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Lori Epler,
Vice-Chair
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Town of Spring Lake
Harvey Cain, Jr.,
Town of Stedman
Patricia Hall,
Town of Hope Mills
Charles C. Morris,
Town of Linden



COUNTY of CUMBERLAND

Planning & Inspections Department

April 30, 2009

Thomas J. Lloyd,
Director

Cecil P. Combs,
Deputy Director

Walter Clark,
Roy Turner,
Sara E. Piland,
Cumberland County

Benny Pearce,
Town of Eastover

MEMORANDUM

TO: Cumberland County Joint Planning Board
FROM: Planning & Inspections Staff
SUBJECT: Staff Recommendation for May 5, 2009 Board Meeting

P09-11: REZONING OF 6.00+/- ACRES FROM R6A RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE SOUTH SIDE OF CHARMAIN STREET, WEST OF MURCHISON ROAD, SUBMITTED BY ATTORNEY GARRIS NEIL YARBOROUGH AND OWNED BY CHARMAIN COMPANY, LLC.

The applicant originally submitted an application requesting the C(P) zoning district. After discussion with Planning & Inspection Staff, the applicant amended their request to a C(P)/Conditional Use District and Permit, including all uses currently allowed in the C(P) district, but conditioning the Permit to mandatory public sewer connection upon development.

Considering this amended application, the Planning & Inspections Staff recommends approval of the request for C(P) Planned Commercial/CUD Conditional Use District, for all uses currently allowed in the C(P) district, based on the following:

1. The request is consistent with the Shaw Heights Land Use Plan, which calls for commercial and office, flex office and mixed use at this location; and
2. The request is reasonable because the district proposed is in character with the current zoning and land uses of adjacent properties and would allow for development that is consistent within the existing development in the surrounding area.

The C2(P) Planned Service and Retail district could also be found suitable at this location.

The Planning & Inspections Staff also recommends approval of the Conditional Use Permit, provided that upon development public sewer will be extended and connected to serve this development.

1. The request will not materially endanger the public health and safety if located according to provisions of the County regulations and recommended in that a complete site plan review will be required prior to any development of the subject property;
2. The use will meet all required conditions and specifications – site plan review at staff level will be required prior to any permit application for this site as an assurance that the development will meet or exceed the minimum standards for non-residential development within the County;
3. The use will maintain or enhance the value of adjoining or abutting properties – the subject tracts were previously rundown manufactured home park which has since been vacated and the property owner owns the adjacent property; therefore, the property owner has a vested interest in not just maintaining but enhancing the value of the properties in the immediate area. If the site is developed according to the required ordinance standards and with the extension of public sewer into an area currently served by on-site septic systems this goal would be attained; and

4. The location and character of the use, if developed according to the plan as submitted and recommended, will be in harmony with the area in which it is to be located and in general conformity with Cumberland County's most recent Land Use Plan and adopted planning policies. As stated above, the property owner has agreed to extend and connect to the public sewer system, public sewer service for commercial development is a stated policy in the recently adopted Land Use Policies Plan and commercial development at this location would be consistent with existing development in the area.

The owner/applicant has been given a copy of this recommendation, with attachments; his agreement is pending.

Attachments:

- 1 – Site Profile
- 2 – Sketch Map
- 3 – Site Plan
- 4 – Ordinance-Related Conditions
- 5 – Application

P09-11
SITE PROFILE

P09-11: REZONING OF 6.00+/- ACRES FROM R6A RESIDENTIAL TO C(P) PLANNED COMMERCIAL OR TO A MORE RESTRICTIVE ZONING DISTRICT, LOCATED ON THE SOUTH SIDE OF CHARMAIN STREET, WEST OF MURCHISON ROAD, SUBMITTED BY ATTORNEY GARRIS NEIL YARBOROUGH AND OWNED BY CHARMAIN COMPANY, LLC.

