

**CITY OF HICKORY
APPLICATION FOR SPECIAL USE PERMIT**

DATE SUBMITTED: _____

I (We), the undersigned, do hereby make application for development review for **special use approval**.

1. The property address of the property to be considered for development review is located on _____ that is between _____ and _____.

PIN NO. (S): _____

Physical (Street) Address: _____

2. The property is owned by: (please print) _____
(Attach a copy of the most recent deed, contract for purchase or other legal interest demonstrating an interest in the property.)

Owner Information:

Name: _____

Address: _____

Phone Number: _____

Fax Number: _____ Email: _____

3. The application is submitted by: _____
(If the application is submitted by someone other than the owner proper authorization from the property owner is required.)

Agent Information:

Name: _____

Address: _____

Phone Number: _____

Fax Number: _____ Email: _____

4. The subject property is located in the _____ Zoning District.

5. The purpose of the requested action is to: _____

Special Use Review Criteria

Special uses are those uses that require, because of their inherent nature, intensity, and external effects, special care in the control of their location, site design and methods of operation. Special Use applications may be approved by the Planning Commission only if they find that all of the following criteria have been met:

- A. The proposed use is consistent with the Hickory by Choice 2030 Comprehensive Plan and the stated Purpose and Intent of this Land Development Code;
- B. The proposed use complies with all applicable provisions of this Land Development Code;
- C. The proposed use is compatible with adjacent uses in terms of scale, site design, operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
- D. Any significant adverse impacts on neighboring properties and/or the natural environment resulting from the use will be mitigated or offset;
- E. The proposed use will not cause substantial diminution in value of other property in the neighborhood in which it is to be located;
- F. 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; and
- G. Adequate assurances of continuing maintenance have been provided.

In addition to the information above, some uses may have additional use standards or special use criteria. All applicants must address all applicable standards and criteria. ***30 folded copies of all application materials must be submitted.*** Applicants are also encouraged to submit a digital copy of all application materials.

Additional Information Required for High Density Projects in the Watershed Protection Overlay District

Applicants proposing to use the High Density development option in the Watershed Protection Overlay District must include maps and plans of all proposed development at a scale not smaller than 1" equals 200' indicating the following:

- A. The square footage and percent of impervious coverage area.
- B. For residential projects, total dwelling units and dwelling units per acre.
- C. The accurate location of all perennial streams and natural drainage areas on the property.
- D. The location and landscaping proposed for all required buffer areas.
- E. Reproducible copies of the development plan including a location map, adjoining property owners, lot dimensions, and rights-of-way; the accurate location of all existing and proposed buildings and other structures, and the location and size in

square feet of all impervious coverage areas. In cases where the developer intends to sell development rights to a third party or subdivide the property, the plan must specify the maximum allowed impervious coverage area for each parcel or tract.

- F. The location of any wet detention ponds and two reproducible copies of the plans and specifications for any wet detention ponds designed and sealed by a North Carolina registered professional engineer with qualifications appropriate for the type of system required.
- G. Two reproducible copies of the plans and specifications for proposed drainage facilities, including approximate location and dimensions of open drainage ways, storm sewers, culverts, retaining ponds or areas where water is to be diverted through grading, designed either by a North Carolina Registered Engineer or Landscape Architect, to the extent that the North Carolina General Statutes, Chapter 89A, allow.
- H. Written verification that a soil erosion and sedimentation control plan has been submitted to and approved by the appropriate state or local agency.
- I. Permit application fees as set by the Hickory City Council.
- J. A legal description of the area containing the wet detention pond prepared as a separate deed to be filed in the name of the owning entity with the appropriate County Register of Deeds along with any easements necessary for general access to the storm water control structure. The deeded area shall include the wet detention pond, vegetative filters, all pipes and water control structures, berms, dikes, etc. and sufficient area to perform inspections, maintenance, repairs and reconstruction.
- K. The proposed operation and maintenance agreement between the City of Hickory and the owning entity to maintain, repair and if necessary, reconstruct the wet detention pond and its associated storm water control structures in accordance with the operation and management plan or manual provided by the developer.
- L. An operation and maintenance plan or manual indicating what operation and maintenance actions are needed, what specific quantitative criteria will be used to determine when those actions are to be taken and who is responsible for those actions. The plan shall clearly indicate the steps that will be taken for restoring the wet detention pond system to design specifications if a failure occurs.

Final Plan Approval

Prior to issuance of a building permit or other development permit, the Planning Director shall review all final Special Use plans for compliance with all requirements of this Land Development Code, conditions of approval and the Special Use plan presented to the Planning Commission. The Planning Director may require a final Special Use plan to be reviewed by the other departments if he finds that there are technical issues that should be addressed by other departments of the City.

Applicant's Affidavit

I (We), the undersigned applicant(s), hereby certify that the information contained herein and submitted in support of this application is true and correct.

Signature of Applicant

Sworn and subscribed to before me this _____ day of _____, 20____.
(SEAL)

Notary Public

My Commission Expires

This Application must be submitted to the Planning Department by 5:00 p.m. on the last regular working day of the month preceding the meeting at which it is to be considered by the Planning Commission. Only complete applications will be accepted.

NOTICE TO APPLICANT’S AND/OR AGENTS

In addition to the application fees required at the time of submittal applicant’s and/or agents will be responsible for remitting payment to the City of Hickory to cover legal advertising/notices costs. Requests for special use permits require a single public hearing at a meeting of the Hickory Regional Planning Commission. State law requires specific notices of public hearing be provided prior to the public hearing. The average costs of the required legal notices range from \$200 to \$500. These costs vary depending on the size of the property and the complexity of the individual application.

The notices required by law include the following:

- Posting of property (sign);
- First class mailed notices sent to all property owners within 500 feet of the subject property; and
- A legal notice published in the local newspaper (the notice must run two consecutive weeks).