



Town of Zebulon

Planning Department

1003 N. Arendell Avenue, Zebulon, NC 27597
Phone: (919) 823-1810 Fax: (919) 887-2824
www.townofzebulon.org

UDO TEXT AMENDMENT PETITION

GENERAL INFORMATION:

In cases where the standards of specific to a particular zoning district is inconsistent with the future land use or necessitates changes to the UDO text are needed to accommodate new practices, technology, or conditions, the UDO Text Amendment request as outlined in Section 2.2.20 of the UDO provides details on how to amend the UDO to for Town to apply different regulations.

INSTRUCTIONS:

PRE-APPLICATION MEETING: A pre-application meeting with staff in accordance with Section 2.3.2 of the UDO to verify the application requirements, processes, and procedures regarding a proposed request. To schedule a meeting, applicants must e-mail a details of the proposed request to Planning Director Michael Clark (mclark@TownofZebulon.org) no later than five (5) working days prior to the desired meeting day.

APPLICATION PROCEDURE: The applicant requesting a UDO Text Amendment must submit a written application to the Zebulon Planning Department using the forms included in this packet.

- Completed Application Form
- Petition Fee (Please See Fee Schedule)
- One (1) Legal Description (metes and bounds) of subject property

PUBLIC HEARING PROCEDURE: Upon submittal of a complete application, the Planning Department will schedule the application for a joint public hearing before the Planning Board and the Board of Commissioners. **APPLICANTS ARE STRONGLY ENCOURAGED TO CONTACT PLANNING STAFF AS SOON AS POSSIBLE TO ADDRESS ANY QUESTIONS ABOUT THE PUBLIC HEARING.** At the public hearing, the applicant, proponents, and opponents will be given the opportunity to offer evidence in favor of or against the proposal. After completion of the public hearing, the Planning Board will deliberate and forward its recommendation to the Board of Commissioners for final consideration. Deadline dates and Joint Public Hearing dates can be found on the Town of Zebulon's website.



APPLICATION FOR UDO TEXT AMENDMENT

PART 1. DESCRIPTION OF REQUEST

UDO Section to be amended:

Reason for Proposed Text Amendment:

Proposed Text:

PART 2. APPLICANT/AGENT INFORMATION

Name of Applicant/Agent:

Street Address of Applicant/Agent:

City:

State:

Zip Code:

Email of Applicant/Agent:

Telephone Number of Applicant/Agent:

Fax Number of Applicant/Agent:

I hereby state that the facts related in this application and any documents submitted herewith are complete, true, correct, and accurate to the best of my knowledge.

Signature of Applicant:

Print Name:

Date:



APPLICATION FOR UDO TEXT AMENDMENT

LEGISLATIVE CONSIDERATIONS –ZONING MAP AMENDMENT

A UDO Text Amendment is a legislative process and subject to applicable review standards as set forth in Section 2.2.20.G of the UDO. Please note that the Planning Board and Board of Commissioners will be reviewing the proposed request based on all potential uses and activities that would be permitted within the subject request. Please provide detailed response on how the proposed rezoning request addresses each of these standards:

1) Please provide details on how the proposed amendment advances the public health, safety, or welfare.
2) Please provide details on how the proposed amendment is consistent with the Town's adopted policy guidance.
3) Please provide details on how the proposed amendment is not in conflict with any provision of this Ordinance or the Town Code of Ordinances
4) Please provide details if the proposed amendment is required by changed conditions.
5) Please demonstrate how the proposed amendment addresses a demonstrated community need;



APPLICATION FOR UDO TEXT AMENDMENT

6) Please provide details on how the proposed amendment addresses an unforeseen matter not present when the Ordinance was adopted;

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7) Please provide details on how the proposed amendment is consistent with the purpose and intent of the zoning districts in this Ordinance, or would improve compatibility among uses and ensure efficient development within the Town

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8) Please provide details on how the proposed amendment would result in a logical and orderly development pattern;

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9) Please provide details on how the proposed request addresses other factors determined to be relevant by the Board of Commissioners;

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10) Please provide details on how the proposed request would not result in significantly adverse impacts on the natural environment, including water, air, noise, stormwater management, wildlife, vegetation, and the natural functioning of the environment.

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