

REQUEST FOR BOARD ACTION / CONTRACT CONTROL FORM

Tracking Number: 26.

Date of Request: August 6, 2007

Date Request Received: August 6, 2007

Board Meeting Date Requested: August 20, 2007

Board Meeting Date Assigned: August 20, 2007

Short Title: Approval Of A Revision To Special Use Permit To Construct And Operate A Dry Boat Storage Facility

- Request Status:**
- Request is proceeding to Board of Commissioners
 - More information is needed – see attached
 - Request on hold – no further information needed
 - Other:

Background: The project will consist of a dry boat storage facility. The property consists of approximately 10 acres and is zoned RT, Rural Transition with SHM Boat Storage, LLC, applicant, and owner.

Specific Action Requested: The Board of Commissioners is requested to hear a revision of the special use permit to construct and operate a dry boat storage facility.

(Administrative Use Only)

Requested by: Planning Staff
Department: Planning Department
Title: Planning
Contact Phone: 910.259.1202
Contact Fax: 910.259.3735

CONTRACT TYPE

- Renewal
- For Service(s)
- Intergovernmental – County as Grantee
 - Federal Grantor
 - State Grantor
 - Grant or
- County as Grantor
 - County Funds
 - Other Funds:
- Revision
- For Equipment

PURCHASING Budgeted Item: Yes No
Date Rec'd: Reviewed and Approved
 Comments on Reverse

Date Sent: Signed:

ATTORNEY Reviewed and Approved
Date Rec'd: Legal Problem(s)
 Comments on Reverse

Date Sent: Signed:

FINANCE Sufficient Funds Available
Date Rec'd Not Available
 Budget Amendment Necessary
 Budgeted Amendment is Attached
 Comments on Reverse

Date Sent: Signed:

CLERK Signature(s) Required:
 Board Chairman/County Manager
 Other:

Date Rec'd Approved by Board: Yes No
At meeting on

Revision of Special Use Permit to Construct and Operate a Dry Boat Storage Facility

SUBJECT: **CASE NO:** 07-08-20-28R
PROPERTY RECORD NO: 3271-64-6831-0000
APPLICANT: SHM Boat Storage, LLC
OWNER: SHM Boat Storage, LLC

ACTION REQUESTED: Approval of Revision of Special Use Permit for Construction and Operation of a Dry Boat Storage Facility with boat cleaning and maintenance services within an enclosed building.

HISTORY/BACKGROUND:

Project Location: The property is located at 11331 US Hwy 17, just north of the intersection with Scott's Hill Loop Road in southeastern Pender County. The site is adjacent to the Carolina Power and Light substation off Highway 17. (See attached vicinity map).

Project Description: This revision to a previously approved Special Use Permit is for the realignment of the access road and minor reconfiguration of the buildings to accommodate the road alignment and wetlands. These changes are being proposed due to the fact the original entranceway permit was denied by the NCDOT. There will be no change in the use or functions outlined in the existing Special Use Permit for this property. These changes are mandatory to provide use, service and better quality to the adjoining property owners.

The project will consist of a Dry Boat Storage Facility with accommodations for boat cleaning and detailing, regular boat maintenance, transportation to Scotts Hill Marina, fueling and general provisions. Construction activities will include site grading, stormwater collection and delivery, utility installation, paving, building construction, wall and fence installation, and landscaping.

The property to be developed consists of approximately 10 acres zoned RT, Rural Transition. The facility will include 4 main storage buildings to house the boats. An office building, fuel storage and pump area, wash area, and 4 mobile work racks are also proposed. Access will be provided in two locations off of a collector street intersecting with US Highway 17 that will eventually lead into the East Haven Planned Development (See attached site plan and narrative).

The hours of operation will be from one half hour before sunrise to one hour after sunset, 7 days per week. During peak season 3 two-man truck and trailer crews will operate the facility. During the off-season 2 two-man truck and trailer crews will operate the facility. The leasing and sales office will be open Tuesday through Saturday 8 AM to 5 PM and will be operated by a manager and one other employee.

21 parking spaces are allocated, which exceeds the minimum parking requirements set forth by the Pender County Zoning Ordinance for warehousing and storage.