Site Information:

Frontage & Location: 600.00'+/- on Charmain Street

Depth: 430.00'+/-

Number of Lots: 3

Jurisdiction: Cumberland County

Adjacent Property: Yes, east of subject properties

Current Use: Vacant lots

Initial Zoning: R6A – September 17, 1973 (Area 2A)

Nonconformities: None

Zoning Violation(s): None

Surrounding Zoning: North: R6A, C3, C3/CU (open storage of supplies and materials), C(P), C(P)/CUD (permitted uses with exclusions), M1(P) & M(P); East: C3 & C(P) (County & Fayetteville) R6 & M1; South: R6A, R6 & C3 (County & Fayetteville), PND & M1; West: R6A, R6A/CU(automotive repair, car storage for towing service & small used car lot) & C3

Surrounding Land Use: 2- Trade contractors, motor vehicle parts and accessories sales, 2- motor vehicle wrecking yards and junkyards, motor vehicle repair and/or body work, retail, and motor vehicle sales, religious worship facility, residential (including manufactured homes, 6 – manufactured home parks and 1- rental office)

Shaw Heights Land Use Plan: Commercial & Office/Flex Office/Mixed Use

Special Flood Hazard Area (SFHA): None

Water/Sewer Availability: PWC/PWC*

Watershed: Yes

Soil Limitations: None

School Capacity/Enrolled: Warrenwood Elementary: 450/421; Spring Lake Middle: 700/477; Pine Forest High: 1750/1591

Subdivision/Site Plan: See “Ordinance-Related Conditions”

RLUAC: No objection to this case

Accident Potential Zone (APZ): Subject property is not located within (APZ) or critical noise area.

Municipal Influence Area: City of Fayetteville

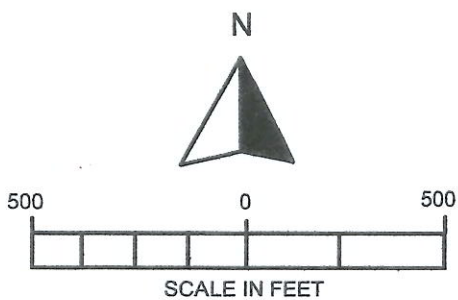
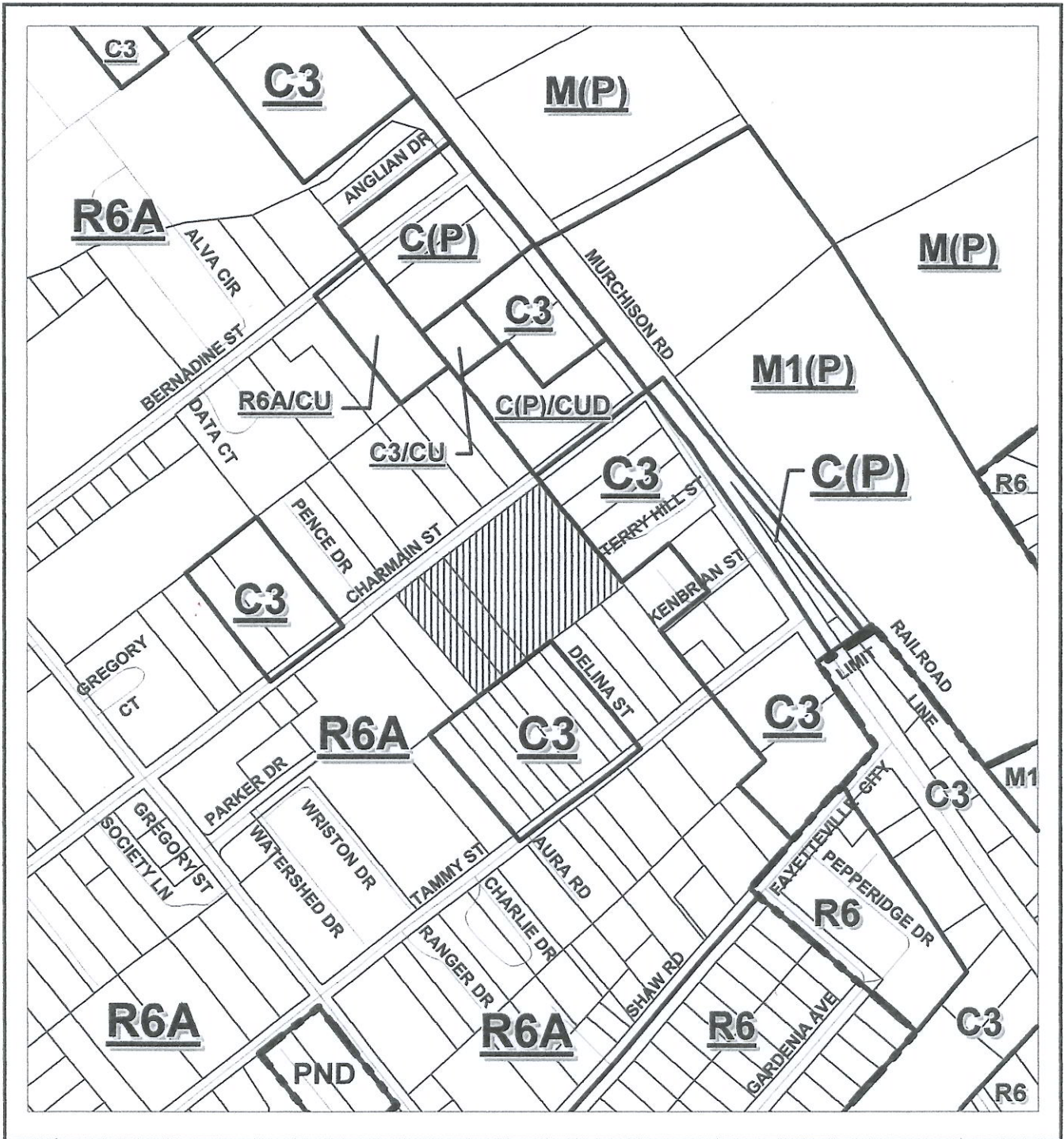
Average Daily Traffic Count (2006): 32,000 on Murchison Road (Hwy 210)

