

2010 Planning Board Schedule

<u>Meeting Date</u>	<u>Deadline</u>
January 6	December 4
February 3	December 31
March 3	January 29
April 7	March 5
May 5	April 1
June 2	April 30
July 7	June 4
August 4	July 2
September 1	July 30
October 6	September 3
November 3	October 1
December 1	October 29

This Board meets the first Wednesday of each month at 7:00 p.m. in the Commissioners Meeting Room of the Iredell County Government Center (Old Courthouse) at 200 S. Center Street in Statesville, NC, unless changed otherwise by the Chairman.

Other Important Numbers

Iredell County Tax Assessor	704-878-3009
Building Inspections	704-878-3113
NCDOT (driveway permits)	704-876-3947
Health Department (Environmental Health)	704-878-5300
Fire Marshal	704-878-3035

Maps, ordinances, plans and more detailed information may be found on the Planning and Development section of the official Iredell County web site www.co.iredell.nc.us.

Rezoning Property



Iredell County Planning and Development

PO Box 788 / 349 N. Center Street
Statesville, NC 28687

Rebecca Harper
Phone: 704-832-2398
Fax: 704-928-2025
www.co.iredell.nc.us

*Iredell County
Planning and
Development*

Tel: 704-832-2398
www.co.iredell.nc.us

Office Hours:
Monday-Friday
8 a.m.-5 p.m.
except holidays

Rezoning Property in Iredell County

Rezoning property is may prove challenging. There are many details of a request that must be examined to ensure that this change will not only be in the best interest for the owner but also for Iredell County. These can include but are not limited to surrounding zoning districts, the Land Use Plans and map, and traffic.



Applications are available at the Planning Office. The fee for an owner to apply for a rezoning request is \$500. Non-owner fees for a rezoning request are \$750 plus \$1 per acre. The application fee must be paid when the application is submitted to the Planning staff.

Before proceeding, it may be beneficial to research the potential ramifications a rezoning will have on your property. Along with the Planning Office, other departments can also be helpful. The Tax Assessor’s Department can help with potential tax impacts, and the Building Inspections Department can assist with improvements that may be required for retrofitting a building for a new use.

Office Visit

To get an idea of the staff recommendations for your project before beginning the process, it is necessary to set up an appointment to discuss it with the staff. Please bring the PIN number of the property with you, if possible.

Public Notice

The property in question will be posted with a sign announcing the rezoning request. A notice of the request and the meeting date will be placed in the Statesville Record & Landmark or the Mooreville Tribune. Also, all adjacent property owners will receive written notice of the request.

The Planning Board

At the meeting, the Board will hear the staff report and any comments from the applicant and interested people wishing to speak for or against the proposal. The Board will then make a recommendation to the Board of Commissioners.

The Board of Commissioners

Following the Planning Board meeting, the rezoning request shall be presented to the Board of Commissioners at its first monthly meeting. The Board will review the facts of the request including the staff and the Planning Board’s recommendation.



**If the applicant would like to rezone a portion of the property, the property will have to be re-surveyed to indicate the affected portion.*

Conditional Districts (CD)

These districts are a means by which special conditions can be imposed above the basic regulations of the underlying zoning district. In many cases, CDs will be utilized or recommended by the Planning Staff to mitigate potential problems with surrounding land uses or to meet the recommendations of the Land Use Plan.

Within a CD, no use shall be permitted except those approved in the conjunction with the rezoning. The conditions may specify the location of the proposed use or uses on the property, the number of dwelling units, the location and extent of supporting facilities such as parking lots, driveways and access streets, the location and extent of buffer areas and other special purpose areas, the timing of development, the location and extent of rights-of way and other areas to be dedicated for public use, and other matters.



A Conditional District shall be perpetually binding upon the property. No proposal to amend or change any Conditional District shall be considered within 12 months of the date of approval by the Board of Commissioners.

Re-Applications

If a rezoning application has been denied by the Board of Commissioners, no new application for the same change of the same property shall be filed within a period of 24 months. Also, no new petition for any rezoning of the same property shall be filed within a period of 12 months. In any case where a petitioner withdraws his application before the Commissioners hear the case, no new rezoning applications for any change of the same property shall be filed within a period of 180 days following the withdrawal of the petition.