EVALUATION:

- A) Public Notifications:** Advertisements for the proposal have been placed in the Topsail Voice and Pender Post. Adjacent property owners were notified by first class mail. Special Use Permit signs were posted on or near the proposed site.
- B) Basis for Granting SUP:** See attachment A for approval procedures (15.3 of Zoning Ord.) and revocation procedures (15.4b of Zoning Ord.).
- C) Zoning Ordinance Compliance:** This property is Zoned RT, Rural Transition and a Dry Boat Storage Facility is permitted via Special Use Permit.
- D) Land Use Plan Compliance:** This property is classified as an Urban Growth area. This request is consistent with the 2005 Land Use Plan (See attached CAMA Land Use map).
- E) Existing Land Use in Area:** The property is surrounded by vacant land to the north, east and west. The Carolina Power and Light substation exists to the southwest. Further south along Highway 17 is an area of moderate commercial development.
- F) Site Access Conditions:** The property has direct access to US Highway 17.
- G) Conditions To Consider In Issuing A Special Use Permit For This Project:**

**PENDER COUNTY
SPECIAL USE PERMIT APPLICATION FORM**

THIS SECTION FOR OFFICE USE

Application No.		Date	7/19/2007
Permit Fee	280.00	Receipt No.	072190

APPLICANT INFORMATION

Applicant Name: SHM Boat Storage, LLC	Owner Name: SHM Boat Storage, LLC
Address: One Hanover St. Wilmington, N.C. 28401	Address: One Hanover St. Wilmington, N.C. 28401
Phone No: 910-362-4012	Phone No: 910-362-4012
Legal relationship of applicant to owner: One in the Same	

PROJECT INFORMATION

Property tax record No: 3271-64-6831-0000	Total acreage
Zoning Designation: RT	In property: 12.75
Acreage to be used for project:	Acreage to be disturbed:
Project location and address: 11331 U.S. Hwy 17	
Describe activities to be undertaken on project site: Dry Boat Storage	

SIGNATURES

Applicant: <i>Daniel White Men.</i>	Date: 7-16-07	Owner:	Date:
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NOTICE TO APPLICANT

1. Applicant must also submit the information described on page two of this form.
2. Applicant or agent authorized in writing must attend the public hearing.
3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Board of Commissioners or other authorized person agrees to table or delay the hearing.
4. Applicant may wish to review the required findings for approval of a Special Use Permit(p. 3).

SHM Boat Storage, LLC
One Hanover St.
Wilmington, NC. 28401
Ph. 910-362-4012

July 18, 2007

Mr. Joey Raczkowski, Planning Director
Pender County Planning Dept.
805 Walker St.
Burgaw, North Carolina 28425

Re: Scotts Hill Marina Boat storage- **Request for County Review**

- **Application for modification of Special Use Permit**
- **Applicant: SHM Boat Storage, LLC**
- **c/o David White**

Dear Mr. Raczkowski,

We are pleased to submit this application packet for review by Pender County. We are requesting review of this project by the Board of County Commissioners on August 20, 2007.

We are requesting approval of a modification of the Special Use Permit for 1 tract of land totaling 12.75 acres located at 11331 U.S. Hwy. 17. The approved permit which was approved 8-21-06, was for development of a dry storage facility with cleaning, servicing and light maintenance provided on the approximate 7 to 8 acres located to the rear of property and the approximate 4 +/- in the front designated future development was not part of this SUP.

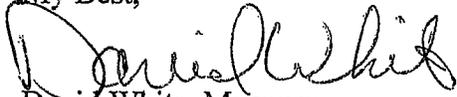
Final engineering of this site revealed that the proposed road on the original approved site plan would not function properly for the property and adjoining properties to the southwest due to NCDOT requirements which is further described in the project narrative. We are not requesting a change in the use but an approval of the realignment of the road and minor reconfiguration of the buildings to accommodate the road realignment and wetlands.

Please reference the attached Site Plan, project narrative statement and accompanying documents for detailed information. Enclosed are the following items:

- Special Use Permit Application
- Project Narrative
- Addressed Envelopes for property owners, applicant and adjacent owners
- Legal descriptions and maps
- Fees Check
- Site Plan

We will be happy to provide any additional information you may need. If you or any of the staff have questions please call. Thank you.

My Best,

A handwritten signature in cursive script that reads "David White". The signature is written in black ink and is positioned above the printed name.

