

County of Moore Planning and Transportation



Inspections/Permitting: (910) 947-2221
Planning: (910) 947-5010
Transportation: (910) 947-3389

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 \$150.
- 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.

Pre-Application Meeting Deadline	Project Review Team Meeting Deadline	Application Deadline	Planning Board Public Hearing
Nov. 12, 2018	Nov. 21, 2018	Dec. 4, 2018	Jan. 3, 2019
Dec 10, 2018	Dec 19, 2018	Jan 8, 2019	Feb 7, 2019
Jan 14, 2019	Jan 23, 2019	Feb 5, 2019	Mar 7, 2019
Feb 11, 2019	Feb 20, 2019	Mar 5, 2019	April 4, 2019
Mar 11, 2019	Mar 20, 2019	April 2, 2019	May 2, 2019
April 15, 2019	April 24, 2019	May 7, 2019	June 6, 2019
May 13, 2019	May 22, 2019	June 11, 2019	July 11, 2019
June 10, 2019	June 19, 2019	July 2, 2019	August 1, 2019
July 15, 2019	July 24, 2019	August 6, 2019	Sept 5, 2019
August 12, 2019	August 21, 2019	Sept 3, 2019	October 3, 2019
Sept 16, 2019	Sept 25, 2019	October 8, 2019	Nov 7, 2019
October 14, 2019	October 23, 2019	Nov 5, 2019	Dec 5, 2019

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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.			
_____ Owner Signature		_____ Date	
_____ Owner Signature		_____ Date	
Office Use Only: LRK: _____ Zoning District: _____			
Received By: _____ Date: _____			