

**TOWN OF LAKE LURE
APPLICATION FOR
COMMERCIAL SHOPPING CENTER PERMIT**

Fee \$510

Case No. CSC- -

Recommendation of Z & P Board:	Town Council Decision:
Approve Permit: _____	Approved: _____ Denied: _____
Deny Permit: _____	Date of meeting: _____ _____
Date of meeting: _____	Zoning Administrator _____ Date _____

Please complete all three pages of application form.

APPLICANT:

(Check one) Owner: _____ Agent: _____ (If applicant is not the owner, attach authorization to act as agent)

Name: _____ Date of Application: _____

PROPERTY:

Property located at: _____

Map Page _____ Block _____ Lot _____ Zoning District _____

PIN: _____

COMMERCIAL SHOPPING CENTER DEVELOPMENT PLAN / SITE PLAN REVIEW:

The following information has been submitted on the development plan / site plan:

- (1) Existing site conditions, including contours, water courses, identified flood hazard areas, and the unique or manmade features. YES NO
- (2) Boundary lines of the proposed development, proposed lot lines and plot designs. YES NO
- (3) Location and use of all existing and proposed structures: YES NO

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(4) Location and size of all areas to be conveyed, dedicated or reserved as common open space, parks, recreational areas.....and similar public or semi-public uses. YES NO

(5) The existing and proposed street system, including location and number of the off-street parking spaces, service areas, loading areas, and major points of access to public right of way. Notations of proposed ownership of the street system (public or private). YES NO

(6) Approximate location of proposed utility systems, including documentation approving the proposed water and sewer systems from the appropriate local and state agencies. YES NO

(7) Documentation of an approved sedimentation and erosion control plan shall also be submitted where required. YES NO

(8) Provisions for stormwater drainage shall be shown. YES NO

(9) Location and/or notation of existing and proposed easements and right-of-way. YES NO

(10) The proposed treatment of the perimeter of the development, including materials and/or techniques such as screens, fences, and walls. YES NO

(11) Information on adjacent land areas, including land use, zoning classifications, public facilities, and any unique natural features. YES NO

(12) Where applicable, the following written documentation shall be submitted:

A) A legal description of the total site proposed for development, including a statement of present and proposed ownership

B) The zoning district or districts in which the project is located.

C) A development schedule indicating approximate beginning and completion dates of development, including any proposed stages.

D) A statement of the applicant's intentions with regard to the future selling and/or leasing of all or portions of the development.

E) Quantitative data for the following:.....parcel size and total amount of open space.

F) Plan for maintenance of common areas, recreation areas, open spaces, streets, and utilities.

All the applicable requirements in 12-A through 12-F above have been submitted: YES NO

TOWN COUNCIL REVIEW:

To assist the Town Council in its deliberations, the applicant is required to submit the following statements of fact, to the best of the applicant's ability and knowledge.

(1) The commercial shopping center will not materially endanger the public health or safety if located where proposed and developed according to the plans submitted: _____

(2) The commercial shopping center meets the required conditions and specifications in the town's regulations: _____

(3) The commercial shopping center will not substantially injure the value of adjoining or abutting property: _____

(4) The location and character of the commercial shopping center, as developed according to the plans submitted, will be in harmony with the area in which it is to be located: _____

(5) The commercial shopping center, if developed in accordance with the plans and specifications submitted, will serve an economic need of the community: _____

<i>I certify that all of the information represented by me in this application is accurate to the best of my knowledge, information and belief.</i>	
_____ <i>Signature of applicant</i>	_____ <i>Signature of owner if not applicant</i>
_____ <i>Street or P.O. Box</i>	_____ <i>Street or P.O. Box</i>
_____ <i>City, State, Zip</i>	_____ <i>City, State, Zip</i>
_____ <i>Daytime telephone number</i>	_____ <i>Daytime telephone number</i>

Applicants for commercial shopping center permits are required to post at least one sign on their property not less than seven days in advance of the meeting before the Town Council. The purpose of the sign is to identify the location of the request for the benefit of neighbors and members of the Council.

The sign must be mounted on a flat surface such as a board or piece of plywood and fastened to a post or stake (but not a tree) about 36" above the ground. It shall be located adjacent to the road at the approximate midpoint of the property in question. Very large parcels and those with more than one road frontage may require additional signs. This will be determined by the Zoning Administrator at time of application.

Signs must be removed within 24 hours after the Town Council has made a decision on the commercial shopping center permit application

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This permit for a commercial shopping center has been approved by at least a simple majority of the Lake Lure Town Council the _____ day of _____, 2005.

Jim Proctor, Mayor

Please note that the applicant must secure a certificate of zoning compliance from the zoning administrator before the project may proceed.