

REZONING PROCEDURE

Prepared by:

The Department of Planning

City of Thomasville, NC

To facilitate those individuals initiating a petition for rezoning to the City Council through the Board of Planning & Adjustment the following information is presented.

INITIATION

The initiation of an application for rezoning is made by petition to the City Council through the Board of Planning and Adjustment. The petition is submitted to the department of Planning no later than the first day of the month in which the petition needs to be heard at the regularly scheduled meeting of the Board of Planning & Adjustment, which meets the last Tuesday of each month at 5:30 P.M. in the Thomasville City Council Chambers., 7 West Guilford street (Unless otherwise noted). The specific requirements of a petition are:

1. That the petition be filed on forms furnished by the Department of Planning.
2. That the petition be accompanied by a filing fee of \$500.00.
3. That the petition states the date submitted and zoning district requested.
4. That the petition includes a survey map and written legal description of the area for which rezoning is being sought. The map must show the classification of the property for which the change is sought as well as the classification of all property within one-hundred (100) feet of any boundary line of the requested property. The names of all owners of property within one-hundred (100) feet and their current mailing address as shown on the current year's tax records for Davidson County must be provided.

PROCEDURE

After submission of a petition meeting all of the above requirements, an application for rezoning is placed upon the agenda for the Board of Planning & Adjustment's consideration and recommendation to the City Council.

Favorable recommendations or appeals of the Board of Planning & Adjustment to the City Council are placed upon the agenda for a public hearing at the next designated City Council meeting. Notice is placed in the newspaper once each week for two successive weeks prior to a public hearing. Notice will also be made by posting the property.

CITY COUNCIL ACTION

Before taking such lawful action as it may deem advisable, the City Council shall consider the recommendations of the Board of Planning and Adjustment on each proposed zoning map amendment. The City Council may, before rejecting a recommendation of the Board of Planning and Adjustment regarding a request for amendment to the zoning map, discuss the recommendation at a joint meeting with the Board of Planning and Adjustment.

A three-fourths (3/4) favorable vote of all the members of the City Council is required for approval of a rezoning application that: Receives a signed protest by the owners of twenty (20) percent or more either of the area of the lots:

- (a) included in the proposed zoning change; or
- (b) adjacent to within one-hundred (100) feet of the rear or either side; or
- (c) directly opposite to within one-hundred (100) feet from the street frontage of such opposite lots.

An application approved by the City Council for rezoning of an area and all affected permits for the area become effective immediately after City council adoption of an ordinance amending the Official Zoning Map.

CITY OF THOMASVILLE

Planning & Zoning Department

PO BOX 368 • THOMASVILLE, NC 27360 • (336) 475-4255

APPLICATION FOR REZONING

File No. _____ Date _____

Applicant _____ Phone _____

Applicant's Address _____

Property Owner _____ Phone _____

Property Owner's Address _____

Existing Zoning _____ Requested Zoning _____

Address or Location of Property to be Rezoned _____

Description of Property _____

Fee Received \$ _____ Map No _____

(PLEASE MAKE CHECK PAYABLE TO "CITY OF THOMASVILLE")

Applicant's Signature _____

Planning Board Hearing Date _____

Planning Board Action _____

City Council Hearing Date _____

City Council Action _____

_____ Approved _____ Denied _____ Map Amended

Signed _____

Secretary to Planning Board