



SPECIAL USE PERMIT APPLICATION

Town of Montreat Planning and Zoning
1210 Montreat Road, Black Mountain, NC 28711 | (828) 669-8002

REQUIRED FEE: \$300.00 (CASH OR CHECK)

APPLICANT INFORMATION

APPLICANT NAME: _____ TELEPHONE: _____

MAILING ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

EMAIL: _____

PROPERTY INFORMATION

PLEASE NOTE: A RECORDED SURVEY MAP, DEED, OR OFFER TO PURCHASE MAY BE REQUIRED AT THE ZONING ADMINISTRATOR'S DISCRETION.

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PIN# : _____ TOTAL ACREAGE: _____ FLOODPLAIN: YES NO

ZONING: R-1 R-2 R-3 I I/R WL OTHER: _____ OVERLAY ZONING: RPO TCO CD N/A

PROPERTY OWNER: _____ TELEPHONE: _____

MAILING ADDRESS: _____

PROPOSED LAND USE

TYPE OF LAND USE: Residential Non-Residential Other

DESCRIPTION OF PROPOSED DEVELOPMENT: _____

FINDINGS OF FACT

THE TOWN OF MONTREAT'S BOARD OF ADJUSTMENT WILL RENDER A DECISION ON THIS APPLICATION AT A PUBLIC HEARING. IN APPROVING THE REQUEST, THE BOARD OF ADJUSTMENT WILL EXAMINE THE APPLICATION AND MUST FIND THAT THE FOLLOWING SIX ELEMENTS ARE SATISFIED IN THE PROPOSAL:

MZO 310.621 *The use will not be detrimental to or endanger the public health, safety or general welfare if located where proposed and developed according to the plan as submitted and approved.*

MZO 310.622 *The use meets or will meet all the required and applicable development standards and conditions of the Town of Montreat of the zoning district in which the subject property is located (including without limitation all development standards, conditions, and requirements related to utilities, parking, access, and stormwater drainage).*

MZO 310.623 *The use will not substantially diminish and impair the value of any property any portion of which is located within two hundred fifty feet (250') of the boundary of the subject property.*

MZO 310.624 *The location and character of the 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 will not be injurious to the use and enjoyment of other property, for the purposes already permitted, within the area in which it is located.*

MZO 310.625 *The location and character of the use, if developed according to the plan as submitted and approved, will be in general conformity with the adopted policies and plans, including the comprehensive plan of the Town of Montreat.*

MZO 310.626 *Adequate measures have been taken or will be taken to provide ingress and egress so designed as to minimize congestion in the public streets.*

ATTACHMENTS

THIS APPLICATION MUST BE ACCOMPANIED BY THE FOLLOWING ATTACHMENTS:

1. A response to the six findings listed above and found in the Montreat Zoning Ordinance Sections 310.621 through 310.626.
2. A to scale site plan showing the existing property conditions, the proposed locations, dimensions, and setbacks of any structure to be built or modified, existing and proposed impervious areas, proposed areas of disturbance, and parking areas.

SIGNATURES AND ACKNOWLEDGEMENT

I, _____, hereby certify that all of the information set forth above is true and accurate to the best of my knowledge.

Signature of Applicant

Date

Printed Name of Applicant

OFFICE USE ONLY

Complete

Incomplete

Zoning Administrator Signature

Date

Printed Name of Zoning Administrator

Fee: _____

Paid: Yes No

Payment Method: _____

Scheduled Board of Adjustment Meeting Date: _____