

Checklist for Review of Parallel Conditional Use Rezoning

Overview. Conditional use districts allow specific uses to be established in accordance with prescribed conditions pertaining to an individual project. The uses in these districts are such that may have significant impact on the surrounding area and the county which cannot be predetermined and controlled by general district standards. There are instances where a general zoning district designation is clearly inappropriate for a property, but a specific use permitted under this district and subject to development requirements would be consistent with the spirit and intent of this chapter. This voluntary procedure is intended for firm development proposals, and is not neither intended nor suited for securing early zoning for tentative uses which may not be undertaken for a long period of time.

Applicant: Venture Properties VII, LLC
Property Owner: Leonard & Phyllis Clark
Tax Parcel: 621-021 **Location:** 6380 Bringle Ferry Rd
Request: Retail Store

Rezoning Criteria. PCUR requests involve compliance with the general rezoning criteria in establishing the conditional use district.

	YES	NO
Relationship and conformity with any plans and policies	<input type="checkbox"/>	<input type="checkbox"/>
Consistency with the requested zoning district's purpose and intent.	<input type="checkbox"/>	<input type="checkbox"/>
Compatibility of all uses within the proposed district classification with other properties and conditions in the vicinity	<input type="checkbox"/>	<input type="checkbox"/>
Potential impact on facilities such as roads, utilities and schools	<input type="checkbox"/>	<input type="checkbox"/>

Consideration of Rezoning. A motion must be made in regard to the parallel conditional use district before consideration of the conditional use permit.

MOTION TO: GRANT DENY CONTINUE

General Evaluation Criteria. Has the applicant demonstrated that their proposal can comply with the following general conditional use evaluation criteria? For any item indicated as "NO", condition(s) may be added to bring the proposal into compliance.

	YES	NO
Adequate transportation access to the site exists.	<input type="checkbox"/>	<input type="checkbox"/>
The use will not significantly detract from the character of the surrounding area.	<input type="checkbox"/>	<input type="checkbox"/>
Hazardous safety conditions will not result.	<input type="checkbox"/>	<input type="checkbox"/>
The use will not generate significant noise, odor, glare, or dust.	<input type="checkbox"/>	<input type="checkbox"/>
Excessive traffic of parking problems will not result.	<input type="checkbox"/>	<input type="checkbox"/>
The use will not create significant visual impacts for adjoining properties or passersby.	<input type="checkbox"/>	<input type="checkbox"/>

Required Findings. All decisions regarding a conditional use permit application shall not be approved or denied unless each of the following findings has been made. A motion and vote on each finding is necessary. In order for the conditional use permit to be granted, all three (3) findings must be satisfied.

Motion 1: The development of the property in accordance with the proposed conditions will not materially endanger the public health or safety. YES NO

Supporting Fact(s): _____

Motion 2: That the development of the property in accordance with the proposed conditions will not substantially injure the value of adjoining or abutting property, or that the development is a public necessity. YES NO

Supporting Fact(s): _____

Motion 3: That the location and character of the development in accordance with conditions will be in general harmony with the area in which it is located and in general conformity with any adopted county plans. YES NO

Supporting Fact(s): _____

Additional Conditions. Specific conditions attached to the application that ensure conformance with the zoning district, other county ordinances or that address the project's impacts to the surrounding area.

Condition 1: _____

Condition 2: _____

Additional Conditions: _____

Permit Decision. A simple majority vote is only needed. Note that vacant seats and disqualified members are not counted in computing majority.

MOTION TO: GRANT DENY CONTINUE