Highway Plan: Murchison Road is identified in the Highway plan as a major thoroughfare. This proposal calls for a multi-lane facility (U4900) with a right-of-way of 118 feet. Road improvements are included in the 2009-2015 MTIP.

* Applicant has agreed to extend and connect to public sewer upon development

First Class Mailed Notice Certification

A certified copy of the tax record owner(s) and their tax record mailing address is contained within the case file and is incorporated by reference as if delivered herewith.



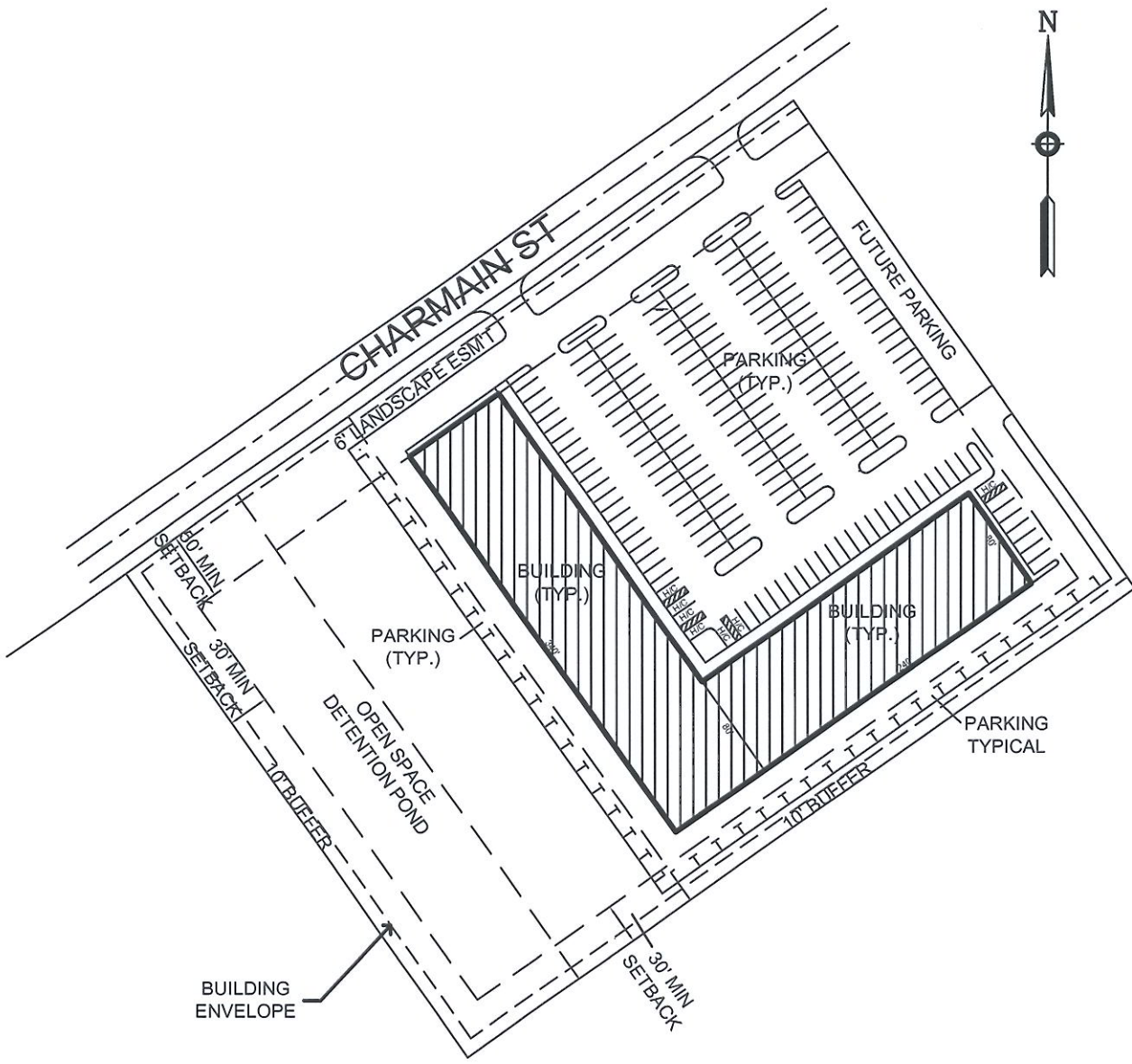
PIN: 0419-97-6234,4048,3062

REQUESTED REZONING R6A TO C(P)/CUD

ACREAGE: 6.00 AC.+/-

HEARING NO: P09-11

ORDINANCE: COUNTY	HEARING DATE	ACTION
STAFF RECOMMENDATION		
PLANNING BOARD		
GOVERNING BOARD		



CONDITIONAL USE DISTRICT AND PERMIT

**REQUEST: FOR ALL USES CURRENTLY ALLOWED IN THE C(P) DISTRICT
AND MANDATORY PUBLIC SEWER CONNECTION**

CASE: P09-11 ACREAGE: 6.00±

SCALE: NTS PARKING: TYPICAL SHOWN

*NOTE: THE STRUCTURES AND PARKING SHOWN ON THIS SITE PLAN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY BE MODIFIED WHEN SUBMITTED FOR STAFF SITE PLAN APPROVAL

*SCALED DETAILED SITE PLAN IN FILE AVAILABLE FOR REVIEW UPON REQUEST

4/29/2009

Conditional Use District and Permit

Ordinance-Related Conditions

Pre-Permit:

1. The developer must submit 16 copies of a detailed site plan to the Land Use Codes Section, Planning & Inspection Department, for staff review and approval prior to application for any permits. The site plan and application must include the specific use requested and all required ordinance-related items such as building location, setbacks, off-street parking, loading space(s), signs, buffers and landscaping.
2. A recombination plat (also known as a “No Approval Required” or “NAR”) must be submitted to Land Use Codes for review and approval for recording with the County Register of Deeds, and the plat must be recorded prior to any permit application for any structure and/or prior to the sale of any lot or unit within this development.

Watershed-Related:

3. An application for watershed approval must be submitted to the Watershed Review Officer (WRO) and plans must be approved by the WRO prior to submission of the NAR for approval for recordation and/or prior to application for any building/zoning permits. (Note: This approval may require additional conditions restricting the development of this property.) A copy of the WRO’s approval of this plat/plan must be submitted to Code Enforcement at the time of application for any permits.
4. Prior to application for the building final inspection, a Watershed Occupancy Permit must be issued for each lot/tract within this development.

