

Checklist for Review of Conditional Use Permits

Overview. Conditional uses are assumed to be generally compatible with other land uses permitted in the zoning district in which the conditional use is proposed, but due to their unique characteristics or potential impacts on the surrounding areas or the county as a whole, individual consideration of their location, design, configuration and/or operation at the proposed location is required. Specific conditions may be attached to a conditional use permit application in order to ensure conformance with the zoning district, other county ordinances or to address the project's impacts to the surrounding area.

Applicant: Trent Cherry
Property Owner: Same
Tax Parcel: 120-140 **Location:** Flat Rock Road
Request: Tree house rentals

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"/>

Specific Evaluation Criteria. Has the applicant provided the following specific items necessary for consideration of Nonprofit Athletic Fields? For any item indicated as "NO", compliance with the condition(s) should be required prior to approval or recognized as a reason for denial.

		YES	NO
<i>Minimum Zone Lot Size.</i>	2 acres	<input type="checkbox"/>	<input type="checkbox"/>
<i>Setbacks</i>	50' front / 30' side street / 20' side and rear	<input type="checkbox"/>	<input type="checkbox"/>
<i>Interior Drives.</i>	18' wide with 6" compacted stone.	<input type="checkbox"/>	<input type="checkbox"/>
<i>Density.</i>	Approved by Health Dept.	<input type="checkbox"/>	<input type="checkbox"/>
<i>Side and Rear Yard Buffering and Screening.</i>	Type A required.	<input type="checkbox"/>	<input type="checkbox"/>
<i>Parking.</i>	1 space	<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.

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.

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.

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