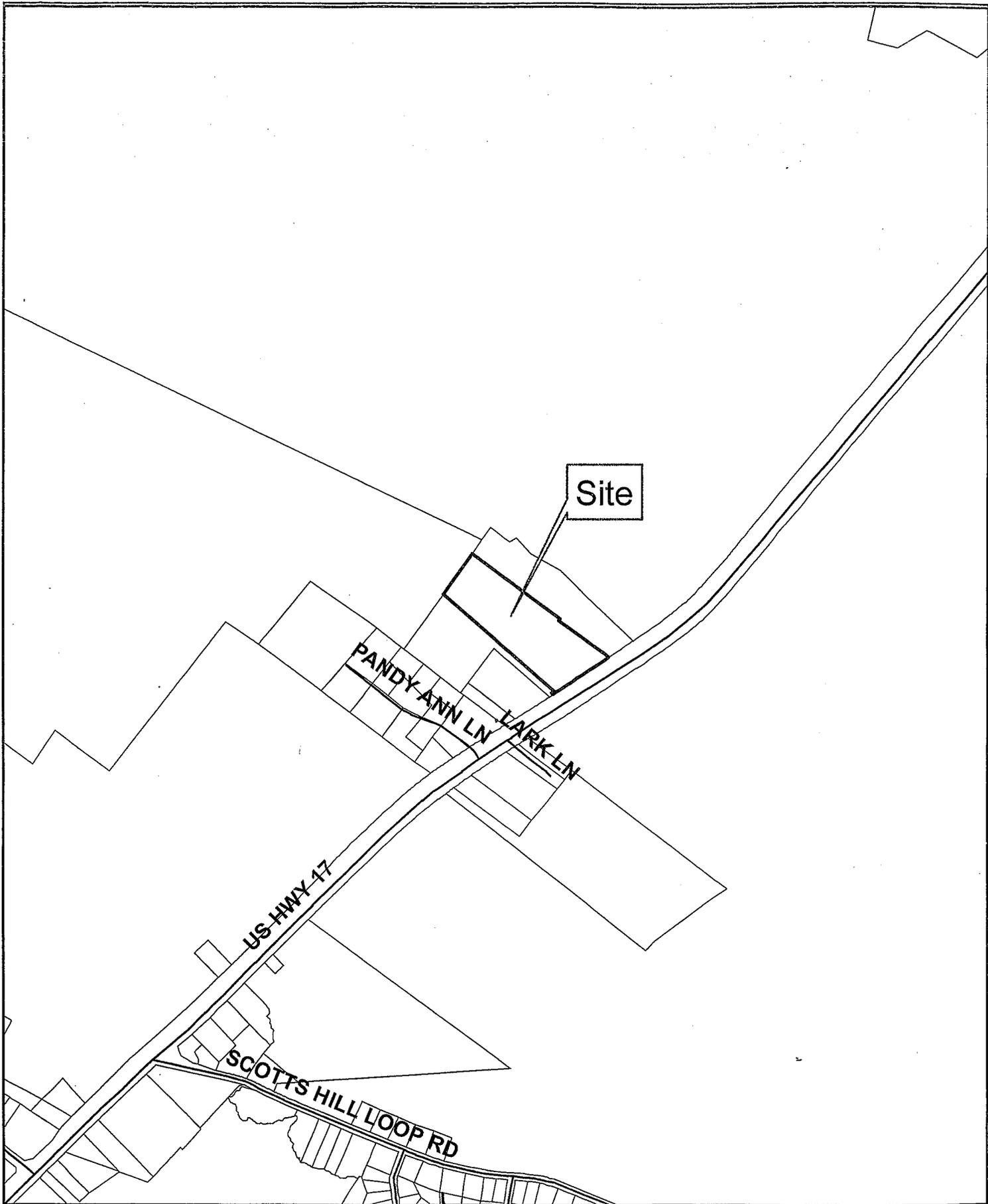
David White, Manager

Scotts Hill Boat Storage Project Narrative

Scotts Hill Boat Storage is a marine concierge & boat storage facility that received a special use permit from the Pender Co. Board of Commissioners on August 21, 2006. In the latter planning and engineering stage of this project we discovered that the road that was proposed on the submitted and accepted site plan would not function properly and was not accepted by NCDOT when applying for our entranceway permit. The reason was that traffic stacking, loading and design standards would not allow for left traffic turns into the adjoining properties for a minimum of 500 feet to the southwest of the access road. The road on the approved site plan could not accommodate this. This road, curb cut and median cut from highway 17 are the only access allowed for the two adjacent property owners to the southwest and SHM Boat storage. The realignment and reconfiguration of the road and improvements was not an option that we had control of. The building reconfiguration is a function of the road realignment and to avoid wetland impacts.

