



APPLICATION FOR CONDITIONAL ZONING CHANGE

Development Services Department
420 McKinney Pkwy P.O. Box 65, Lillington, NC 27546
Phone: (910) 893-7525 Opt. 2 Fax: (910) 893-2793

For Office Use Only

Total Fee: _____
Receipt: _____
Permit: _____
Hearing Date: _____
Pre-submittal Meeting: _____

Applicant Information

Owner of Record:

Name: _____
Address: _____
City/State/Zip: _____
E-mail: _____
Phone: _____
Fax: _____

Applicant:

Name: _____
Address: _____
City/State/Zip: _____
E-mail: _____
Phone: _____
Fax: _____

Property Description

PIN(s): ____-____-____

Parcel Size
(Acres): _____

Rezoning Request
(Acres): _____

Address/SR No.: _____

Deed Book: _____ Page: _____
Plat Book: _____ Page: _____

Utilities Available:

Water:

- ☐ Public (Harnett County)
☐ Private (Well)
☐ Other (Unverified)

Sewer:

- ☐ Public (Harnett County)
☐ Private (Well)
☐ Other (Unverified)

Existing Zoning:

- ☐ Conservation
☐ RA-20M
☐ RA-20R
☐ RA-30
☐ RA-40
☐ Commercial
☐ Light Industrial
☐ Industrial
☐ Office & Inst'l

Requested Zoning:

- ☐ CZ-Conservation
☐ CZ-RA-20M
☐ CZ-RA-20R
☐ CZ-RA-30
☐ CZ-RA-40
☐ CZ-Commercial
☐ CZ-Light Industrial
☐ CZ-Industrial
☐ CZ-Office & Inst'l

Township:

- ☐ (01) Anderson Creek
☐ (02) Averagesboro
☐ (03) Barbecue
☐ (04) Black River
☐ (05) Buckhorn
☐ (06) Duke
☐ (07) Grove
☐ (08) Hectors Creek
☐ (09) Johnsonville
☐ (10) Lillington
☐ (11) Neill's Creek
☐ (12) Stewart's Creek
☐ (13) Upper Little River

The applicant must answer the following questions and provide adequate explanation and documentation for each:

1. Explain how the use and/or proposed development is located, designed, and proposed to be operated to maintain and promote public health, safety, and general welfare:

2. Explain how all uses permitted under the proposed new district classification are appropriate for the neighborhood or area:

3. Explain how the use and/or proposed development is located, designed, and proposed to be operated to maintain and enhance the character of the neighborhood:

4. Explain how the proposed zoning change is consistent with the Harnett Horizons 2040 Comprehensive Land Use Plan and other adopted plans and policies:

Attachments

- Legal description of the subject property/properties, including total acreage
- Traffic Impact Statement and/or Traffic Impact Analysis, as determined by staff
- A site plan or master plan that includes land uses, existing conditions, buildings, lots, etc. per Article IV Section 4.3.2 of the Harnett County Unified Development Ordinance
- A project narrative and conditions statement document to be recorded with the signed ordinance. The document shall include a complete list of the requested zoning regulations for the conditional zoning district. The document must be organized into the following sections:

❖ **Project description**

The project description must include the:

- ☐ Project name & requested conditional zoning district
- ☐ Total project acreage
- ☐ General project location (state Road name, intersection(s), and township)
- ☐ Maximum number of units and/or commercial building square footage
- ☐ Existing conditions

❖ **Allowable Uses**

- ☐ Allowable uses in the requested conditional zoning district

❖ **Development Standards**

- ☐ Minimum lot size (square feet) and width
- ☐ Minimum setback requirements for lots and the perimeter (if applicable)
- ☐ Maximum impervious area
- ☐ Maximum building height

❖ **Parking & Off-Street Loading**

- ☐ Minimum and maximum parking spaces indicated for each use type

❖ **Street and Transportation Standards**

- ☐ Curb and gutter type and specifications
- ☐ Street width
- ☐ Describe street access to adjacent properties for future connection
- ☐ Street maintenance responsibility
- ☐ Proposed offsite roadway improvements

❖ **Sidewalk, Side Path, and Trail Standards**

- ☐ Width of proposed sidewalks
- ☐ Width of internal walking trails, if applicable
- ☐ Specify if multiuse path will be provided alongside frontage and other proposed pedestrian connections

❖ **Lighting Standards**

- ☐ Lighting specifications include maximum height of streetlights, spacing requirements, and style of light pole

❖ **Open Space & Amenities**

- ☐ Total acreage of open space proposed and percentage of project area
- ☐ Total acreage of active open space and percentage of proposed open space
- ☐ Type of active open space proposed and amenities list. Architectural renderings with a list of the exterior finish materials are required
- ☐ Statement that all open space will be located in fee simple tracts and maintained by a Homeowners' or Property Owners' Association

- ☐ Statement that the mail kiosk and school bus stop will be located in open space, ADA compliant, lit, covered, and will include seating and parking accommodations (Residential and Mixed-Use Developments Only)

❖ **Streetscape and Landscape Buffers**

- ☐ Specify width of the perimeter and streetscape buffers and/or buffer type as described in the Unified Development Ordinance
- ☐ Specify tree species and the minimum caliber and height at time of installation. Use of specimen trees native to the region is strongly encouraged.

❖ **Stormwater Management**

- ☐ Describe stormwater management standards and devices

❖ **Architectural Standards and Signage**

- ☐ Description of architectural style, features, and primary and secondary materials
- ☐ Elevation drawings of all buildings indicating the proposed exterior finish materials to include amenities, signs, and accessory structures. Structures should be similar in architectural appearance.

❖ **Natural Resources and Environmental Protection**

- ☐ Proposed buffer around streams, creeks, rivers, and working farmlands
- ☐ Tree preservation and protection area totals and a description of protective and measures

❖ **Site plan**

❖ **A list of all agreed upon conditions, signed by all property owners or authorized agents and notarized** (*see attached for template*)

Register of Deeds Specifications for Recording:

- 1/4" side margin on each page
- Pages must be one-sided. If pages are front and back, a non-standard document fee will be applied when recording
- A map recorded in the document for illustrative purposes must reference N.C.G.S. 47-30N on the map:

"THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS".

Signature

The undersigned applicant hereby certifies that, to the best of his or her knowledge and belief, all information supplied with this application is true and accurate:

_____ Property Owner Signature	_____ Date	_____ Authorized Agent Signature	_____ Date
_____ Property Owner Signature	_____ Date		

Conditional Zoning Process

