**17.19. - Special Uses.**

17.19-1 - The Planning Commission shall review and the Grantville City Council shall approve or deny special uses which are specifically authorized by this Ordinance. Public Hearing are required. (See hearing requirements)

17.19-2 - Conditions and Limitations. The Planning Commission shall include any condition, requirement, or limitation which may be necessary to protect adjacent properties and carry out the provisions of this Ordinance in its review and the Grantville City Council may impose conditions, requirements or limitations it deems necessary. If at any time after a special use permit has been issued, the Zoning Administrator or Building Official finds that the conditions imposed and the agreements made have not been or are not being fulfilled by the holder of a special use permit, the permit shall be terminated. The applicant shall file an Acceptance of Conditions form, provided by the City of Grantville, and the certificate shall be notarized.

17.19-3 - Procedure. Application for a special use shall be filed with the Office of the Zoning Administrator, and the Planning Commission shall have thirty (30) days within which to consider each request and make written recommendations to the Grantville City Council. A public hearing is required by the Grantville City Council. (see Public Hearing Requirements). Upon receiving recommendations from the Planning Commission or after the thirty day period has expired, the Grantville City Council shall schedule the proposed special use to be voted on at the next regularly scheduled Council meeting. Each application shall be accompanied by a simple sketch of the site, showing the following:

a. General Location of existing structures and property lines.

b. Present zoning of adjacent property.

c. Existing use of adjacent property.

d. Location of proposed buildings and land use.

e. A legal description of the property.

f. Setbacks

g. Parking spaces if applicable

17.19-4 - Specifically, in order to grant approval of a special use, the County Commission must find the following standards have been met:

a. The available existing street system is adequate to efficiently and safely accommodate the traffic which will be generated by the proposed use or development.

b. The existing public utilities, facilities and services are adequate to accommodate the proposed use or development.

c. The use or development will not generate or cause conditions such as noise, light, glare, odor or similar objectionable features which would reduce the value, use or enjoyment of surrounding properties.

d. The use would not have a detrimental environmental impact on the surrounding area.

e. The use would not adversely affect the health, safety, morals, and general welfare of the community.

f. Fee. Each application for a special use shall be assessed a fee according to fee schedule posted in Grantville City Hall and approved by the City Council to partially defray administrative and notification costs.