Permit-Related:

5. The owner/developer(s) of these lots must obtain detailed instructions on provisions of the County Zoning Ordinance and permits required to place any structure within this development from the County Code Enforcement Section, Room 101 in the Historic Courthouse at 130 Gillespie Street. For additional information, the developer should contact a Code Enforcement Officer.
6. Connection to public water and sewer is required, the Public Works Commission (PWC) must approve water and sewer plans prior to application for any permits. A copy of the PWC approval must be provided to Code Enforcement at the time of application for building/zoning permits. (Section 2306 A.1, Public Water and Sewer Systems County Subdivision Ordinance)
7. New development where the developer will disturb or intends to disturb more than one acre of land is subject to the Post-Construction Stormwater Management Permitting Program (Phase II Stormwater Management Requirements) administered by the Division of Water Quality, North Carolina Department of Environment and Natural Resources. If one acre or more of land is to be disturbed, prior to the issuance of any building/zoning permits for this site, a copy of the State’s *Post-Construction Permit* must be provided to County Code Enforcement.
8. For any new development where the developer disturbs or intends to disturb more than one acre of land, the developer must provide the Code Enforcement Section with an approved NC Department of Environment and Natural Resources (NCDENR) sedimentation and erosion control plan (S&E) prior to any application for permits. (Note: If any retention/detention basins are required for state approval of this plan, then three copies of a revised plan must be submitted and approved by Planning & Inspections prior to application for any building/zoning permits.) A copy of the NCDENR approval must be provided to Code Enforcement at the time of application for any building/zoning permits.
9. The developer must provide a site-specific address and tax parcel number at the time of building/zoning permit application.
10. Landscaping must be provided in accordance with Section 1102 N, Landscaping, County Zoning Ordinance and must be shown on the site plan. The following are the minimum standards for the required landscaping of this site:

- a. One large shade tree or two small ornamental trees per 50 linear feet of street frontage;
- b. One ornamental tree for every 50 linear feet of building length and/or width and two shrubs for every ten linear feet of building length and/or width;
- c. One large shade tree or two ornamental shade trees for every 20 spaces required.

In addition:

- a. Required plant materials shall be maintained by the property owner, including replacing dead or unhealthy trees and shrubs; and
- b. All yard and planting areas shall be maintained in a neat, orderly, and presentable manner and kept free of weeds and debris.

Site-Related:

11. All uses, dimensions, setbacks and other related provisions of the County Subdivision and Zoning Ordinances for the C(P)CUD zoning district must be complied with, as applicable.
12. This conditional approval is not approval of any freestanding signs. Attached signage for this development must be in accordance with the applicable sign regulations as set forth in Article XIII of the County Zoning Ordinance and that the proper permit(s) must be obtained prior to the installation of any permanent signs on the property. (Note: This conditional approval is not approval of the size, shape, or location of any signs.)
13. "Charmain Street" must be labeled as "SR 1444 (Charmain Street)" on all future plans.
14. For any new development, an adequate drainage system must be installed by the developer in accordance with the NC Department of Environment and Natural Resources' (NCDENR) *Manual on Best Management Practices* and all drainage ways must be kept clean and free of debris. (Section 2306 D, County Subdivision Ordinance)
15. For new development, all utilities, except for 25kv or greater electrical lines, must be located underground. (Section 2306 C, County Subdivision Ordinance)
16. The owner/developer shall secure and maintain the detention/retention basin when constructed, keeping it clear of debris and taking measures for the prevention of insect and rodent infestation.
17. The developer must obtain a driveway permit from the NC Department of Transportation (NCDOT). A copy of the approved driveway permit must be provided to Code Enforcement at the time of application for building/zoning permits.
18. All lighting is required to be directed internally within this development and comply with the provisions of Section 1102 M, Outdoor Lighting, County Zoning Ordinance.
19. A solid buffer must be provided and maintained along all property lines where this tract/site abuts any residential district and if the proposed development is to have any outside storage, all outside storage must be screened from view from any public street in accordance with the provisions of Section 1102 G, Buffer Requirements, County Zoning Ordinance. (Note: Chain link fencing cannot be used to satisfy the buffer requirement.) The on-site buffer location and material proposed must be shown on the site plan.
20. All dumpster, garbage, and utility areas shall be located on concrete pads and screened on a minimum of three sides. This area must be shown on the site plan.
21. All required off-street parking spaces shall be a minimum of 9' x 20' and shall be surfaced with a permanent material such as asphalt or concrete and striped prior to application for the building final inspection. The specific use requested and/or size of proposed development will determine the minimum number of off-street parking spaces required. All spaces must be shown on the site plan.
22. Most non-residential uses require off-street loading spaces dependent upon the use and size of development. Loading spaces are required to measure 12' x 25' (with 14' overhead clearance) and are required to be shown on the site plan.

