



CASE NO. _____
PB MEETING DATE _____
TB MEETING DATE _____

TOWN OF MOORESVILLE – APPLICATION FOR VESTING

IMPORTANT INSTRUCTIONS FOR FILING VESTED RIGHTS

APPLICATION MAY BE FILED IN PERSON OR CAN BE ACCEPTED BY MAIL

This application must be filed at least sixty (60) days before the meeting of the Town of Mooresville Planning Board. The application may be submitted in person or by mail to the Mooresville Planning & Community Development Department, 413 North Main Street, Mooresville, NC, 28115, by **12:00 noon** on _____. The Planning Board meeting will be held on _____. After the Planning Board has delivered a recommendation a Public Hearing will be scheduled for the Town Board of Commissioners meeting. You will be notified by mail of the date, time, and location of the meeting. Applications are placed on the agenda according to the acceptance date. **A Vested Right fee is required to be paid when submitting the application. Make checks payable to the Town of Mooresville.**

Residential / Commercial

\$ 500.00

The following information is required:

1. Submit a physical survey (**not to exceed 8 ½"x 14"**), or provide a scaled drawing, describing the property and the request. Give all appropriate dimensions or computations, building / structures, and their distance to all property lines, right-of-ways, etc., pertaining to the vested right request.
2. If title to the property is not in the name of the applicant, include a notarized letter from the owner signifying his approval.
3. Application must be completed, dated, signed by the appropriate parties and notarized.

FOR YOUR INFORMATION

Upon filing a Vesting application with the Planning & Development Services Department, the following rules and procedures shall apply until the Town Board has ruled on the request:

- No construction shall be done except in accordance with the allowed provisions of the existing zoning district.
- All legal proceedings to enforce compliance will be held in abeyance.

- All written or physical evidence (plans, maps, pictures, letters, etc.) presented before the Board becomes part of the physical record and property of the Town of Mooresville.
- All testimony given before the Board shall be true.
- You have the right to appear and present your case before the Board.
- Applicant may be represented by council at their own expense, if they choose to do so.

CHECK LIST OF ITEMS TO BE INCLUDED ON / WITH APPLICATION

- Have you been specific by stating the reason for your vesting application?
- Have you described your request and included a physical survey or a scaled drawing of the site plan?
- Is your application complete, dated, signed by the appropriate parties, and notarized?
- If you are not the property owner, have you included a notarized letter from the property owner giving you permission to appear before the Board?
- Names, addresses, and tax parcel numbers of adjacent property owners including those separated by street right of ways.
- Fee

Your vesting request will NOT be placed on the agenda if complete information and requested documentation is not included.

PLANNING BOARD and TOWN BOARD MEETING PROCEEDINGS

Please give any exhibits to the Zoning Administrator for the Town (in the Planning & Community Development Department) for tagging. Exhibits are part of the public record and become the property of the Town. Persons wishing to speak at the Planning Board meeting or the Public Hearing must sign in and are limited to three (3) minutes.

The Planning & Community Development Department shall be notified in writing fifteen (15) days before the Planning Board meeting of a withdrawal for the full refund of the application fee. Failure to withdraw within fifteen (15) days of the meeting date will forfeit all refunds.



CASE NO. _____
PB MEETING DATE _____
TB MEETING DATE _____

TOWN OF MOORESVILLE
APPLICATION FOR VESTING

Applicant Information:

Applicant Name: _____
Applicant Address: _____

Applicant Phone #s _____
Applicant email: _____

Parcel Information pertinent to vesting request:

Parcel numbers: _____
Parcel address/location: _____
Acreage: _____ Existing Zoning: _____
Existing Overlay District: _____ Existing Watershed: _____

Statutory Vesting: _____ Common Law Vesting: _____
Term of Vesting: _____

What changed or changing conditions justifies the passage of the vested right? (Discuss how circumstances have so changed since the property was last zoned).

Did the owner make substantial expenditures? If so, give detailed list of expenditures.

Were the expenditures made in good faith?

Were the expenditures made in reliance on a valid government approval? (What permits were issued and when?)

Would the owner be harmed if the vested right is not granted? Explain how:

Case No. _____
PB MEETING DATE _____
TB MEETING DATE _____

I certify that all of the information presented by me is accurate to the best of my knowledge, information, and belief.

Signature of Applicant / Owner

Name of Applicant

Complete Address

City, State, Zip

Phone # & email

_____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness by my hand and official seal this ____ day of _____, 20____.

My Commission expires _____

Notary Public

IF THE APPLICANT IS NOT THE OWNER OF THE PROPERTY, indicate the owner's name and address, along with a notarized letter signifying approval TO REQUEST A VESTED RIGHT on his/her property.

Property Owner

Address

City, State, Zip

Phone # and email address

CASE NO. _____
PB MEETING DATE _____
TB MEETING DATE _____

Please list all the abutting property owners below. If there are not enough spaces please follow the same format below on a separate sheet and attach to the application.

Name	Tax Parcel & Lot Number	Address
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		

This information can be obtained through the Iredell County Web Page at www.co.iredell.nc.us then click on GIS. If you need assistance call the Iredell County Mapping Department at 878-3137 or the Mooresville Planning & Community Development Department at 662-7040.

