WHAT IS ZONING?
Zoning is a commonly used land use management tool in planning. Traditionally, zoning is the process by which a community is divided into districts or “zones.” It separates incompatible land uses and limits industrial, commercial, and residential development to specific “zones.” Each “zone” has a different set of uses, densities, dimensional requirements, and other development standards.

Zoning also allows a variety of uses to exist harmoniously together within a community. Zoning helps protect public and private interests, preserve critical areas, promote orderly growth, and encourages development at a rate and manner that reflects the community desires and vision through the policies set forth in the adopted Land Use Plan.

A full explanation of all zones, land uses, and development standards can be found in the Brunswick County Unified Development Ordinance

what is a rezoning?
A REZONING is required when a property owner proposes to use his/her land for purposes other than what is allowed by the zoning classification. Rezoning requests are submitted to the Planning Department and reviewed for recommendation by the Planning Staff. The Planning Staff then forwards the rezoning request to the Planning Board for a recommendation and then its forwarded to the Board of Commissioners for the final determination.

All rezonings must be CONSISTENT with the Brunswick County CAMA Land Use Plan Map or a change to the map must be done. If an applicant can demonstrate a change in the community that justifies a departure from the adopted Land Use Plan then the Land Use Plan can be changed. A copy of the Brunswick County CAMA Land Use Plan and the Map can be obtained online at www.brunswickcountync.gov

THE REZONING PROCESS

THE REZONING PROCESS

SCHEDULE A PRE-PROJECT MEETING

Schedule a meeting with Planning Staff to discuss your project. Planning Staff will advise you regarding the process, provide information, outline the fees, and answer questions.

Information Needed
✓ Address of Property
✓ Owner’s Name
✓ Tax Parcel ID Number of property available from the Tax Office on Tax Statement
✓ Desired Land Uses

SUBMIT A REZONING APPLICATION

A formal rezoning application must be submitted to the Planning Department that includes the following information:

1. A complete rezoning application
   Available online or by contacting the Planning Department

2. Rezoning request must be consistent with CAMA Land Use Plan.
   If the request is not consistent with the Brunswick County CAMA Land Use Plan then the Land Use Plan must be changed. An applicant must justify the change by demonstration a change in the conditions of the community by filling out the Land Use Plan Consistency section on the rezoning application.

3. A recent plat, survey or other map that shows the location, acreage, and dimensions of the area proposed to be rezoned.

4. Rezoning Filing Fees:

<table>
<thead>
<tr>
<th>Number of Acres</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;5.00 acres</td>
<td>$300</td>
</tr>
<tr>
<td>5.00 to 49.99 acres</td>
<td>$500</td>
</tr>
<tr>
<td>50.00 to 99.00 acres</td>
<td>$750</td>
</tr>
<tr>
<td>&gt;100 acres</td>
<td>$1,000</td>
</tr>
</tbody>
</table>

STAFF REVIEW

After submittal, Planning Staff will review the application to ensure the application is complete.

The request will then be scheduled on the next AVAILABLE agenda to go before the Brunswick County Planning Board for the public hearing

Before the case is heard by the Planning Board, staff will conduct a full review of the application in conjunction with various other County and State agencies. Planning Staff will prepare a report that includes a full analysis and recommendation.

PUBLIC PARTICIPATION

Notification of the public hearing will be advertised in the local newspapers and sent to adjacent property owners. All public notices detail the rezoning request and includes the time, date and place of the Planning Board Meeting. Anyone interested in the rezoning request may call the Planning Department to address their questions and concerns. Additionally, a sign detailing the case number will be posted on the property.

PLANNING BOARD HEARING

At the Planning Board meeting, the Planning Staff will present the case including their report and recommendation. The applicant and/or property owner, must be present at the meeting to explain plans for the property and answer questions. Area property owners and other interested parties are invited to speak during the public hearing portion of the Planning Board Meeting.