23. All notes and calculations as shown on the site plan and included on the application are to be considered as a part of this conditional approval.
24. Upon submission and review of the site plan, lateral access to adjacent properties may be required.
25. Noise levels shall not exceed 60 dB(A) between the hours of 10:00 pm and 7:00 am. In any event, the noise level, regardless of the time of day, shall not become a nuisance to neighboring properties and strict compliance with the County's Noise Ordinance is required.

Plat-Related:

26. Prior to submission of the NAR for approval for recording, a concrete sidewalk must be constructed along SR 1444 (Charmain Street). This sidewalk is required to meet the City of Fayetteville standard, contact the City Engineer for specifications. (Note: If the subject property is recombined with the property under the same ownership fronting on NC HWY 210 (Murchison Road), a sidewalk will be required along Murchison Road as well.)
27. Fire hydrants must be installed along all proposed streets and drives; hydrants must be located no further than 1,000 feet apart and at a maximum of 500 feet from any lot. (Section 2306 B, Fire hydrants, County Subdivision Ordinance)
28. A 10 foot wide utility easement must be provided along the rear property line and must be reflected on the NAR.
29. "Charmain Street" be labeled as "SR 1444 (Charmain Street)" on the NAR recombination plat.
30. Any/All easements must be reflected on the NAR and labeled as to type of easement, reference number for document creating the easement, and the name of the agency, individual, etc. who holds the easement.
31. If the subject property is recombined with the lots fronting NC HWY 210 (Murchison Road), right-of-way dedication and/or reservation most likely will be required and must be reflected on the NAR.
32. If all lots are not recombined, the NC Department of Transportation (NCDOT) may not allow a driveway for each individual lot and may require joint driveway(s).
33. A 25' right-of-way radius is required at all intersections and must be reflected on the NAR. (Note: This condition will apply if the subject property is also recombined with the property under the same ownership that fronts on NC HWY 210 (Murchison Road).
34. The NC Department of Transportation (NCDOT) stamp may be required to be affixed to the NAR prior to submission for approval for recording.
35. The notarized signature(s) of all current tax record owner(s) and notary certifications appear on the NAR when submitted for approval for recording. (Section 2503 D, Certificate of Ownership and Dedication, County Subdivision Ordinance)
36. The developer is reminded that the improvements must be in place or that NAR approval for recording will only be granted in accordance with Section 2502 B, C, or D, Final Plat – Guarantees of Improvements, Subdivision Ordinance. (Note: Once the improvements are in place, the developer is responsible for contacting Jeff Barnhill to schedule an inspection of the improvements.)

Plat-Required Statements:

37. All existing structures must be shown on the NAR or the NAR must reflect the following statement (Section 2504 D, County Subdivision Ordinance):

"Nonconforming structures have not been created by this recombination."

Other Relevant Conditions:

- 38. The applicant is advised to consult an expert on wetlands before proceeding with any development.
- 39. The owner/developer is responsible for ensuring easements which may exist on the subject property are accounted for, not encumbered and that no part of this development is violating the rights of the easement holder.
- 40. This conditional approval is not to be construed as all encompassing of the applicable rules, regulations, etc. which must be complied with for any development. Other regulations, such as building, environmental, health and so forth, may govern the specific development. The developer is the responsible party to ensure full compliance with all applicable Federal, State, and local regulations.

If you need clarification of any conditions, please contact Ed Byrne at 910-678-7609 or Patti Speicher at 910-678-7605; otherwise, contact the appropriate agency at the contact numbers below.

Contact Information (Area Code is 910 unless otherwise stated):

