Proposed Zoning District(s) Requested: _____

Total Acreage of Land to be Rezoned: _____

(If more than one zoning district, please state the acreage of each proposed district).

Current Land Use Map Classification: _____

Proposed Land Use Map Classification _____

Name of public streets/thoroughfare(s) the property fronts upon or has access:

REZONING PETITION FOR ZONING MAP AMENDMENT

6. FOR CONDITIONAL ZONING DISTRICTS REQUESTS ONLY.
(If Conventional Zoning District Request, Skip to Item 7.)

The undersigned hereby respectfully request that a Conditional Zoning District be granted based on the following:

Permitted Use(s). A request for a proposed Conditional Zoning District shall specify the permitted use or uses allowed on the site. Within a Conditional Zoning District, only permitted uses authorized in the general zoning district to which the conditional zoning district corresponds are allowed. All other requirements of the corresponding district shall be met. Please state limitations or restriction on permitted uses, which will apply to the Conditional Zoning District(s) request (attachment sheets may be used):

Zoning District Condition(s). In considering an application for a Conditional Zoning District, the Town Board of Commissioners shall consider the conditions offered by the applicant about the proposed conditional use(s). Please list all proposed conditions, including any site specific standards, which will apply to the Conditional Zoning District(s) request (attachment sheets may be used):

REZONING PETITION FOR ZONING MAP AMENDMENT

Note: In granting the request for a Conditional Zoning District, the Town Board of Commissioners may state any additional reasonable and appropriate conditions as it may deem necessary in order that the purpose and intent of the zoning ordinance is served, public welfare is secured, and substantial justice done.

It is understood and acknowledged that if the property is rezoned to the requested Conditional Zoning District, the property involved in this request will be perpetually bound to the use(s) authorized and subject to such conditions as imposed, unless subsequently rezoned. It is further understood and acknowledged that final plans for any development to be made pursuant to granted Conditional Zoning District so authorized shall be submitted and approved pursuant to the Town Code of Ordinances.

The applicant shall accept all requirements and conditions for the Conditional Zoning District request prior to final decision. The Town Board of Commissioners may agree with all requirements and conditions, but the Board will have final discretion to granting the rezoning request.

7. REQUEST CONSIDERATION PROCESS:

Public Hearing – Planning Board Meeting: The Planning Board will consider the application, relevant support materials, the Staff Report, and public comments given at public hearing. The hearing schedule is 7:00 P.M. in the Town Hall Board Room at 401 Old Honeycutt Rd on the date indicated on the Rezoning Schedule (typically the the third Monday of each month). The Planning Board will make a recommendation on the Rezoning Petition for the Town Board of Commissioners. Introduction of new information / materials at the Planning Board meeting may delay the recommendation.

Public Hearing – Town Board of Commissioners Meeting: The Town Board will consider the application, relevant support materials, the Staff Report, the Planning Board recommendation and public comments given at public hearing. The hearing schedule is 7:00 P.M. in the Town Hall Board Room at 401 Old Honeycutt Rd an will be scheduled at the next available regular meeting of the Town Board of Commissioners after the Planning Board has determined their recommendation.

REZONING PETITION FOR ZONING MAP AMENDMENT

8. DECLARATION

I, the undersigned, state that all facts furnished in this petition are true to the best of my knowledge.

Petitioner

Date

Property Owner(s)

Signature

Print name

Date

Signature

Print name

Date

Signature

Print name

Date

Signature

Print name

Date

Signature

Print name

Date

REZONING PETITION FOR ZONING MAP AMENDMENT

LIST OF ZONING DISTRICTS THAT MAY BE PETITIONED FOR REZONING:

GENERAL USE ZONING DISTRICTS

R-40 RESIDENTIAL DISTRICT
R-30 RESIDENTIAL DISTRICT
R-20 RESIDENTIAL – AGRICULTURAL DISTRICT
R-15 RESIDENTIAL – SINGLE-FAMILY DISTRICT
R-10 RESIDENTIAL – SINGLE- AND TWO-FAMILY DISTRICT
R-8 RESIDENTIAL – MULTI-FAMILY DISTRICT
R-6 RESIDENTIAL – MULTI-FAMILY DISTRICT
R-4 RESIDENTIAL – MULTI-FAMILY DISTRICT
O & I OFFICE AND INSTITUTIONAL DISTRICT
MA MEDICAL ARTS DISTRICT
CD DOWNTOWN COMMERCIAL DISTRICT
CDF I DOWNTOWN FRINGE COMMERCIAL I DISTRICT
CDF II DOWNTOWN FRINGE COMMERCIAL II DISTRICT
CS SHOPPING CENTER DISTRICT
CN NEIGHBORHOOD COMMERCIAL DISTRICT
CH HIGHWAY COMMERCIAL DISTRICT
LI LIGHT INDUSTRIAL DISTRICT
I INDUSTRIAL DISTRICT
OU OFFENSIVE USE DISTRICT

CONDITIONAL ZONING DISTRICTS

R-40 (CZD) RESIDENTIAL CONDITIONAL ZONING DISTRICT
R-30 (CZD) RESIDENTIAL CONDITIONAL ZONING DISTRICT
R-20 (CZD) RESIDENTIAL – AGRICULTURAL CONDITIONAL ZONING DISTRICT
R-15 (CZD) RESIDENTIAL – SINGLE-FAMILY CONDITIONAL ZONING DISTRICT
R-10 (CZD) RESIDENTIAL – SINGLE- AND TWO-FAMILY CONDITIONAL ZONING DISTRICT
R-8 (CZD) RESIDENTIAL – MULTI-FAMILY CONDITIONAL ZONING DISTRICT
R-6 (CZD) RESIDENTIAL – MULTI-FAMILY CONDITIONAL ZONING DISTRICT
R-4 (CZD) RESIDENTIAL – MULTI-FAMILY CONDITIONAL ZONING DISTRICT
O & I (CZD) OFFICE AND INSTITUTIONAL CONDITIONAL ZONING DISTRICT
MA (CZD) MEDICAL ARTS DISTRICT
CD (CZD) DOWNTOWN COMMERCIAL CONDITIONAL ZONING DISTRICT
CDF I (CZD) DOWNTOWN FRINGE COMMERCIAL I CONDITIONAL ZONING DISTRICT
CDF II (CZD) DOWNTOWN FRINGE COMMERCIAL II CONDITIONAL ZONING DISTRICT
CS (CZD) SHOPPING CENTER CONDITIONAL ZONING DISTRICT
CN (CZD) NEIGHBORHOOD COMMERCIAL CONDITIONAL ZONING DISTRICT
CH (CZD) HIGHWAY COMMERCIAL CONDITIONAL ZONING DISTRICT
LI (CZD) LIGHT INDUSTRIAL CONDITIONAL ZONING DISTRICT
I (CZD) INDUSTRIAL CONDITIONAL ZONING DISTRICT
OU (CZD) OFFENSIVE USE CONDITIONAL ZONING DISTRICT