



CASE # _____
Meeting Date _____

Town of Mooresville

REZONING and CONDITIONAL REZONING DISTRICT APPLICATION

IMPORTANT FILING INSTRUCTIONS

APPLICATION MAY BE FILED IN PERSON OR BY MAIL

This application must be filed at least sixty (60) days before the meeting of the Town of Mooresville Planning Board. The application **must be submitted** to the Mooresville Development Services Department, 413 North Main Street, Mooresville, NC, 28115, by **12:00 noon on** _____. The Planning Board meeting will be held on _____. After the Planning Board has delivered a recommendation a Public Hearing before the Town Board of Commissioners will be scheduled for the following month. You will be notified by mail of the date, time, and location of the Public Hearing. Applications are placed on the agenda according to the acceptance date. **A Rezoning fee is required to be paid when the application is submitted. Make checks payable to the Town of Mooresville.**

Rezoning or Conditional Rezoning District Application

\$ 1,000.00

*****AN APPROVED CONCEPT PLAN MUST ACCOMPANY ANY SITE SPECIFIC CONDITIONAL ZONING DISTRICT REQUEST. PLEASE SEE THE TOWN OF MOORESVILLE LAND DEVELOPMENT PROCESS MANUAL FOR DETAILS or contact the Land Development Division at 704-662-3204 or ldev@ci.mooresville.nc.us. This requirement may be waived depending on the specifics of the request.**

The following information is required:

1. Submit a physical survey (**not to exceed 8 ½" x 14"**), or provide a scaled drawing, describing the property for the request. Give all appropriate dimensions or computations, building / structures, and their distance to all property lines, right-of-ways, etc., pertaining to the rezoning request.
2. If title to the property is not in the name of the applicant, include a notarized letter from the owner signifying his/her approval.
3. Application must be completed, dated, signed by the appropriate parties, and notarized.
4. A TIA (Transportation Impact Analysis) must be submitted according to the Town of Mooresville Transportation Impact Analysis Procedures Manual if applicable.



Town of Mooresville

FOR YOUR INFORMATION

Upon filing a rezoning application the following rules and procedures shall apply until the Town Board of Commissioners has ruled on the request:

- No construction shall be done except in accordance within the allowed provisions of the existing zoning district.
- Any legal proceedings to enforce compliance will be held in abeyance.
- All written or physical evidence (plans, maps, pictures, letters, etc.) presented before the Board becomes part of the physical record and property of the Town of Mooresville.
- All testimony given before the Board shall be true.
- You have the right to appear and present your case before the Board.
- Applicants may be represented at their own expense.

CHECK LIST OF ITEMS TO BE INCLUDED ON / WITH APPLICATION

- Specific reasons for your rezoning request.
- Description of your request including a physical survey or a scaled drawing of the site.
- Application that is complete, dated, signed by the appropriate parties, and notarized.
- If you are not the property owner, include a notarized letter from the property owner giving you permission to appear before the Board.
- Names, addresses, and tax parcel numbers of adjacent property owners including those separated by street right of ways.
- Fee
- TIA (Transportation Impact Analysis) if applicable.

Your rezoning request will *not* be placed on the agenda if complete information and requested documentation is not included.

PLANNING BOARD and TOWN BOARD MEETING PROCEEDINGS

The Town Staff will present the request. Afterwards, the applicant has up to 15 minutes to speak. Other persons wishing to speak must sign up and are limited to three (3) minutes.

The Development Services Department shall be notified in writing fifteen (15) days before the Planning Board meeting of a withdrawal for the full refund of the application fee. Failure to withdraw within fifteen (15) days of the meeting date will forfeit all refunds.



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TOWN OF MOORESVILLE APPLICATION FOR A REZONING / CONDITIONAL REZONING DISTRICT

Applicant Information

Name:	_____
Address:	_____ _____ _____
Phone #	
Fax #	
email	

Parcel Information pertinent to the rezoning request:

Address:	_____		
Parcel	Acreage:		
Number(s):	_____	_____	_____
Existing	Proposed		
Zoning:	Zoning:	_____	_____
Existing	Existing Overlay		
Watershed:	District:		

What changed or changing conditions justifies the passage of the amendment? (Discuss how circumstances have so changed since the property was last zoned).



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Explain how the map amendment would be consistent with the Town's Comprehensive Land Use Plan, Comprehensive Transportation Plan, and all applicable Small Area Plans.

Explain briefly the expected effect on the neighborhood if the proposed zoning map amendment is approved.

Explain any other circumstances which tend to justify the amendment in the public interest.

List any conditions to be imposed for proposed request (for Conditional Zoning Districts only).



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Please list all the adjacent property owners below (collapse road right of way). If there are not enough spaces please follow the same format below on a separate sheet and attach to the application.

Owner's Name	Tax Parcel Identification #	Mailing Address of Owner
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

This information can be obtained through the Iredell County Web Page at www.co.iredell.nc.us then click on GIS. If you need assistance call the Iredell County Mapping Department at 878-3137 or the Mooresville Development Services Department at 662-7040.