



CONDITIONAL DISTRICT REZONING APPLICATION

Town of Elon Planning Department
104 S. Williamson Avenue
Elon, NC 27244
(336) 584-3601

Fee: \$800

Date Received

Application Number

APPLICANT INFORMATION

Name: _____ Telephone: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Email: _____

PROPERTY OWNER INFORMATION

Name: _____ Telephone: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Email: _____

PROPERTY INFORMATION

Address: _____ City: _____ State: _____ Zip: _____
Parcel Identification Number(s): _____ Township: _____
Total Acreage: _____ Watershed: _____ Floodplain: Yes No
Utilities (check all that apply): Public Sewer Public Water Septic Well

Existing Zoning: _____ Requested Zoning: _____
Current Use of Land: _____
Surrounding Land Uses: _____

Proposed Land Use(s): _____

Proposed Zoning Condition(s) if applicable: _____

AFFIDAVID OF OWNERSHIP AND ACKNOWLEDGEMENT

An application has been duly filed requesting a rezoning according to the attached conditions and listed above. I certify that I am the owner of the requested property. It is understood and acknowledged that if the property is rezoned as requested and the Conditional District authorized, the property involved in this request will be perpetually bound to the uses and conditions as imposed unless subsequently changed or amended by the Town of Elon Town Council.

Signature of Owner

Date

APPLICATION SUBMITTAL REQUIREMENTS

Community Meeting:

Prior to the scheduled meeting of the Planning Board, the petitioner must file with the LMO Administrator a written report of at least one community meeting held by the petitioner. The report shall include, among other items, a listing of those persons and organizations contacted about the meeting and the manner and date of contact, the date, time, and location of the meeting, a roster of the persons in attendance at the meeting, a summary of issues discussed at the meeting, and a description of any changes to the rezoning petition made by the petitioner as a result of the meeting. Please see Section 5.2.5.E in the Land Management Ordinance (LMO) for additional information regarding the community meeting.

Site Plan and Additional Information:

A petition for a conditional planning district shall include: *(attached as separate documents)*:

1. A site plan prepared in accordance with Section 5.2.20, Site Plan, and any other applicable requirements for the zoning district and use(s) being requested. All site plans shall be reviewed by the Technical Review Committee (TRC) and the TRC review fee shall be paid at the time of application;
2. Written supporting documentation that specifies the actual use or uses proposed for the property;
3. Proposed rules, regulations, and conditions that, in addition to all predetermined requirements of this Ordinance, will govern the development and use of the property in conjunction with the requirements of this Land Management Ordinance, and/or in lieu of specified portions of this Land Development Ordinance as authorized by N.C.G.S. 160d-703; and
4. A statement analyzing the reasonableness of the proposed rezoning. This statement of reasonableness may consider, among other factors:
 - Whether the proposed conditional rezoning advances the public health, safety, or welfare;
 - Whether and to the extent to which the proposed conditional rezoning is appropriate for its proposed location with particular considerations of the impacts reasonably expected to be generated by the development or use of the site;
 - Whether and to the extent to which the proposal is consistent with the purposes, goals, objectives, and policies of the Town's ordinances and adopted policy guidance, including but not limited to land development plans, comprehensive plans, strategic plans, district plans, small area plans, corridor plans, and other land development policy documents. In the event that the proposed conditional use district does not agree in part or total with a relevant plan, the Town Council may elect to amend that plan for consistency, or may find cause to deny the conditional district petition based on a finding of inconsistency with the plan;
 - Whether an approval of the conditional rezoning is reasonable and in public interest;
 - Whether and to the extent to which the concept plan associated with the conditional rezoning is consistent with this ordinance; and
 - Any other factors as the Town Council may be determined to be relevant.

All rules, regulations, and conditions of any corresponding general district and all other requirements of the Town of Elon Land Management Ordinance apply to a conditional planning district except as specifically modified through the use of additional development conditions by the Town Council, and as agreed upon by the petitioner.

SIGNATURES AND ACKNOWLEDGEMENT

The undersigned hereby certify that the forgoing application is complete and accurate. Furthermore, the undersigned hereby authorizes the Town of Elon Planning Director or designated representative to enter upon the above referenced property for the purpose of inspecting and verifying compliance with the Town of Elon's Ordinances.

Signature of Applicant

Date

Signature of Property Owner

Date

OFFICE USE ONLY

Completed Application Submitted On: _____ Receipt Number: _____

Date Property was Posted: _____

Date of Planning Board Meeting: _____

Action of Planning Board: _____

Date of Town Council Hearing: _____

Dates Notices Published & Name of Newspaper: _____

Action of Town Council: _____