Following any discussion and a full review of the case, the Planning Board Members will decide upon a recommendation to the Board of Commissioners. The Planning Board may recommend the rezoning be approved, approved with changes/conditions, denied, or table the case to a later meeting.

BOARD OF COMMISSIONERS

Following the Planning Board Meeting, rezoning requests are considered by the Board of Commissioners. The Board of Commissioners will move for final action on the request that includes a public hearing. Another public hearing will be held. Notification of the public hearing will be advertised in local papers and sent to all adjacent property owners. The Board of Commissioners will either approve the rezoning as submitted (and waive 2nd reading), or approved with the rezoning with changes/conditions (and waive 2nd reading), or deny the rezoning, or table the rezoning to a later meeting.

WHAT HAPPENS NEXT?

If the request is approved, the property owner may proceed with development plans, taking into consideration any supplementary conditions which may have been imposed and ensuring that all development meet normal site plan and building plan review prior to the start of construction.

If the rezoning is not approved, the Board of Commissioners must wait one year to act on a request on the same parcel of land unless there has been a substantial change.

Brunswick County Planning
P.O. Box 249
Bolivia, NC 28422
(910) 253-2025 / (800) 621-0609
FAX (910) 253-2437
www.brunswickcountync.gov
What is a Land Use Plan?
A Land Use Plan is a document that has a collection of policies and maps that serves as a community's blueprint for growth and reflects the community's goals and visions for the future. It provides direction and guidance, in making decisions about land development (i.e. zoning), public services, and resource protection. A copy of the Brunswick County CAMA Land Use Plan can be obtained online at www.brunswickcountync.gov or purchased at the Brunswick County Planning Department.

What is a Land Use Plan Map?
A Land Use Plan Map is one of many maps located within the Land Use Plan and serves as a guide for the growth and development. It helps to ensure that Brunswick County’s growing population will have adequate housing, employment and recreation opportunities in the future. Public officials, property owners, and citizens use the Land Use Plan Map as a tool when making decisions about future development. A copy of the Brunswick County CAMA Land Use Plan Map can be obtained online at www.brunswickcountync.gov or purchased at the Brunswick County Planning Department.

Will my neighbors be notified of my request?
All property owners adjacent to the proposed request will be sent notices via US Mail. Additionally, notices will be placed in local newspapers and a sign will be posted on the property.

Will the public have a chance to comment on the proposed request?
The rezoning process consists of two public hearings that invites the community to give input. If they feel adversely or favorably affected by the proposed request, they can voice their opinions at both public hearings.

Can I be guaranteed approval?
Zoning and Land Use Plan Amendments are public processes that invite input from any interested party therefore, the outcome is not known or guaranteed. Adjacent property owners or tenants may object to the proposed rezoning.

How long does the Process take?
The rezoning process takes 60 to 120 days depending on scheduling. This assumes that the request is scheduled immediately for the next Planning Board Agenda and the Planning Board and/or Board of Commissioners do not table the case. Land Use Amendments are done with the rezoning. Due to growth-related activity, final scheduling will be made after the request is submitted and has been reviewed.

How long will the Rezoning and/or Land Use Amendment remain in effect?
The Rezoning and/or Land Use Amendment takes effect once it is approved by the Board of Commissioners, and will remain in effect until the Board of Commissioners change it.

What criteria do the Planning Staff, Planning Board, and Board of Commissioners use when reviewing a rezoning application?
The Planning Staff, Planning Board, and Board of Commissioners use the following review criteria when considering a rezoning:
A. Will the uses permitted by the rezoning be appropriate for the area?
B. Does adequate public facilities and services (schools, utilities, roads) exist, are planned, or can be reasonably provided to serve the needs of uses likely to be constructed because of this rezoning change;
C. Is the rezoning consistent with the adopted Land Use Plan or other land use document?
D. Is the rezoning reasonable and in the public interest?

What are the Brunswick County Department Hours?
Monday through Friday from 8:30 A.M. to 5:00 P.M.

Are my application fees refundable?
Application fees are not refundable.