Watershed Officer/Improvements:	Jeff Barnhill	678-7765
Subdivision/Site Plan/Plat	Ed Byrne	678-7609
Code Enforcement (Permits):	Ken Sykes	321-6654
PWC:	Heidi Maly	223-4773
Fayetteville Planning:	Marsha Bryant	433-1416
Fayetteville Engineer (Easements):	Rusty Thompson	433-1660
Fayetteville Engineer (Sidewalks):	Randy Lane	433-1661
Fayetteville Engineer (Stormwater):	Jeffrey Brown	433-1691
Corp of Engineers (wetlands):	Ronnie Smith	(910) 251-4829
NCDENR (E&S):	Sally McKinney	433-3300
E911 Site-Specific Address:	Ron Gonzales	678-7616
Tax Parcel Numbers:		678-7549
NCDOT (driveways/curb-cuts):	Gary Burton	486-1496
Transportation Planning:	Bobby McCormick	678 7632
N.C. Division of Water Quality:	Mike Randall	(919) 733-5083 ext. 545

cc: Marsha Bryant, City of Fayetteville

TO THE CUMBERLAND COUNTY JOINT PLANNING BOARD AND THE BOARD OF COUNTY COMMISSIONERS OF CUMBERLAND COUNTY, NC:

I (We), the undersigned, hereby submit this application, and petition the County Commissioners to amend and to change the zoning map of the County of Cumberland as provided for under the provisions of the County Zoning Ordinance. In support of this petition, as hereinafter requested, the following facts are submitted:

1. APPLICANT/AGENT: Charmain Company, LLC
2. ADDRESS: 2153 Valleygate Drive, Ste. 002, Fayetteville, NC 28304
3. TELEPHONE: (Home) n/a (Work) 910-486-4975
4. Location of Property: Lots 54, 55, 56, 57, 58 and 59 in Shaw Heights subdivision on Charmain Street
5. Parcel Identification Number (PIN #) of subject property: 0419-97-6234; 0419-97-4048; 0419-97-3062. (also known as Tax ID Number or Property Tax ID)
6. Acreage: 4.00 Frontage: 400.00 Depth: 435.60
Acreage: 1.00 Frontage: 100.00 Depth: 435.60
Acreage: 1.00 Frontage: 100.00 Depth: 435.60
7. Water Provider: PWC
8. Septage Provider: Septic Tank
9. Deed Book 7787, Page 225, Cumberland County Registry. (Attach copy of deed of subject property as it appears in Registry).
10. Existing use of property: Vacant Land
11. Proposed use(s) of the property: Commercial.

NOTE: Be specific and list all intended uses.

12. It is requested that the foregoing property be rezoned FROM: R6A
TO: (select one)
XX Conditional Use District, with an underlying zoning district of C(P)
(Article V)
_____ Mixed Use/Conditional Use District (Article VI)
_____ Planned Neighborhood District/Conditional Use District (Article VII)
_____ Density Development/Conditional Use District, at the _____ Density
(Article VIII)

APPLICATION FOR
CONDITIONAL USE DISTRICT AND PERMIT

1. PROPOSED USE(S):

- A. List the use(s) proposed for the Conditional Use District and Permit. (Use of the underlying district will be restricted only to the use(s) specified in this application.)

Uses as are allowed by C(P) zoning

- B. Density: List the amount of acreage that will be residential, commercial, and/or open space, and the number of lots and/or dwelling units proposed.

All property (6 acres +/-) will be used for commercial purposes. There will be open space, storm water features, landscape setbacks and buffers as required by the zoning and storm water regulations. It is intended that there will only be one building subject to internal partitioning to meet the needs of tenants or other occupants. Parking and entrance areas will be located as designated by the site plan review process.

2. DIMENSIONAL REQUIREMENTS:

- A. Reference either the dimensional requirements of the district, Sec. 1104 or list the proposed setbacks.

All dimensional requirements of the district will be met. Setbacks will be as shown on the Site Plan.

- B. Off-street parking and loading, Sec. 1202: List the number of spaces, type of surfacing material and any other pertinent information.

There will be approximately 242 parking spaces on impervious surfacing material. Loading will occur off street.

3. SIGN REQUIREMENTS:

Reference the district sign regulations proposed from Sec. 1306.

All sign requirements within the district will be met.

4. LANDSCAPE AND BUFFER REQUIREMENTS:

- A. For all new non-residential and mixed use development abutting a public street, indicate the number of large or small ornamental trees used in the streetscape, yard space, and/or parking areas, plus the number of shrubs (Sec. 1102N). NOTE: All required landscaping must be included on the site plan.

Landscaping will be as shown on Site Plan and subject to approval during the plan review process.

- B. Indicate the type of buffering and approximate location.

Buffering will be vegetative in nature and will be located on site in the buffer areas between the commercial uses and any residential properties as designated in the site plan review process.

