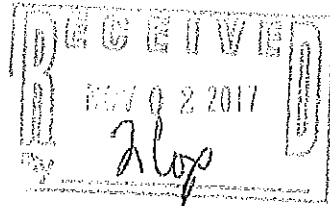
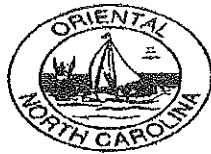


# Tab 1

2017-98



Town of Oriental  
Application for Special Use  
Permit- Fee \$350.00

Date Received: 11/2/17 Fee Paid: Check # 184

APPLICANT: DANIEL SHARPE  
ADDRESS: 205 HIGH STREET  
PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROPERTY OWNER: COREY-SHARPE MANSIONS LLC  
ADDRESS: 309 HIGH STREET  
PHONE: SAME CELL: SAME FAX: \_\_\_\_\_ EMAIL: SAME

PROJECT CONTACT PERSON: SAME  
ADDRESS: SAME  
PHONE: SAME CELL: SAME FAX: SAME EMAIL: SAME

PHYSICAL LOCATION: 309 HIGH STREET

GMO ZONE OF THE PROPERTY: R2

INTENDED USE OF PROPERTY: SINGLE FAMILY RESIDENCE/VACATION HOME WITH OCCASIONAL RENTALS

PREVIOUS USE OF PROPERTY: SINGLE FAMILY RESIDENCE/VACATION HOME

DOES THIS PROJECT INVOLVE A CHANGE IN USE? YES  NO

IF YES, DESCRIBE HERE: THIS HAS BEEN A FAMILY VACATION HOME. WE WISH TO RENT IT OCCASIONALLY

DOES THIS PROPERTY INVOLVE A COMBINATION OF USES? YES  NO

IF YES, DESCRIBE HERE: SINGLE FAMILY RESIDENCE/VACATION HOME AND SEASONAL RENTAL

HAS THIS LOT BEEN REPLATTED IN LAST 12 MONTHS? YES  (NO) IF YES, WHEN? \_\_\_\_\_

NO. PARKING SPACES AVAILABLE: 3

SQUARE FOOTAGE OF STRUCTURE: 1800 SQUARE FOOTAGE USED FOR 3 BEDROOMS

BUSINESS: 1800 NUMBER OF PARKING SPACES REQUIRED: 3 WILL OFFSITE PARKING BE UTILIZED? YES  NO  IF YES, WHERE AND NUMBER OF SPACES? \_\_\_\_\_

WILL SIGNS BE ERECTED OR MODIFIED? NO If yes, please complete a sign permit application.

DOES THIS USE COMPLY WITH COVENANTS/HOA RESTRICTIONS? N/A (attach copy)

ATTACHMENT(S):  Change of Use Form \_\_\_\_\_  Sign Permit \_\_\_\_\_  Site Plan or Survey \_\_\_\_\_  Parking Landscape Plan \_\_\_\_\_ Other: \_\_\_\_\_

I certify that all of the above information and that contained in the attachments hereto is true and accurate to the best of my knowledge and that all work will comply with state and local codes, laws and ordinances. The Town of Oriental will be notified of any modifications to the approved plans prior to the change being done. I understand that any place modifications may require a new application in compliance with the Town of Oriental. Growth Management Ordinance, and failure to report such changes may result in permit revocation. I certify that I am the property owner or that I am authorized to act on the property owner's behalf.

DANIEL SHARPE  
Applicant Signature

10-24-17  
Date Signed

CHANGE OF USE FORM



TOWN OF ORIENTAL  
PO Box 472, 507 CHURCH STREET, ORIENTAL, NC 28571  
(252) 249-0555 FAX (252) 249-0208  
MANAGER@TOWNOFORIENTAL.COM

NOV 2 2017  
*2/07*

Applicant: DANIEL SHARPE  
Address: 205 HIGH STREET

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: DANIEL SHARPE Date 10/24/17

Owner (If different from Applicant): \_\_\_\_\_  
Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Describe Change of Use:** Previous use: SINGLE FAMILY RESIDENCE  
**Proposed Use:** SINGLE FAMILY RESIDENCE WITH OCCASSIONAL SEASONAL RENTAL

**PLEASE READ BEFORE SIGNING**

I understand that a change in use may require a new application in compliance with the Town of Oriental Growth Management Ordinance. I certify that I am the property owner or that I am authorized to act on the property owner's behalf.

DANIEL A SHARPE  
Applicant Signature

10-24-17  
Date

**FOR OFFICE USE: This change in use will affect (circle all that apply)**

<input checked="" type="checkbox"/> Parking	<input type="checkbox"/> Pervious/Impervious %	<input type="checkbox"/> Signage	<input type="checkbox"/> Zoning
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**Applicant will need to: (circle all that apply)**

<input type="checkbox"/> Increase Parking	<input type="checkbox"/> Modify pervious/impervious ratio	<input checked="" type="checkbox"/> Signage	<input type="checkbox"/> Rezoning
<input checked="" type="checkbox"/> SUP/LUP required	<input type="checkbox"/> BRMSD signature required	<u>N/A</u>	

1-17-18

The Planning Board hereby recommends approval of the short term rental SUP for M/M Sharpe at 309 High St. We have found no evidence that the SUP approval would be detrimental to the surrounding neighborhood because:

- 1) the property has sufficient parking for the contained number of bedrooms in the home without utilizing street parking; and
- 2) M/M Sharpe reside on the street with the proposed rental; and
- 3) we have received no evidence of any detrimental effects from the surrounding neighbors.

This application was discussed at the 12/7/17 and the 1/17/17 regularly scheduled Planning Board meetings. Nobody appeared to speak to this application.

As such, the Special Use permit process requires the Town Board to find on the following points:

86.1.1.1 The requested permit is not within its jurisdiction according to the table of permissible uses; or **(This address is within our jurisdiction)**

86.1.1.2 The application is incomplete; or **(The application is complete)**

86.1.1.3 If completed as proposed in the application, the development

86.1.1.3.1 will not comply with one or more requirements of this chapter (not including those the applicant is not required to comply with under the circumstances specified in Article XI, Nonconforming Situations and Definitions); or **(This application is compliant)**

86.1.1.3.2 will materially endanger the public health or safety; or **(We have been presented with no evidence that this application will materially endanger public health and/or safety)**

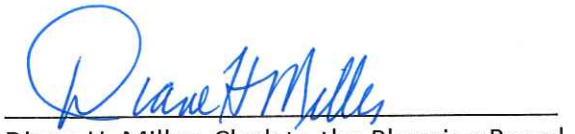
86.1.1.3.3 will substantially injure the value of adjoining or abutting property; or **(We have been presented with no evidence that this application will injure adjoining or abutting property value)**

86.1.1.3.4 will not be in harmony with existing development and uses within the area in which it is to be located; or **(We have been presented with no evidence that this application will not be in harmony with surrounding properties)**

86.1.1.3.5 will not be in general conformity with the land use plan, thoroughfare plan, or other plan, officially adopted by the Town Commissioners. (This application is in general conformity with long range plans adopted by the Town)



Stan Aeschleman, Chair, Planning Board



Diane H. Miller, Clerk to the Planning Board