



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

Date Received: 1/15/2020 Fee Paid: \$350.00 Permit #: _____

APPLICANT: Roger Cordes
ADDRESS: 403 Hodges St., Oriental, NC 28571
PHONE: 626-0308 CELL: _____ FAX: _____ EMAIL: electroman@mindspring.com
PROPERTY OWNER: Elizabeth & Roger Cordes
ADDRESS: same
PHONE: _____ CELL: _____ FAX: _____ EMAIL: _____

PROJECT CONTACT PERSON: Roger Cordes
ADDRESS: same
PHONE: _____ CELL: _____ FAX: _____ EMAIL: _____

PHYSICAL LOCATION: 403 Hodges St., Oriental, NC 28571

GMO ZONE OF THE PROPERTY: MU1

INTENDED USE OF PROPERTY: Dental practice

PREVIOUS USE OF PROPERTY: Dental practice

DOES THIS PROJECT INVOLVE A CHANGE IN USE? YES ___ NO

IF YES, DESCRIBE HERE: we want to raise the building 16" to get it out of the flood plain. Building is

DOES THIS PROPERTY INVOLVE A COMBINATION OF USES? YES ___ NO

IF YES, DESCRIBE HERE: _____

HAS THIS LOT BEEN REPLATTED IN LAST 12 MONTHS? YES ___ NO IF YES, WHEN? _____

NO. PARKING SPACES AVAILABLE: _____
SQUARE FOOTAGE OF STRUCTURE: 900 SQUARE FOOTAGE USED FOR BUSINESS: _____ NUMBER OF PARKING SPACES REQUIRED: _____ WILL OFFSITE PARKING BE UTILIZED? YES ___ NO ___ IF YES, WHERE AND NUMBER OF SPACES? _____

WILL SIGNS BE ERECTED OR MODIFIED? _____ 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. Grown 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.

[Signature]
Applicant Signature

1/15/2020
Date Signed

currently non-conform w/ setback building footprint will not change

PLANNING BOARD RECOMMENDATION:

The Planning Board recommends approval of the permit, according to the following:

194.2 If a structure located on a lot where a nonconforming situation exists is damaged to an extent that the costs of repair or replacement would exceed fifty percent of the appraised valuation of the damaged structure, then the damaged structure may be repaired or replaced only in accordance with a special use permit issued pursuant to this section. This subsection does not apply to structures used for single-family residential purposes (including manufactured homes), which structures may be reconstructed pursuant to a land use permit just as they may be enlarged or replaced as provided in Subsection 193.5 (Extension or Enlargement of Nonconforming Situations).

According to Section 194, THESE are the questions to be asked:

194.4 The Town Commissioners shall issue a special use permit authorized by this section if they find that, in completing the renovation, repair or replacement work:

194.4.1 There is no increase in the total amount of lot area devoted to the nonconforming use; and

194.4.2 There is no greater nonconformity with respect to dimensional restrictions such as setback requirements, height limitations, density requirements or other requirements such as parking, loading and landscaping requirements; and

194.4.3 There is no significant adverse impact on surrounding properties or the public health or safety.

194.5 In issuing a special use permit, the Town Commissioners may affix other reasonable and appropriate conditions such as, but not limited to, landscaping and buffering to separate dissimilar uses or to screen parking and loading areas.

Additional evidence may be presented to the Board of Commissioners at their Public Hearing.

Stan Aeschleman, Chair, Oriental Planning Board

Town of Oriental

Statement of Zoning Consistency with Adopted Plans

The Mayor and Commissioners of the Town of Oriental find the action to approve the requested Special Use Permit as presented in the public interest, and consistent with the Town's Land Use Plan, CAMA Plan, and other long range adopted plans in that:

- (1) The proposed development is consistent and not in conflict with the existing development standards in Article XI of the GMO.
- (2) The proposed adjustment to the structure makes the structure compatible with the Floodplain Prevention Ordinance.

Stan Aeschleman, Chair, Oriental Planning Board