

CHECKLIST FOR SPECIAL USE PERMIT

Cashiers Area Community Planning Council-Special Use Standards

Pursuant to Section 3.7.15 and 9.3 of the Unified Development Ordinance, the Cashiers Area Community Planning Council, with potential input from consultants or experts, shall review the special use permit application for compliance with the requirements of the standards.

At a Quasi-Judicial hearing, the Cashiers Area Community Planning Council must determine the following criteria and make findings with regard to each criteria.

1.

_____ The Design Review Committee finds that the proposed development complies with Article IX of the Unified Development Ordinance Standards.

OR

_____ The Design Review Committee recommends that the proposed development make the following revisions to become more compliant with Article IX of the Development Standards. _____

OR

_____ The Design Review Committee finds that the proposed development is not in compliance with Article IX of the Unified Development Ordinance Standards.

2.

_____ That the proposed use or development of the land will not materially endanger the public health or safety.

3.

_____ That the proposed use or development of the land is reasonably compatible with significant natural and topographic features on the site and within the immediate vicinity of the site given the proposed site design and any mitigation techniques or measures proposed by the applicant.

4.

_____ That the proposed use or development of the land will not substantially injure the value of adjoining or abutting properties.

5.

_____ That the proposed use or development of the land will be in harmony with the scale, bulk, coverage, density and character of the community.

6.

_____ That the proposed use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar facilities.

7.

_____ That the proposed use will not cause undue traffic congestion or create a traffic hazard.

8.

_____ Approval for the application for a Special Use permit is denied.

OR

_____ The Decision on the application is tabled pending submittal of the following additional information.

OR

_____ The application for a Special Use permit is approved.

OR

_____ The application for Special Use permit is approved with the following conditions:

9.

_____ The proposed use (or development of the land) meets the requirements set forth in the ordinance for the proposed use and the findings made in numbers 1-7 above shall be incorporated into a written decision as the findings for approval of this application for a Special Use permit.

OR

_____ The proposed use does not meet the requirements set forth in the ordinance for the proposed use for the following reasons which shall, along with the findings made in numbers 1-7 above, be incorporated into a written decision as the findings for denial of this application for a Special Use permit. The reasons for denial of the permit are:
