



**TRANSYLVANIA COUNTY
PISGAH FOREST COMMUNITY**

**ZONING APPLICATION AND
SITE PLAN CHECKLIST**

(Zoning Permit Number _____)

GENERAL SITE STANDARDS FOR ALL APPLICATIONS (Section 23.4)		
Pre.	Final	Minimize adverse effects on health or safety in areas around the proposed use.
		Minimize effects of noise, glare, dust, solar access and odor around proposed use.
		Minimize traffic congestion so as not to endanger public safety.
		Comply with applicable federal, state and local laws, rules and regulations.
		Consistent with the Transylvania County Comprehensive Plan.
		Consistent with Transylvania County Thoroughfare Plans.
		Minimize environmental impacts on surrounding areas.
SITE PLAN REQUIREMENTS FOR ALL APPLICATIONS (Section 24.3)		
Pre.	Final	Names, addresses and phone numbers of applicants and owners.
		Plan scale, north arrow and vicinity map.
		Tax PIN for all parcels.
		Name, address, signature and seal of the site plan preparer.
		Surveyed boundary lines of any parcel, or portion thereof, that will contain the proposed use, and surveyed points of building finished grades to the nearest foot.
		Proposed location, use and dimensions of all structures and areas not within structures devoted to principal uses.
		Proposed location and dimensions of stated minimum buffers and setbacks.
		Existing site conditions including structures, watercourses, flood hazard areas, utilities, roads and right of ways.
		Proposed locations, dimensions and arrangement of parking and loading areas.
		Proposed locations (including line and grade) of access and service roads.
		Proposed location and description of facilities for sewage disposal, water supply, stormwater drainage and other utilities.
		Proposed location and description of fencing and screening.
		Proposed location and description of outdoor lighting.
		Owners of adjacent parcels of land.
		Contours of 5 foot intervals or less and designation of 25% slopes

For Special Uses and P.U.D.'s please continue to next page for required information

REQUIREMENTS FOR SPECIAL USES (Sections 23.7 & 24.4-24.10)

Pre.	Final	
		Complete minimum standards table section 23.7.
		Names, mailing addresses and PIN's for adjoining property owners.
		Schedule of proposed hours of operation.
		Statement of noise generation and mitigation plan.
		Outdoor lighting plan.
		Fencing and screening plan.
		Detailed description of operation.
		Material Safety Data Sheets.

REQUIREMENTS FOR P.U.D.'s (Section 35.1-35.4)

Pre.	Final	
		Ownership documentation.
		Frontage.
		Building height.
		Access to each property, residential or commercial.
		Perimeter privacy.
		Documentation of approved water and waste water systems.
		Parking plan.
		Loading plans.
		Steep slope development compliance.
		Open space plans and legal documentation.
		Plans and documentation for permanent maintenance of open spaces.