

Pender County Planning and Community Development



805 S. Walker Street
PO Box 1519
Burgaw, NC 28425

Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

Future Land Use Plan Amendment Submission

Applications will be considered for review by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1. _____ **Signed Application**
2. _____ **Payment**
\$250
3. _____ **Requested Revision Boundary Map**
Amendment must correspond with the boundary lines of existing platted lots or tracts. Where the boundaries of a request do not follow a boundary line or a split zoned property line, it must be possible to subdivide and develop that portion of the property outside the proposed rezoning boundary in accordance with the existing future land use designation and other requirements of this Ordinance. An illustration containing a metes and bounds description is required.
4. _____ **Narrative**
A description and/or statement of the present and proposed land use classification and stating why the request is being made and any information that is pertinent to the case.
5. _____ **Digital Submission**
For all documents submitted in paper copy, provide a digital version. These may be emailed or uploaded to a share folder. *Physical media such as CD or USB drives will not be accepted.*
6. _____ **List of Property Owners Within 500'**
A numbered list of names and addresses, including the applicant, the owner, and owners of all properties located within 500-feet of the perimeter of the project bounds of the property under consideration as obtained from the county tax listings and tax abstract. Directions to obtain list is available on Pender County's website on the Planning and Community Development page.
7. _____ **500' Buffer Property Envelopes**
The applicant shall provide a set of business envelopes addressed to the applicant, the owner, and each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with first class postage adhered. Do not include return address or company branding on envelopes.

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant _____

Date _____

Printed Name _____

Future Land Use Amendment



**Submit Completed Application
and Materials**



Planning Staff Review



**Planning Staff comments
addressed**



Planning Board Public Hearing



**Board of County Commissioners Decision
Rendered**

Future Land Use Amendment Specific Requirements

Same process and criteria for evaluation as a General Use Rezoning per Section 3.3.8 of the Unified Development Ordinance.

1. Application Submittal

- Application
- Amendment must correspond with the boundary lines of existing platted lots or tracts. Where the boundaries of a rezoning request do not follow a boundary line or a split zoned property line, it must be possible to subdivide and develop that portion of the property outside the proposed rezoning boundary in accordance with the existing zoning and other requirements of this Ordinance. An illustration containing a metes and bounds description is required.
- All requirements shall be met within the boundaries of the area being re-classified. If all of the requirements cannot be met on the site being rezoned, the rezoning shall be expanded to include all property necessary to meet requirements.
- Must show substantial compliance with the goals and policies of the Comprehensive Land Use Plan.
- The application must contain a description and/or statement of the present and proposed zoning regulation or district boundary, and the name(s) and address(es) of the owner(s) of the property involved as required by General Statute.
- The applicant shall provide an accurate legal description or a map drawn to scale showing the property boundaries that are to be amended, in sufficient detail for the rezoning to be located on the Comprehensive Land Use Plan.

2. Planning Board and Board of Commissioners Review Criteria (per Section 3.3.8)

- A. Whether the range of uses permitted by the proposed change would be appropriate to the area concerned (including not being detrimental to the natural environment, not adversely affecting the health or safety of residents or workers in the area, not being detrimental to the use or development of adjacent property, and not materially or adversely affecting the character of the general neighborhood);
- B. Whether adequate public facilities/services (i.e., water, wastewater, roads) exist, are planned, or can be reasonably provided to serve the needs of any permitted uses likely to be constructed as a result of such change;
- C. Whether the proposed change is consistent with the County's Comprehensive Land Use Plan and CAMA Land Use Plan or any other adopted land use document.
- D. Whether the proposed amendment is reasonable as it relates to the public interest.

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Comprehensive Plan Future Land Use Map Amendment

GENERAL

1. An applicant shall be required to schedule a pre-submittal meeting with the Administrator at least thirty (30) days prior to submission of an application.
2. Amendments to the Future Land Use Map shall be made in accordance with the provisions of the Pender County Comprehensive Land Use Plan.
3. The County Commissioners shall approve or deny amendments to the Future Land Use Map of Pender County, as may be required from time to time.
4. Amendments must correspond with the boundary lines of existing platted lots or tracts.
5. All zoning requirements shall be met within the boundaries of the area being reclassified. If all of the requirements cannot be met on the site, the amendment shall be expanded to include all property necessary to meet zoning requirements.
6. Must show substantial compliance with the goals and policies of the Comprehensive Land Use Plan and other adopted plans.

APPROVAL STANDARDS

1. Whether the range of uses permitted by the proposed change would be appropriate to the area concerned (including not being detrimental to the natural environment, not adversely affecting the health or safety of residents or workers in the area, not being detrimental to the use or development of adjacent property, and not materially or adversely affecting the character of the general neighborhood).
2. Whether adequate public facilities/services (i.e., water, wastewater, roads) exist, are planned, or can be reasonably provided to serve the needs of any permitted uses likely to be constructed as a result of such change.
3. Whether the proposed change is consistent with any other adopted land use document.
4. Whether the proposed amendment is reasonable as it relates to the public interest.

Application for Future Land Use Amendment

SECTION 1: APPLICANT INFORMATION			
Applicant's Name:		Owner's Name:	
Applicant's Address:		Owner's Address:	
City, State, & Zip		City, State, & Zip	
Phone Number:		Phone Number:	
Email Address:		Email Address:	
Legal relationship of applicant to landowner:		NAICS:	
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):		Total property acreage:	
		Acreage to be Reclassified:	
Current FLU Classification:		Proposed FLU Classification:	
Project Address:		Township:	
Description of Project Location:		Water Provider:	
		Waste Water Provider:	
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	
Applicant's Name Printed		Date:	
Owner's Signature		Date:	
Owner's Name Printed		Date:	