



Development Services

Brad Thompson, Director

2201 Miller Road, South | POB 1728 | Wilson, NC 27894-1728 | 252.399.2965

PETITION REQUESTING AMENDMENT OF THE OFFICIAL ZONING MAP OF WILSON COUNTY, NORTH CAROLINA

Date: _____

Applicant's Name: _____

I (WE) the undersigned, do hereby submit this Petition to amend the Official Zoning Map of Wilson County as herein requested:

1. GENERAL PROPERTY INFORMATION

The property is located on the _____ side of _____ having State Road # _____ in the _____ Township of Wilson County. The physical address is _____ and it is identified as Wilson County Tax Parcel Identification Number (PIN) _____ - _____ - _____ of the tax maps. The property has a frontage of _____ feet and contains _____ acres.

List all other Wilson County Tax Parcel Identification Numbers in which this rezoning application encompasses below:

_____-_____-_____- _____-_____-_____-
_____-_____-_____- _____-_____-_____-
_____-_____-_____- _____-_____-_____-

2. REQUEST TYPE

I hereby request the following:

General Use Rezoning Request

It is requested that the foregoing property be rezoned from _____ district to _____ district to allow for all permitted uses and to apply for all special uses as outlined in the Wilson County Unified Development Ordinance.

3. SUBSTANTIATING YOUR REQUEST

Briefly describe your reason for petitioning for the rezoning. Cite any necessary or appropriate facts to support the petition. Be sure to also note in which ways this request is consistent with various goals and objectives outlined in the Wilson County 2025 Comprehensive Plan.

4. CONDITIONAL ZONING DISTRICT CLASSIFICATIONS

In cases where the standards of a base zoning district are inadequate to ensure the compatibility of a proposed development with immediately surrounding lands, the applicant may apply for an amendment to the Official Zoning Map to a Conditional Zoning District Classification.

Please list any additional conditions or restrictions that are beyond the standards of the parallel base zoning district below:

5. REQUIRED ATTACHMENTS

- One (1) large printed copy (24"x36"), fourteen (14) reduced size printed copies (minimum size 11"x17") and one (1) electronic copy of a map prepared by a registered land surveyor showing the following:
 - * the exact dimensions of the property and/or area to be rezoned
 - * the metes and bounds legal description
 - * the tax identification numbers (parcel numbers) of surrounding properties
 - * the structures on abutting or adjacent properties
 - * The survey map should also indicate (for all properties named on the attached list as an abutting property) the surrounding land uses with respective zoning district classifications.
- A copy of the property deed that indicates current ownership
- A written metes and bounds legal description of the property and/or area to be rezoned
- A list of names, mailing addresses, and deed references of current owners of all parcels of land abutting the subject property, even if separated by a street, railroad, or other transportation corridor. The list must be generated using the last addresses listed for such owners on the County tax abstracts at the time of submission of this petition.

6. CERTIFICATION

I (We) hereby certify that the information furnished in this application is accurate to the best of my (our) knowledge. **Petitions must be signed by the property owner(s) or their duly authorized agent or attorney.** Please attach an additional sheet if necessary.

Property Owner: _____ Phone: _____

SIGNATURE _____ Email: _____

Mailing Address: _____

Property Owner: _____ Phone: _____

SIGNATURE _____ Email: _____

Mailing Address: _____

Agent/Attorney: _____ Phone: _____

SIGNATURE _____ Email: _____

Mailing Address: _____

OFFICE USE ONLY

Petition Received on: _____ by _____

Case Number Assigned: _____

Total Fees Collected: \$ _____ paid by _____

INSTRUCTIONS FOR REQUESTING A CHANGE IN THE OFFICIAL ZONING MAP OF WILSON COUNTY, NORTH CAROLINA

PURPOSE

- A General Use District Rezoning process, if approved, will allow for all uses, permitted by right or by special use permit, within the proposed zoning district. This process is NOT applicable for a petitioner seeking to rezone property for a specific purpose.
- This is a completely voluntary procedure. Anyone can petition to rezone a piece of property, regardless of ownership rights, with the exception of third-party down-zoning which is prohibited by NCGS 160D-601(d).

APPLICATION

- A petition (application) for rezoning to the appropriate district shall be submitted, specifying the proposed zoning district designation. A fee shall be submitted with the application. This fee is charged in accordance with General Statute regulations, allowing the local jurisdiction to collect reasonable fees in an attempt to recover some of the cost of staff time and advertising associated with the request.
- The application for a general use district rezoning request shall be accompanied by the following:
 - Written text specifying the use or uses proposed;
 - Written legal description and deed of the property;
 - Site plan consistent with the submission requirements;
 - A list of names, mailing addresses, and deed references of the owners of all parcels of land abutting the subject property.
 - Properties are considered "abutting" even if separated by a street, railroad, or other transportation corridor.
 - The list must be generated using information listed for such owners on the county tax abstracts at the time of submission of this petition.
 - All such property owners will be notified of the request in writing, and are invited to comment on the request.

REVIEW

- It is highly recommended that applicants schedule a pre-submittal conference with planning staff to review the request prior to submitting the application.
- During the review process, it may be desirable to request additional information to better evaluate a proposed use and its relationship to the surrounding area.
- The proposal will first be presented to the Wilson County Planning Board, which meets the third Monday of each month at 7:30 p.m. The Planning Board will review the request and make a recommendation to the Board of Commissioners.

- The Board of Commissioners will review the Planning Board’s recommendation, and decide whether to call a Public Hearing. If a Public Hearing is scheduled before the Board of Commissioners, a decision regarding the rezoning petition will usually be rendered the same evening as the Public Hearing.
- The entire process may take up to ninety (90) days to complete.
- The main factor evaluated in a general use rezoning request is whether the request is in accordance with the adopted Wilson County 2025 Comprehensive Plan. Applicants are strongly advised to review this plan thoroughly. If the rezoning request involves a relatively small piece of land, and the proposed zoning district is different from the surrounding area, the issue of “spot zoning” must be addressed. Spot Zoning is permissible in North Carolina as long as the request is reasonable. The four factors below are used to evaluate the reasonableness of a spot zoning request:
 - The size of the tract;
 - Compatibility with an existing comprehensive plan;
 - The impact of the zoning decision on the landowner, the immediate neighbors, and the surrounding community;
 - The relationship between the newly allowed uses in a spot rezoning and the previously allowed uses.

APPROVAL

- If a rezoning request is approved, a copy of the resolution issued by the Board of Commissioners authorizing the general use rezoning will be forwarded to the petitioner, once it has been fully executed.
- If a rezoning request is not approved, another rezoning request for the same piece of property cannot be submitted for a period of six (6) months from the date the original request was denied.

If you have any questions or need clarification, do not hesitate to contact the Wilson County Development Services department at (252) 399-2782 or visit us at 2201 Miller Road South, Wilson, NC 27893.