



PLANNING DEPARTMENT

900 Seventh Avenue
Garner, NC 27529
919.773.4449
www.garnernc.gov

- SPECIAL USE PERMIT -

Note: Application must be complete and Application fee must be paid at time of submittal. See Fee Schedule for Application fee.

OFFICE USE ONLY		
Application Number: _____	Date: _____	Receipt: _____
Related Projects: _____	Fee Paid: _____	

REQUIREMENTS:

UDO Section 4.7.4 Special Use Permit

In addition to the other special uses listed in the use table in Article 6:

Use Regulations, the following development types have significant city-wide impacts and require special use permits:

1. Any nonresidential or mixed-use development encompassing 100,000 or more square feet of gross floor area or more.
2. Any residential development or subdivision involving 200 dwelling units or more.

Applicant must attend a pre-application meeting prior to submittal. A pre-submittal neighborhood meeting is required for all of the preceding applications and shall be held following the pre-application conference and before the official application is submitted. A second neighborhood meeting is required for any of the preceding applications containing a site, subdivision, or master plan and shall be held after official application submittal and before the application may proceed to public hearing. Town Council will consider the application, relevant support materials, the Staff Report, and public testimony given at the public hearing.

Associated Site/ Subdivision (if applicable): _____

Proposed Use: _____

Site Location: _____

Zoning: _____ Total Acreage: _____ Disturbed Acreage: _____ Wake County PIN: _____

Number of units existing: _____ Number of units proposed: _____

Applicant: _____

Contact Name: _____ Phone: _____

Address: _____ Email: _____

City, State, Zip: _____ Signature & Date: _____

Property Owner: _____ Phone: _____

Address: _____ Email: _____

City, State, Zip: _____ Signature & Date: _____

FINDINGS OF FACT:

Special use applications may be approved by the Town Council if it finds that all the following findings of fact have been met:

a. The proposed use will not endanger the public health or safety.

b. The proposed use will not substantially injure the value of adjoining or abutting property.

c. If completed as proposed, the development will comply with all requirements of this Ordinance.

d. The proposed use is consistent with the Town's adopted transportation plan(s), other relevant adopted plans and policies, and the stated purpose and intent of this UDO (the fact that the use is permitted under certain circumstances in the zoning district creates a rebuttable presumption that the proposed use is in harmony with the intent of the UDO as relates to the general zoning plan).

e. The proposed use is compatible with adjacent uses and proximate neighborhood in terms of building scale, site design, buffering and screening, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).

f. Any significant adverse impacts resulting from the use will be mitigated or offset, including impacts on the natural environment.

g. The public safety, transportation and utility facilities and services will be available to serve the subject property while maintaining sufficient levels of service for existing development.

h. Adequate assurances of continuing maintenance have been provided.

CONDITIONS OF APPROVAL:

Without limiting the foregoing, the permit-issuing authority may attach a condition limiting the permit to a specified duration or may otherwise impose such reasonable conditions as necessary to address the impacts of the proposed developments on:

i. Adjoining property.

ii. The existing natural and man-made features of the site.

iii. Off-site and on-site traffic flow.

iv. Public utilities, infrastructure, and services.

v. Such other public services or goals of the Comprehensive Growth Plan, adopted plans, or the Transportation Plan that may be negatively impacted by the proposed development.

vi. Additional proposed conditions.

All additional conditions or requirements shall be recorded on the permit and shall be deemed to have been consented to by the applicant. All additional conditions or requirements authorized by this section are enforceable in the same manner and to the same extent as any other applicable requirements of the Town of Garner Unified Development Ordinance.

Note: Due to physical storage space limitations, we respectfully request that you not submit plan reviews out-of-cycle. If you will not be meeting the next submittal deadline, please visit the Submittal Schedule at www.garnernc.gov to determine the next submittal date.