# Pender County Planning and Community Development

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

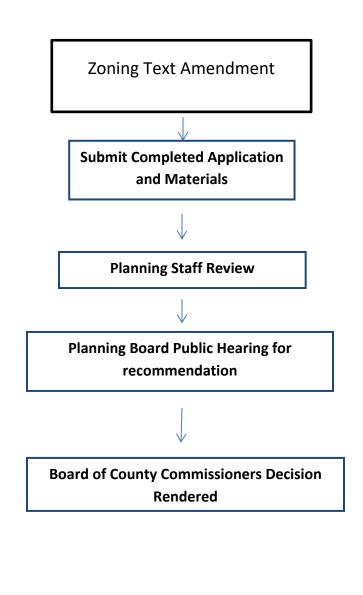


Phone: 910-259-1202 Fax: 910-259-1295 www.pendercountync.gov

# **Zoning Text 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.		Pre-submittal Meeting	
		Date of Meeting	
2.		Signed Application	
3.		Payment	
		\$250	
4.		Narrative	
		A letter describing, in detail the intent and purpose of the amendment presented,	
_		meeting the approval criteria set forth in Section 3.18.5 of the Pender County UDO.	
5.		Digital Submission	
		For all documents submitted in paper copy, provide a version. These may be	
		emailed or uploaded to a share folder. Physical media such as CD or USB drive	38
		will not be accepted.	
	I certify that all in	nformation presented in this application is accurate to the best of my knowledge.	
Signati	ure of Applicant	Date	
		Chaff Initials.	
Printed	d Name	Staff Initials:	
		Date:	



# **Zoning Map Amendment Specific Requirements**

### 1. Application Submittal

- Application
- Narrative: A letter describing, in detail the intent and purpose of the amendment presented, meeting the approval criteria set forth in Section 3.18.5 of the Pender County UDO.

### 2. Planning Board and Board of Commissioners Review Criteria (per Section 3.18.5)

- A. In evaluating any proposed Ordinance text amendment, the Planning Board and the County Commissioners shall consider the following:
  - 1) The extent to which the proposed text amendment is consistent with the remainder of the Ordinance, including, specifically, any purpose and intent statements;
  - 2) The extent to which the proposed text amendment represents a new idea not considered in the existing Ordinance, or represents a revision necessitated by changing circumstances over time;
  - 3) Whether or not the proposed text amendment corrects an error in the Ordinance; and
  - 4) Whether or not the proposed text amendment revises the Ordinance to comply with state or federal Statutes or case law.
- B. In deciding whether to adopt a proposed Ordinance text amendment, the central issue before the County Commissioners is whether the proposed amendment advances the public health, safety or welfare and is consistent with any adopted County Land Use Plan documents, the CAMA Land Use Plan, and the specific intent of this Ordinance.

# Pender County Planning and Community Development

# **Planning Division**

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



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### **TEXT AMENDMENT**

A request to amend the text of this Ordinance may be initiated by the County Commissioners, Board of Adjustment, Planning Board, Administrator, or a citizen of Pender County.

## **Approval Criteria** (Section 3.18.5)

In evaluating any proposed ordinance text amendment, the Planning Board and the County Commissioners shall consider the following:

- a. The extent to which the proposed text amendment is consistent with the remainder of the Ordinance, including, specifically, any purpose and intent statements;
- b. The extent to which the proposed text amendment represents a new idea not considered in the existing Ordinance, or represents a revision necessitated by changing circumstances over time;
- c. Whether or not the proposed text amendment corrects an error in the Ordinance; and
- d. Whether or not the proposed text amendment revises the Ordinance to comply with state or federal statutes or case law.
- e. In deciding whether to adopt a proposed Ordinance text amendment, the central issue before the County Commissioners is whether the proposed amendment advances the public health, safety or welfare and is consistent with any adopted County Land Use Plan documents, the CAMA Land Use Plan, and the specific intent of this Ordinance.

#### **Action by the Planning Board**

- 1. Before making any recommendation on a text amendment, the Planning Board shall consider any recommendations from the Administrator and shall conduct a public hearing where interested parties may be heard.
- 2. The Planning Board shall make a recommendation based on the approval criteria.
- 3. The Planning Board shall make its recommendation following the initial public hearing.

#### **Action by County Commissioners**

- 1. Before taking action on a text amendment, the County Commissioners shall consider the recommendations of the Planning Board and Administrator and shall conduct a public hearing.
- 2. The County Commissioners shall make a decision based on the approval criteria.
- 3. Following the public hearing, the County Commissioners may approve the text amendment, deny the amendment, or send the amendment back to the Planning Board or a committee of the County Commissioners for additional consideration.

In deciding whether to adopt a proposed Ordinance text amendment, the central issue before the County Commissioners is whether the proposed amendment advances the public health, safety or welfare and is consistent with any adopted County Land Use Plan documents, the CAMA Land Use Plan, and the specific intent of this Ordinance.

# **APPLICATION FOR TEXT AMENDMENT**

THIS SECTION FOR OFFICE USE											
Application No.	ZTA			Date							
Application Fee	\$			Invoice Number:							
Pre-Application Conference				Hearing Date	e						
SECTION 1: APPLICANT INFORMATION											
Applicant's Name	:										
Applicant's Addre	ss:										
City, State, & Zip											
Phone Number:											
Email Address:											
SECTION 2: UDO TEXT TO BE AMENDED											
Current Text to be Amended (Please site accurate Article number referenced):											
,											
Proposed Text to be added:											
SECTION 3: SIG	NATUR	E									
Applicant's Signat	ture					Date:					
Applicant's Printe Name	d					Date:					
			NOTICE TO A	PPLICANT							
If the applicant makes	significan	nt chanc	ges to the application for a text		the Planning	Board has m	nade its				
		_	y refer the modified request ba								
			<b>TEXT AMEND</b>	<b>MENT CHEC</b> I	<u>KLIST</u>						
	Applicatio	plication fee									
A letter describing, in detail the intent and purpose of the amendment presented, meeting the ap criteria set forth in Section 3.18.5 of the Pender County UDO (shown on page 1 of this application											
			Office U								
☐ ZTA Fees:	\$250			Total Fee Cal	culation:						
Payment Method:	Ψ230	Cas	sh :	Credit Card:	Culacioni	Check:					
r dyment riculou.		Cus	\$	☐ Master Card ☐ Visa			Check #				
Application Received B						Date:					
Application completene						Date:					
Dates Scheduled for P	ublic Hear	ings:	☐ Planning Board:		□ BO	C:					