



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 LDO 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 8.4.H.1 of the Land Development Ordinance (LDO) for additional information regarding the community meeting.

Master Site Plan and Additional Information:

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

1. A master site plan prepared in accordance with Chapter 5, and pursuant to the requirements in Chapter 6 for Major Development Plans;
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 Development 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:
 - The size, physical conditions, and other attributes of the area proposed to be rezoned;
 - The benefits and detriments to the landowners, the neighbors, and the surrounding community;
 - The relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment;
 - Why the action taken is in the public interest; and
 - Any changed conditions warranting the amendment.

All rules, regulations, and conditions of any corresponding general district and all other requirements of the Town of Elon Land Development 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: _____
