



IREDELL COUNTY PLANNING & DEVELOPMENT
PO BOX 788, STATESVILLE NC 28687-0788
349 N. Center Street / Building Standards Center
(704) 878-3118 / FAX (704) 928-2025

STRAIGHT REZONING REVIEW PROCESS

Step 1 Pre-application Conference

Applicants must schedule a pre-submittal conference with Planning staff to discuss site plan issues and submittal process.

Step 2 Pre-application Submittal

The applicant must submit a pre-application for staff review.

Step 3 Pre-submittal Conference

Applicants must schedule another conference with Planning staff to discuss the results of the staff review and possible changes to the request.

Step 4 Formal Submittal Requirements

Application packets must be complete in order to be processed and must be submitted 31 days prior to the Planning Board meeting date. A complete submittal package consists of the following:

- COMPLETED IREDELL COUNTY RE-ZONING APPLICATION**
- APPLICATION FEE (\$500)**

Step 5 Set Request on Planning Board Agenda

The staff will place the request on the Planning Board agenda and the applicant should attend this meeting.

Step 6 Adjoining Property Notification and Posting of Property

It is Planning Staff's responsibility to notify the adjoining property owners of the public meeting held by the Planning Board. Owners of the property are generated through the most current Iredell County tax records. Planning staff will also post a rezoning sign on the property where rezoning is being requested.

Step 7 Planning Board Meeting

Planning staff presents the rezoning request to the Planning Board for their recommendation. The applicant should attend the Planning Board meeting to answer any questions the Planning Board or public may have about the project. The Planning Board may recommend approval, denial or may defer their decision for 30 days.

Step 8 Adjoining Property Notification and Posting of Property

After a recommendation has been given by the Planning Board, it is Planning Staff's responsibility to notify the local paper and the adjoining property owners of the public hearing held by the Board of Commissioners. Again, owners of the property are generated through the most current Iredell County tax records. Planning staff will also post a rezoning sign on the property where rezoning is being requested.

Step 9 Board of Commissioners Meeting

Once the Planning Board has made a recommendation, the rezoning request is submitted to the Board of Commissioners for the public hearing. Public hearings are heard by the BOC on the first Tuesday of the month. A final determination will be rendered by the Board of Commissioners.

Useful Contacts

Agency	Phone Number	Website
Iredell County Planning & Development	704-878-3118	http://www.co.iredell.nc.us/236/Planning-Development
Iredell County Inspections	704-928-2021	http://www.co.iredell.nc.us/234/Building-Standards-Division
Iredell County Register of Deeds	704-872-7468	http://www.co.iredell.nc.us/533/Register-of-Deeds
Iredell County Mapping	704-878-3137	http://www.co.iredell.nc.us/554/GIS-Mapping
NC Department of Environmental Quality	State: 919-733-4984 Local: 704-663-1699	https://deq.nc.gov
NC Department of Transportation	704-380-6040	http://www.ncdot.gov/divisions/highways/Pages/default.aspx
FEMA	800-628-6620	https://msc.fema.gov/portal
Flood Risk Information System		http://fris.nc.gov/fris/Home.aspx?ST=NC