

Planning Staff

Planning and Zoning Administrator

Ken Krulik, AICP CZO

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Assistant Planner- Joyce Green-Williams

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Links for supporting agencies

Kerr-Tar Council of Governments (COG)

— www.kerrtarcog.org

Institute of Govt. (School of Government) —

www.ncinfo.iog.unc.edu

Div. of Community Assistance —

www.nccommerce.com

NC Floodplain Mapping Program —

www.ncfloodmaps.com

FEMA/State Floodmaps —

www.ncfloodmaps.com

FEMA — www.fema.gov

NC Department of Transportation —

www.ncdot.org

Planning/Zoning Fees

Minor Subdivisions

Without new Right of Way-Easement or Road

(Technical Review Committee Review—TRC)

- 1-4 Lots: \$25.00
- 5-9 Lots: \$75.00

Note: Three paper and one mylar copies are required for submission to the Technical Review Committee for approval.

Major Subdivisions

With new Right of Way-Easement-Road

(Planning Board Review Required)

- Preliminary Plat Review: \$50.00
- Final Plat Review:
 1. 1-9 Lots: \$100.00
 2. 10-20 Lots: \$200.00
 3. 21 lots or more: \$250.00

(21+ lots includes flat fee plus \$10.00 each additional lot)

Note: Eleven paper copies and one mylar copy are required for submission of the final plat for approval by the Planning Board (Recombination or lots/parcels over ten acres are Exempt from Planning Board Review, staff review for Exempt Plats: \$25.00).

Planning/Zoning Permit Fees

- County Zoning Permit: \$50.00
- Town of Norlina Zoning Permit: \$25.00
- Development Permit (Non-Zoned Area): \$25.00
- Variance Petition: \$150.00
- Rezoning Petition: \$150.00
- Conditional Use Permit: \$150.00
- Board of Adjustment Appeal: \$150.00
- Zoning Ordinance: \$30.00
- Subdivision Ordinance: \$30.00
- Comprehensive Land Use Plan: \$30.00
- Copies: \$1.00 per page

Warren County Department of Planning & Zoning



542 West Ridgeway Street
Warrenton, NC 27589

Phone: 252-257-7027

Fax: 252-257-1083

Hours: 8:30 a.m.-5:00 p.m.

County Website:
www.warrencountync.com

Brochure revised/updated December 2008
Fees revised/updated (and effective) per amended
and adopted Subdivision Ordinance April 2007

Future Plans

The Planning/Zoning & Code Enforcement Department, headed by Ken Krulik, AICP CZO as the Planning Zoning Administrator, assisted by Assistant Planner Joyce Green-Williams and the Code Enforcement staff, is working to improve the department services. In addition to enhancing land use protection and growth management in Warren County, listed below are a few of the plans in development and/or under implementation through the department:

- Improved website information
- Ordinance updates and revision to insure consistency - Zoning Ordinance (September 2006), Subdivision Ordinance (April 2007), **Updated and Amended Official County Zoning Map - lake areas (December 2008).**
- Improved review/standards for plats (**administrative review and Planning Board review**)
- Improved maps/publications including updating the County's Zoning map
- Improved process for zoning and development permits (non-zoned areas)
- Update Geographic Information Systems (maps) of use by the public
- Improved County regulations for growth management (**to protect property and land use while working to promote managed/quality development**)

Planning Board & Board of Adjustment Planning Board Schedule (2009)

Meeting Date	Submission Deadline
January 6, 2009	December 23, 2008
February 3, 2009	January 23, 2009
March 3, 2009	February 20, 2009
April 7, 2009	March 20, 2009
May 5, 2009	April 27, 2009
June 2, 2009	May 22, 2009
July 7, 2009	June 26, 2009
August 4, 2009	July 24, 2009
September 1, 2009	August 25, 2009
October 6, 2009	September 25, 2009
November 3, 2009	October 23, 2009
December 1, 2009	November 20, 2009

Board of Adjustment

The Board of Adjustment meets on an as needed basis on the third Monday of the month. Variance, conditional use permit, and/or appeal applications must be submitted three weeks prior to the meeting date in order for the Board to review the application or hear the appeal.

Other Boards/Commissions

The Planning and Zoning Administrator provides planning expertise and administrative duties to the Board of Commissioners, Planning Board, Board of Adjustments, Historic Preservation Commission (established February 2008) and Citizens Advisory Council—Land Use (established June 2008).

FAQ's

- Q: What does the age of a mobile home have to be before it can be set up in Warren County?
- A: At this time there is not an age requirement on mobile homes.*
- Q: What are the setbacks for a residential dwelling?
- A: In the Residential Zone [R] or in an un-zoned part of the County: Front = 30 feet, Sides = 10 feet, Rear = 25 feet. NOTE: If property is located in an established subdivision with covenants, the subdivision covenants can impart a greater restriction.*
- Q: What is the minimum required lot size?
- A: In the Residential Zone [R] - 30,000 sq. ft. with on-site well and septic system, 20,000 sq. ft. with public water and septic system, 15,000 sq. ft. with public water and sewer.*
- Q: Is an applicant required to be present for the Planning Board meeting if his/her item is on the agenda?
- A: It is recommended by staff that the applicant or his/her representative be present to answer any questions that the Board might have.*