



## SECTION 2.00

# Zoning Map Change

A Petition for Zoning Map Change is required to be submitted to propose a change of the zoning designation of a parcel of land or to change the commitments of a Conditional Use Permit within the Town of Holly Springs' Corporate Limits or Extra-Territorial Jurisdiction.

### **COMPREHENSIVE PLAN AMENDMENT** [Amended Resolution #08-07]

***Expected Review Time:*** See Associated Zoning Map Change Procedure

***Primary Processing Department:*** Planning & Zoning

***Departments involved in Comprehensive Plan Amendment review process:*** Planning & Zoning

A Comprehensive Plan Amendment is required to be submitted if a proposed zoning map change petition is not consistent with the Town of Holly Springs comprehensive plan. [Amended Resolution #15-26]

### **GENERAL USE DISTRICT**

***Expected Review Time:*** Approximately 116-138 days [Amended Resolution #18-07, 19-02]\*

***Primary Processing Department:*** Planning & Zoning

***Departments involved in General Use Zoning Map Change review process:*** Planning & Zoning and Engineering

A Petition for Zoning Map Change to a General Use District is a rezoning request to change the zoning of a parcel of property without the request for additional use or development standard restrictions by the owner of the property. General Use District rezoning requests have a faster review process than either a Conditional Use District or Planned Unit Development rezoning request.

### **CONDITIONAL USE DISTRICT/CONDITIONAL USE PERMIT**

***Expected Review Time:*** Approximately 116-138 days [Amended Resolution 16-08, #18-07, 19-02]\*

***Primary Processing Department:*** Planning & Zoning

***Departments involved in Conditional Use Zoning Map Change/Conditional Use Permit review process:*** Planning & Zoning, Engineering, and Parks & Recreation

A Petition for Zoning Map Change to a Conditional Use District must be accompanied by a request for a Conditional Use Permit which includes a written statement signed by the property owner which details additional use or development standard restrictions offered by the owner as a part of the request for the Conditional Use Permit. A Conditional Use Permit may only further restrict the use or development standards that are typically required for the corresponding General Use District. A Conditional Use Permit cannot grant additional uses or less restrictive standards than are those required for the corresponding General Use District. For additional information, see UDO Section 9.07: Conditional Use Districts and Conditional Use Permits.

### **PLANNED UNIT DEVELOPMENT**

***Expected Review Time: project specific*** [Amended Resolution 16-08, 19-02]\*

***Primary Processing Department:*** Planning & Zoning

***Departments involved in Planned Unit Development review process:*** Planning & Zoning, Engineering, Parks & Recreation, Fire & Rescue, Public Works, and Water Quality

A Petition for Zoning Map Change to Planned Unit Development District may be requested to allow for a use that is not permitted as a Primary Use or Special Exception Use in any Zoning District of the UDO. A PUD District request is also appropriate for mixed use developments that cannot be completed under the development standards of a zoning district or through the utilization of the use of Development Options for residential districts (UDO Section 2.09). A request for zoning to the PUD District must be accompanied by a PUD Master Plan. Due to the complexity of such projects, the review schedule for a PUD request will be determined by Staff after the Concept Plan Review Meeting and may be modified during the review process in collaboration with the Petitioner. [Amended Resolution #07-31, 19-02]\*