

CONDITIONAL USE VARIANCE APPLICATION

CITY OF RINCON
 Planning & Development Department
 302 S Columbia Avenue
 Rincon, GA 31326
 P: 912-826-5996 F: 912-826-2083
 www.cityofrincon.com



PROPERTY INFORMATION

Location Address: _____ Parcel #: _____

Zoning District: _____ Existing Land Use: _____

Net Property Acreage (minus wetlands): _____ Gross Property Acreage: _____

APPLICANT INFORMATION

Applicant Name: _____ Phone: _____

Business Name: _____ Email: _____

Mailing Address: _____

City: _____ State: _____

Zip Code: _____

Applicant is (check one): the Property Owner Not the Property Owner (attach the Property Owner's Authorization)

OWNER INFORMATION

Owner Name: _____ Phone: _____

Business Name: _____ Email: _____

Mailing Address: _____

City: _____ State: _____

Zip Code: _____

NEED FOR CONDITIONAL USE VARIANCE (address attached criteria)

Applicant’s Certification: I hereby certify that the information contained in and attached to this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I have complied with all of the submittal requirements and procedures, and that this application is a complete application submittal. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.

Signature of Applicant

Date

SUBMITTAL REQUIREMENTS

- A detailed description of the activities, number of units (if applicable), and hours of operation of the proposed conditional use
- A preliminary site plan (1 digital and 1 – 11 X 17)
- A proposed starting date of land disturbance or construction, date of completion for all improvements, and use opening or date of first occupancy
- A list of activities undertaken by the developer and subsequent occupant to mitigate all adverse impacts upon the surrounding properties before, during, and after the completion of development activities
- Campaign Contribution/Gift Disclosure

CONDITIONAL USE VARIANCE APPLICATION FEE

\$350.00

PROCESS



Office Use Only:

Application #: _____

P&Z Meeting: _____

Date Received: _____

Council Public Hearing: _____

Date Sign Posted: _____

Council First Reading: _____

Date Adjacent Property Letters Mailed: _____

Council Second Reading: _____

Date of Newspaper Ad: _____

Approved

Denied

Withdrawn by Applicant

CONDITIONAL USE CRITERIA

The Planning and Zoning Board shall hear and make recommendations upon such uses in a district that are permitted as conditional uses. The application to establish such use shall be approved by the City Council on a finding that:

- (1) The proposed use will not be contrary to the purpose of this chapter,
- (2) The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers,
- (3) The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use,
- (4) The proposed use will not be affected adversely by the existing uses of adjacent properties,
- (5) The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use,
- (6) The parking and all development standards set forth for each particular use for which a permit may be granted will be met, and
- (7) The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.