



## Conditional Use Application

Town of Navassa

334 Main St., Navassa, NC 28451 : Phone 910.371.2432 : Fax 910.371.0041

Date:

Application Fee: \$300.00 ≥ 5 acres

\$100.00 < 5 acres

<b>Ownership Information:</b>		
Applicant Name:		
Address:		
City:	State:	Zip Code:
Phone#:	Fax#:	Mobile#:
Owner:		
Address:		
Phone #:		
<b>Property Information:</b>		
Zoning District:	Parcel Number:	
Area or Lot Size (square feet or Acres):		
Requested Use of Property:		

In addition to this application form, the Zoning Ordinance requires applicants to submit a site specific development plan. This plan must describe with reasonable specificity the type and intensity of the proposed use for the parcel or parcels. At a minimum the plan must include the approximate boundaries of the site; significant topographic and other natural features affecting development of the site; approximate location on the site of proposed buildings, structures, and other structures, including driveways and parking areas; and the approximate location of all existing and proposed infrastructure on the site, including water, sewer, roads, and pedestrian walkways. The plan must be drawn to scale and the scale must be sufficient to represent the location of existing buildings and other structures on adjacent properties and adjacent roads and access easements.

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The Zoning Ordinance imposes the following seven (7) standards on the use requested by the applicant. For each standard below, the applicant must explain, with reference to an attached site plan, how the proposed use satisfies these standards. The Planning Board will hold a preliminary hearing and the Town Council will hold a final hearing to determine whether the application sufficiently satisfies these standards. Use attachments as necessary.

Standard 1: The establishment, maintenance or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

Statement by Applicant: \_\_\_\_\_  
\_\_\_\_\_

Standard 2: The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Statement by Applicant: \_\_\_\_\_  
\_\_\_\_\_

Standard 3: The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Statement by Applicant: \_\_\_\_\_  
\_\_\_\_\_

Standard 4: The exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed in the course of construction in the immediate neighborhood or the character of the applicable district, as to cause a substantial depreciation in the property values within the neighborhood.

Statement by Applicant: \_\_\_\_\_  
\_\_\_\_\_

Standard 5: Adequate utilities access roads, drainage and/or necessary facilities have been or are being provided.

Statement by Applicant: \_\_\_\_\_  
\_\_\_\_\_

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Standard 6: Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Statement by Applicant: \_\_\_\_\_  
\_\_\_\_\_

Standard 7: The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the Town Council pursuant to the recommendations of the Planning Board.

Statement by Applicant: \_\_\_\_\_  
\_\_\_\_\_

**Owner Statement:**

<p>I, _____, being the Owner of the parcel indicated on this application request that this Conditional Use Application be placed on the agenda of the Planning Board meeting scheduled for _____.</p> <p>I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information, and belief. I authorize the Town of Navassa to place a sign on the property in question for the purpose of alerting the general public of my request, no less than seven (7) days prior to the meeting.</p> <p>I understand that failure to address any item in this requirement may result in the conditional use not meeting the minimum submission requirements and will be returned to me for revision and resubmission at the next regular review cycle.</p>	
Signature: _____	Date: _____

<b>Official Use Only</b>	
Fee paid: Yes No Date: _____	
Approved: _____ Date: _____	
Approved with Recommendations: _____ Date: _____	
Denied _____ Date: _____	
Planning Board: _____	