



DIRECTIONS FOR SUBMITTAL TO THE ZONING AND PLANNING BOARD

Any and all proposed amendments to the zoning map submitted to the Lake Lure Zoning and Planning Board shall include the following information. Failure to include the specified information may result in the petition being returned to the petitioner unprocessed by the Zoning Administrator.

- 1.) Completed form (see attached);
- 2.) A check in the amount of \$510.00;
- 3.) Location of the property with exact directions from the Municipal Center;
- 4.) Site plan of the property drawn to scale showing the following:
 - a. Any existing structures, water lines, sewer lines, and water courses on the property;
 - b. Any existing roads/streets on and/or adjacent to the property;
 - c. All setbacks (existing and new) in relation to property lines;
- 5.) Complete description of the proposed zoning district including the intent paragraph, all permitted uses, and all conditional uses listed;
- 6.) A list of all adjacent property owners and their respective addresses, as well as the Tax PINs and zoning districts of their adjoining properties.

As stated above, the omission of any of the above requirements may result in the return of the petition to the petitioner unprocessed.

Should you have questions regarding any of these requirements, please call (828)625-9983, ext. 117.

**TOWN OF LAKE LURE
PETITION FOR REZONING**

Application Fee: \$510.00 (see attached)

Petition No. RZ -

Z & P Board Recommendation: _____ Date: _____	Action by Town Council: _____ Ord. No. _____ Date: _____
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APPLICANT:

(Check one) Owner: _____ Agent: _____ (If applicant is not the owner, attach authorization to act as agent)

Name: _____ Date of Application: _____

PROPERTY:

Property located at: _____

Legal Description (attach if necessary) _____

Map Page _____ Block _____ Lot _____ Tax PIN _____

THE PETITION:

To rezone the above described property from the _____ zone district to the _____ district

This property is designated for _____ use on the future land use map in the Town of Lake Lure 2007-2027 Comprehensive Plan.

 _____ <i>Signature of applicant</i> _____ <i>Street or P.O. Box</i> _____ <i>City, State, Zip</i> _____ <i>Daytime telephone number</i>	 _____ <i>Signature of owner if not applicant</i> _____ <i>Street or P.O. Box</i> _____ <i>City, State, Zip</i> _____ <i>Daytime telephone number</i>
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See attached for information regarding rezoning process.

For Your Information

Rezoning of property in Lake Lure is regulated by Section 92.170 through 92.175 of the Town of Lake Lure Zoning Regulations. Each "petition for rezoning" constitutes a proposal to amend the Town of Lake Lure's official zoning map. All petitions for rezoning shall be referred to the Zoning and Planning Board for its review and a recommendation to the Town Council.

The petition must be submitted to the Zoning Administrator at least 30 days before the Zoning and Planning Board meeting at which the petition is to be presented. Once the Zoning Administrator has determined that the petition is complete, s/he will notify the petitioner that the petition has been accepted and specify the date and the time of the Zoning and Planning Board meeting at which the petition will be heard.

The Zoning and Planning Board has 35 days after it first considers the petition within which to submit a recommendation to the Town Council. Failure of the Zoning and Planning Board to submit a recommendation within the 35 day period shall constitute a favorable recommendation. The Zoning and Planning Board will consider the petition at a public meeting, not a public hearing. However the board has the option of receiving comments from interested parties.

The Town Council will hold a public hearing on the petition at the earliest possible date after the Zoning and Planning Board has made its recommendation. The Council typically takes action on the petition directly after the hearing, however it may not. Council must make a decision on the proposed amendment within 60 days after the public hearing.

The Zoning Administrator shall post, or cause to be posted, at least one sign on the property not less than seven days in advance of the Zoning and Planning Board meeting. The purpose of the sign is to identify the location of the request for the benefit of the neighbors and members of the board. Very large parcels and those with more than one road frontage may require additional signs. This will be determined by the Zoning Administrator at time of the petition. Sign must be removed 24 hours after the Town Council has made a decision on the petition.

The fee for filing the petition is \$510.00. This is normally sufficient to pay for the Town's cost to process the petition. If, however, the actual cost for advertising the public meetings exceeds \$510.00, or if the town incurs other costs beyond what is normal, the petitioner must pay the additional amount.

Neither the Zoning and Planning Board nor the Town Council will consider a new petition for rezoning for any property denied approval for a period of 12 months from the date of the denial.