

TOWN OF ROLESVILLE

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Rolesville, North Carolina 27571

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SITE PLAN REVIEW APPLICATION

FOR PUBLIC HEARING AND APPROVAL BY THE TOWN BOARD OF COMMISSIONERS

Section A. **SUBMITTAL CHECKLIST**

Prior to submittal, contact Planning and Development staff to review this completed application for completeness and to verify the parcel(s) information. Do not leave this completed application on the front desk without review. Incomplete application submittal packages will not be processed. Please schedule an appointment for application review to ensure prompt service upon arrival.

SUBMITTAL PACKAGE MUST INCLUDE ALL OF THE FOLLOWING: (CHECK OFF)

- APPLICATION FEE.** Upon request, planning staff will prepare an estimate for you based on the type of application. Payments may be made by cash or by check, but not by credit card. Checks made payable: Town of Rolesville.
 - THREE ORIGINALS OF THIS APPLICATION FORM** completed (Section B), signed by the property owner and notarized.
 - THREE FULL SIZE COPIES OF PROPOSED PLANS.** Maximum sheet size shall be 30" x 42". Plans must be to engineering scale (1" = 20', 1" = 100', etc.). Preliminary plans do not need an engineer's, surveyor's or landscape architect's seal. Information shown on the plan should relate to the findings that must be made by the Board of Commissioners. See Section 3.6.2 and Article 8 of the Rolesville UDO for specific findings the Board is to make for this special use.
 - TEN 11" X 17" COPIES OF PROPOSED PLANS.**
 - A DIGITAL COPY OF ONLY THE PLAN LAYOUT AND ELEVATIONS.** The purpose of this image is to illustrate the basic character of the preliminary plan. It should contain only such basic information as: building outline, landscaping, parking and drives, stormwater facilities, and lot boundaries. The digital image should be provided in pdf format on a CD. If the plan was not digitally created, provide an 8 1/2" x 11" reduction of the plan.
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PROCEDURE FOR HEARING AND APPROVAL OF A SPECIAL USE PERMIT BY BOARD OF COMMISSIONERS:

It is very important that this application is complete, accurate, and the signature of the property owner is notarized! A special use hearing is a quasi-judicial proceeding, and the special use permit may be invalidated if any information is inaccurate or incomplete.

If the initial application is complete, it will be reviewed by staff and then forwarded to the Planning Board. If the application contains a site plan, it will be reviewed by the Town's Technical Review Committee (TRC) in the interim. After receiving a recommendation from the Planning Board, the special use permit will most likely be heard by the Board of Commissioners approximately four (4) weeks later at a public hearing.

Applicant must be present at the hearing to present the case for issuance of the special use permit. Town staff will provide a written draft set of findings for the Board to consider. Staff will contact the applicant with the time and place of the proceeding and will also provide a draft of the special use findings prior to the hearing.

Section B.
SUMMARY INFORMATION – (SHOW ON PLANS)

DEVELOPMENT NAME: _____

LOCATION: _____

Show Wake County Property Identification (PIN) Number(s) on plan. Submit PIN Map. See Submittal Checklist on front page.

ZONING DISTRICT: _____ TOTAL SITE ACREAGE: _____

SPECIAL USE REQUESTED:

OWNER/DEVELOPER:
NAMES(S): _____

ADDRESS: _____

TELEPHONE: _____ FAX: _____

EMAIL: _____

STAFF CONTACT FOR COMMENTS OR QUESTIONS:
NAMES(S): _____

ADDRESS: _____

TELEPHONE: _____ FAX: _____

EMAIL: _____

OWNER'S SIGNATURE:

I hereby certify that the information contained herein is true and completed. I understand that if any item is found to be otherwise after evidentiary hearing before the Town Board of Commissioners, that the action of the Board may be invalidated.

Date: _____ Signed: _____

STATE OF NC _____
COUNTY OF _____

*I, a Notary Public, do hereby certify that
_____ personally appeared
before me this day and acknowledged the due execution of the
foregoing instrument. This the
_____ day of _____, 20____. My commission expires _____*

Signed: _____

SEAL

Section C.
APPLICANT STATEMENT

Section 3.6.2 of the Unified Development Ordinance (UDO) imposes the following FINDINGS before a site plan application may be approved. Please address each of them in the area below as they relate to this request. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications, and other information presented to the Town Board of Commissioners, the proposed use will comply with each of the following findings. (Attach additional sheets if necessary):

1. That the proposed development and/or use will not materially endanger the public health or safety;

2. That the proposed development and/or use will not substantially injure the value of adjoining property;

3. That the proposed development and/or use will be in harmony with the scale, bulk, coverage, density, and character of the neighborhood in which it is located;

4. That the proposed development and/or use will generally conform with the Comprehensive plan and other official plans adopted by the Town;

5. That the proposed development and/or use is appropriately located with respect to transportation facilities, water and sewer supply, fire and police protection, and similar facilities;

6. That the proposed development and/or use will not cause undue traffic congestion or create a traffic hazard;

- (G) That the proposed development and use comply with all applicable requirements of this ordinance.

