



Town of Yadkinville

P.O. Box 816

Phone: (336) 679-8732

Fee: \$500.00

Receipt: _____

Permit: _____

Date: _____

MAJOR SPECIAL USE PERMIT APPLICATION

LANDOWNER INFORMATION:

Name _____ Address _____

Name _____ Address _____

Phone (H) _____ (W) _____

Email _____

APPLICANT INFORMATION:

Name _____ Address _____

Name _____ Address _____

Phone (H) _____ (W) _____

Email _____

PROPERTY LOCATION:

Street Address _____

Street Name _____ Zoning District _____

Requested Use _____

Please provide a description of the Special Use request as to how the use will operate, available parking, anticipated noise, available parking, services offered and/or examples of the items sold (**as applicable**). Describe any buildings/structures on the property. You may attach information on a separate sheet.

APPLICANT, YOU ARE REQUIRED TO ANSWER THE FOLLOWING QUESTIONS UNDER OATH AT THE BOARD OF COMMISSIONERS MEETING:

****Please print all answers or provide on an attached typed or printed sheet****

PUBLIC CONVENIENCE AND WELFARE

1. Why are you requesting this land use?

2. Why is this land-use essential or desirable to you? _____

3. Why is this land use desirable or essential to the citizens of Yadkinville? _____

ON SITE AND SURROUNDING LAND USES

4. What is on the property now?

5. What land uses are on the surrounding properties and in the general vicinity?
(Give a good description)

6. How will the land-use you are requesting affect the surrounding properties, residents and businesses in the area? Describe in detail why you think it will or will not affect the surrounding area.

7. Will you use public water __, public sewer __, private well ____, or private septic tank ____?

8. Describe the driveway (width and surface) that you will be using to enter and exit the property.

9. Describe the drainage of this property. _____

10. How is your trash and garbage going to get to the landfill?

TRAFFIC

11. Describe the traffic conditions and sight distances on the State Road that serves this property.

12. What is the approximate distance between your driveway and the next nearest driveway or intersection?

CONDITIONS

13. State any conditions that you would be willing to consider as part of the approved Major Special Use Permit.

ADDITIONAL COMMENTS:[illegible]

I hereby CERTIFY that the information contained herein is true to the best of my knowledge; and by accepting this Permit (if approved) shall in every respect conform to the terms of this application and to the provisions of the Town of Yadkinville Code of Ordinances. I understand that any VIOLATION of the terms above stated immediately REVOKES this Permit.

Landowner's Signature _____ Date _____

I hereby CERTIFY that the information contained herein is true to the best of my knowledge; and by accepting this Permit (if approved) shall in every respect conform to the terms of this application and to the provisions of the Town of Yadkinville Code of Ordinances. I understand that any VIOLATION of the terms above stated immediately REVOKES this Permit.

Applicant's Signature _____ Date _____

SPECIAL USE PERMITS, CONDITIONS AND FINDINGS OF FACT

The Purpose of this section is to grant in particular cases and subject to appropriate conditions and safeguards, permits for special uses as authorized by this chapter and set forth as special uses under the various use districts. The Board shall not grant a Special Use Permit unless and until:

1. A written application for a Major Special Use Permit is submitted indicating the section of this chapter under which the Major Special Use Permit is sought.
2. A public hearing is held. Notice of such public hearing shall be posted on the property for which the Major Special Use Permit is sought and in a local newspaper at least 15 days prior to the public hearing. This legal notice shall describe the request and appear at least once weekly for two consecutive weeks.
3. The Administrator shall provide notice of the public hearing in the following manner as prescribed by NCGS 160D-406. Notice of Board of Commissioners hearings shall be mailed to the person or entity whose application is the subject of the hearing; to the owner of the property that is the subject of the hearing if the owner did not initiate the hearing; and to the owners of all parcels of land abutting the parcel of land that is the subject of the hearing. In the absence of evidence to the contrary, the Town may rely on the Yadkin County tax listing to determine owners of property entitled to mailed notice. The Town shall also prominently post a notice of the hearing on the site that is the subject of the hearing or on an adjacent street or highway right-of-way.
4. The Board of Commissioners shall conduct a quasi-judicial public hearing for a Major Special Use Permit. Sworn testimony shall be provided by witnesses speaking before the Board on the matter.
5. The Board of Commissioners shall grant a Major Special Use Permit upon affirmative findings made for each of the following:
 - That the use will not materially endanger the public health or safety, if located where proposed according to the plan submitted and approved;
 - That the use complies with all required standards, conditions and specifications of this Ordinance;
 - That the use will not substantially injure the value of adjoining or abutting property, or that the special use is a public necessity; and

- That the location and character of the special use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located; and
- That the location and character of the special use, if developed according to the plan as submitted and approved, will be in general conformity with the Comprehensive Plan and other adopted plans and policy guidance.

** I have received and read the above statement.

Applicant's Signature _____ Date _____

STAFF'S CHECKLIST

1. Date completed application received: _____
2. Date and amount of payment for review: _____
3. Date of posting notice of public hearing on property: _____
4. Dates of advertising notice of public hearing in local paper: _____
5. Date of Board of Commissioners meeting(s) when request is considered: _____
6. Action by Board of Commissioners:

____ Application granted

____ Application deferred

____ Application denied

7. Conditions set by the Board of Commissioners:

Planning Director

Date