5. MISCELLANEOUS:

List any information not set forth above, such as the days and hours of the operation, number of employees, exterior lighting, noise, odor and smoke, emission controls, etc.

This property will be utilized for normal, commercial and/or office uses as allowed in a C(P) zone. However, C(P) use shall not be initiated until public sewer is available to the property.

The subject property will be utilized in conjunction with the C3 zoned property owned by the Petitioner between the site and Murchison Road with access for the site to Murchison Road across the C3 property as designated during the site plan review process. This use of the property will be effectuated either by recombination or a zero lot line development.

6. SITE PLAN REQUIREMENTS:

The application shall include a site plan drawn to the specifications of Sec. 1402. If the proposed uses involve development subject to the County Subdivision Ordinance, the site plan required may be general in nature, showing a generalized street pattern, if applicable, and the location of proposed uses. If the proposed uses include development not subject to the Subdivision Ordinance, the site plan shall be of sufficient detail to allow the Planning and Inspections Staff and the Planning Board to analyze the proposed uses and arrangement of uses on the site. It shall also include the footprints of all buildings (proposed and existing), the proposed number of stories, location and number of off-street parking and loading spaces, proposed points of access to existing streets and internal circulation patterns. In addition, the location of all proposed buffers and fences and landscaping shall be included on the site plan.

7. ACKNOWLEDGEMENT:

It is understood by the undersigned that the official zoning map, as originally adopted and subsequently amended, is presumed to be appropriate to the property involved and that the burden of proof for a zoning amendment (change) rests with the petitioner.

It is the responsibility of the petitioner (personally or by agent) to submit to the Planning and Inspections Department a valid request, not incompatible with existing neighborhood zoning patterns.

In order for the Planning Board to offer a favorable recommendation, and for the Board of Commissioners to approve, any Conditional Use District and Permit they must find from the evidence presented at their respective public hearing that:

- A. The use will not materially endanger the public health or safety if located according to the plan submitted and recommended;
- B. The use meets all required conditions and specifications;
- C. The use will maintain or enhance the value of adjoining or abutting properties, or that the use is a public necessity; and
- D. The location and character of the use, if developed according to the plan as submitted and recommended, will be in harmony with the area in which it is to be located and in general conformity with Cumberland County's most recent Comprehensive Land Use Plan and adopted planning policies.

I further understand I must voluntarily agree to all conditions proposed for the Conditional Use Permit.

The undersigned hereby acknowledge that the Planning and Inspections Staff has conferred with the petitioner or assigns, and the application as submitted is accurate and correct.

1. Charmain Company, LLC
NAME OF OWNERS (PRINT OR TYPE)

2153 Valleygate Drive, Ste. 002, Fayetteville, NC 28304
ADDRESS OF OWNER(S)

N/A
HOME TELEPHONE #

910-486-4975
WORK TELEPHONE #


SIGNATURE OF OWNER(S)

SIGNATURE OF OWNER(S)

Garris Neil Yarborough
NAME OF AGENT, ATTORNEY, APPLICANT (by assign) (PRINT OR TYPE)

PO Box 705 Fayetteville, NC 28302
ADDRESS OF AGENT, ATTORNEY, APPLICANT

N/A
HOME TELEPHONE #

910-433-4433
WORK TELEPHONE #


SIGNATURE OF AGENT, ATTORNEY
OR APPLICANT

- * **ALL record property owners must sign this petition.**
- * **The contents of this application, upon submission, becomes "public record."**

**CUMBERLAND COUNTY ZONING ORDINANCE
FEE SCHEDULE**

REQUESTED ZONING DISTRICTS ¹	LESS THAN 5 ACRES	5 TO 50 ACRES	50 TO 100 ACRES	100+ ACRES
CONDITIONAL USE DISTRICTS ² RESIDENTIAL DD/CUD	\$500	\$500	\$500	\$500
CONDITIONAL USE DISTRICTS ² NONRESIDENTIAL PND/CUD MXD/CUD	\$700	\$800	\$800	\$800

1 If more than one zoning district is requested in the same application, the highest fee for the district requested will apply.
2 If a general rezoning is requested and based on recommendations of the Planning Board or County Commissioners, the applicant desires to submit a Conditional Use District and Permit application, the original application fee will be credited towards the Conditional Use District and Permit application fee.