



County of Moore Planning and Inspections

Inspections/Permitting: (910) 947-2221
Planning: (910) 947-5010

Special Non-Residential Intensity Allocation (SNIA) Application Packet

Purpose

A Special Non-Residential Intensity Allocation (SNIA) is required to increase the built-upon area from the requirements for the Watershed Overlay District the property is located in. A SNIA can allow up to 70% of impervious surface on the property.

Step 1. Pre-Application Meeting with Planning Staff

The applicant must schedule a pre-submittal meeting with county staff to discuss the preliminary assessment of the request, adopted plans, and process.

Step 2. Project Review Team Meeting with County Staff

The applicant needs to schedule a meeting with County Staff to discuss local and state approval processes and the projected infrastructure needs.

Step 3. Application Submittal

The applicant must submit a complete application packet on or before the submittal deadline. This includes:

- Application Fee \$300.
- Letter certified by an engineer containing the following information:
 - The request will minimize built-upon surface area;
 - All stormwater will be directed away from any surface waters;
 - Best Management Practices will be incorporated to minimize water quality impacts; and
 - All property subject to a request for a Special Non-Residential Intensity Allocation must be uniformly zoned.
- Site Plan certified by an engineer containing the following information:
 - Name, address, and phone number of Owner (if different)
 - Name, address, and phone number of Professional Engineer sealing plan;
 - Dimension of property (front, side, and rear property lines)
 - Dimensions and locations of any existing or proposed buildings and signs
 - Existing and proposed uses of building(s) and/or land
 - Non-residential floor plans
 - Existing and proposed street right-of-ways and/or easements
 - Current and /or proposed setbacks from property lines, easements, and ROWs
 - Dimensions and locations of driveway, parking lots, and parking spaces
 - Dimensions and location of loading and unloading areas
 - Existing and proposed utilities
 - Non-residential screening plan including applicable Highway Corridor Overlay District requirements
 - Significant natural features including floodplain, wetlands, lakes, streams, etc.
 - All Best Management Practices applied to site
 - Pre-1994 Percent built-upon area, shown by type of use
 - Post-January 1, 1994 built-upon area, shown by type of use
 - The height of any proposed structures and a copy of the Airport Height Restriction Permit from the Moore County Airport Authority (if applicable)

Step 4. Administrative Review

The planning staff will review the request and prepare a written report that will include any outstanding concerns with the proposed rezoning request.

Step 5. Watershed Review Board (Planning Board) Meeting

The Planning staff will present the request to the Watershed Review Board (The Moore County Planning Board acts as the Watershed Review Board in reviewing SNIA requests). The applicant **must attend** the Planning Board meeting to answer any questions the board or public may have about the proposed SNIA request. The Watershed Review Board may recommend approval, denial, or may defer their decision to a subsequent meeting.

Application Submittal Deadlines / Meetings

A date and location for a public hearing will be set (subject to change) once a complete application is submitted to the Planning Staff.

*Notes a change in date due to holiday.

Application Deadline

November 17, 2025
December 22, 2025
January 19, 2026
February 16, 2026
March 23, 2026
April 20, 2026
May 18, 2026
June 22, 2026
July 20, 2026
August 17, 2026
September 21, 2026
October 19, 2026

Planning Board Public Hearing

January 1, 2026
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026
October 1, 2026
November 5, 2026
December 3, 2026



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Special Non-Residential Intensity Allocation (SNIA) Application

Application Date:

Location/Address of Property:

Applicant:	Phone:		
Applicant Address:	City:	St:	Zip:
Owner:	Phone:		
Owner Address:	City:	St:	Zip:

Proposed Use on the Property:

Existing Impervious Surface Pre-January 1, 1994: (Square Feet)	Proposed Impervious Surface (Square Feet):
Existing Impervious Surface Post-January 1, 1994: (Square Feet)	Total Proposed Impervious Surface (Square Feet): Total Project Acreage:

Comments:

I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests for information as designated by the County of Moore Zoning Administrator.

Office Use Only:

LRK: _____ Zoning District: _____

Received By: _____ Date: _____