



IREDELL COUNTY PLANNING & DEVELOPMENT  
349 N. Center St. / PO Box 788  
Statesville, NC 28687  
(704) 878-3118

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## How to Rezone Property in Iredell County

Rezoning property may prove challenging. There are many details of a request that must be examined to ensure that this change will not only be in the best interest for the property owner, but also for Iredell County and its citizens. Considerations include, but are not limited to, surrounding zoning districts, Future Land Use Plans, and traffic impacts.

Applications are available at the Planning Office. The fee for an owner to apply for a rezoning request is \$500. Non-owner fees for a rezoning request are \$750 plus \$1 per acre. The application fee must be paid when the application is submitted to the Planning staff.

Before proceeding, it may be beneficial to research the potential ramifications a rezoning will have on your property. Along with the Planning Office, other departments can also be helpful. The Tax Assessor's Department can help with potential tax impacts, and the Building Inspections Department can assist with improvements that may be required for retrofitting a building for a new use.

**Office Visit:** Iredell County recognizes two types of rezoning districts; Straight or Conditional. To get an idea of the staff recommendations for your project before beginning the process, it is necessary to set up an appointment to discuss it with the staff. Please bring the PIN number or address of the property with you if possible.

**Public Notice:** The property in question will be posted with a sign announcing the rezoning request. A notice of the request and the meeting date will be placed in the Statesville Record & Landmark. Also, all adjacent property owners will receive written notice of the request.

**The Planning Board:** At the meeting, the Board will hear the staff report and any comments from the applicant and any interested people wishing to speak for or against the proposal. The Board will then make a recommendation to the Board of Commissioners.

**The Board of Commissioners:** Following the Planning Board meeting, the rezoning request shall be presented to the Board of Commissioners at its first monthly meeting. The Board will review the facts of the request including the staff and Planning Board's recommendation. The final decision will be made by the Board of Commissioners.

**Conditional District Option (CD):** These zoning districts are a means by which special conditions can be imposed above the basic regulations of the underlying standard zoning district. In many cases, CDs will be utilized or recommended by the Planning staff to mitigate potential problems with surrounding land uses or to meet the recommendations of the 2030 Horizon Plan.

Within a CD, no use shall be permitted except those approved in conjunction with the rezoning request. The conditions may specify the location of the proposed use or uses on the property, the number of dwelling units, the location and extent of supporting facilities such as: parking lots, driveways and access streets, the location and extent of buffer areas and other special purpose areas, the timing of development, the location and extent of right-of-ways and other areas to be dedicated for public use, and other matters.

**Meeting Schedule:** The Iredell County Planning Board meets the first Wednesday of each month at 7:00 p.m. in the Commissioners Meeting Room of the Iredell County Government Center (Old Courthouse) at 200 S. Center Street in Statesville, NC unless changed otherwise by the Chairman.

**Resubmittals:** If a rezoning application has been denied by the Board of Commissioners, no new application for the same change of the same property shall be filed within a period of 24 months. Also, no new petition for any rezoning of the same property shall be filed within a period of 12 months. In any case where a petitioner withdraws the application before the Commissioners hear the case, no new rezoning applications for any change of the same property shall be filed within a period of 180 days following.

**Contacts:**

Iredell County Planning Department: (704) 878-3118

Iredell County Environmental Health Division: (704) 878-5305

Iredell County Tax Assessor: (704) 878-3010

Iredell County Fire Marshall: (704) 878-3035

NCDOT: (704) 380-6040