Engineering shows that this realignment will move traffic calmer, faster with less congestion and we feel that this change will allow for much more privacy, quality of project and noise reduction to the adjacent northeast property owners.

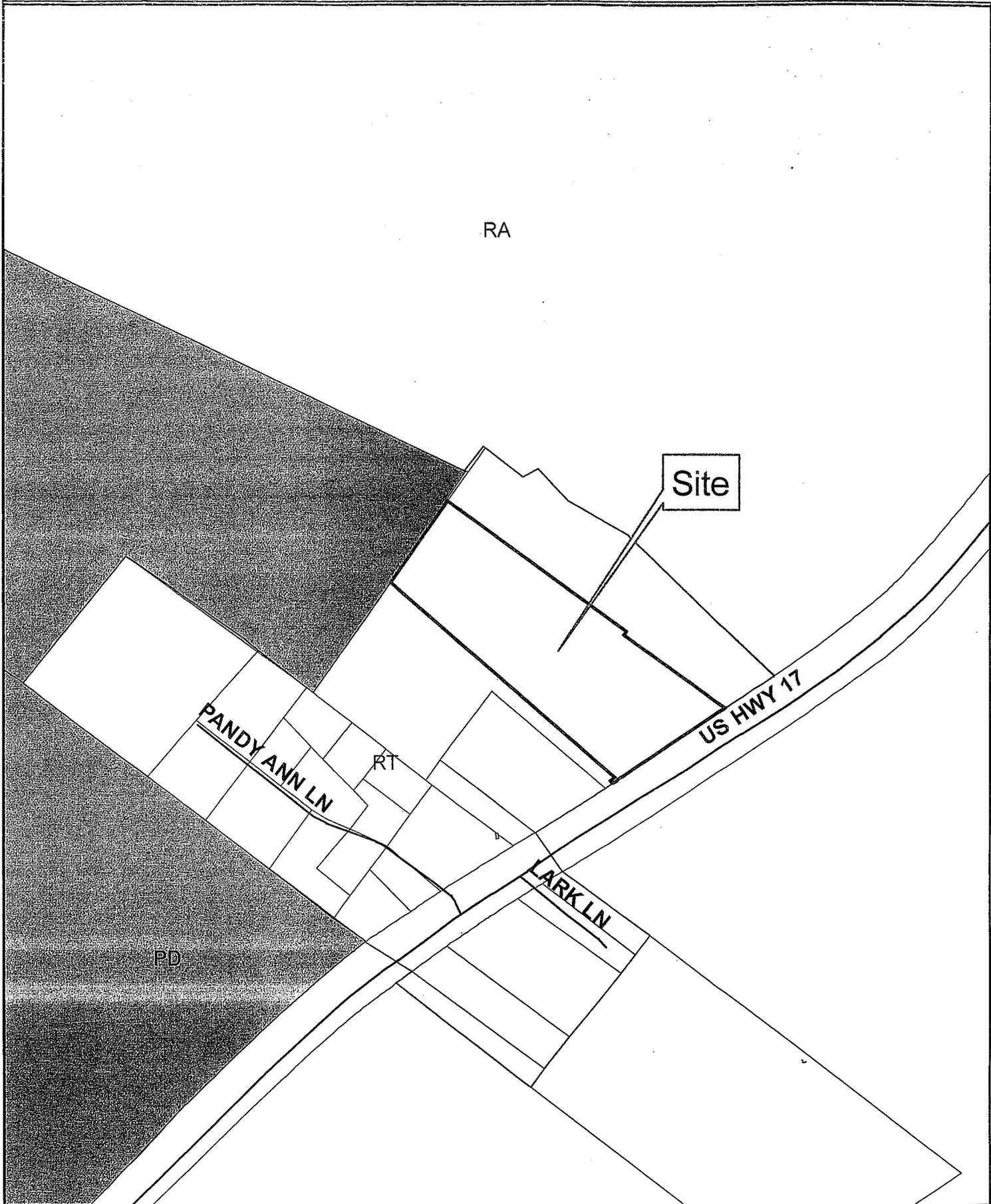
In no way are we changing the use or functions outlined in the existing Special Use Permit for this property however these proposed changes are mandatory to provide use, service and better quality to the adjoining property owners.



1 inch equals 1,000 feet



Special Use Permit - SHM Boat Storage, LLC
Vicinity Map



RA

Site

PANDY ANN LN

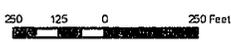
RT

US HWY 17

LARK LN

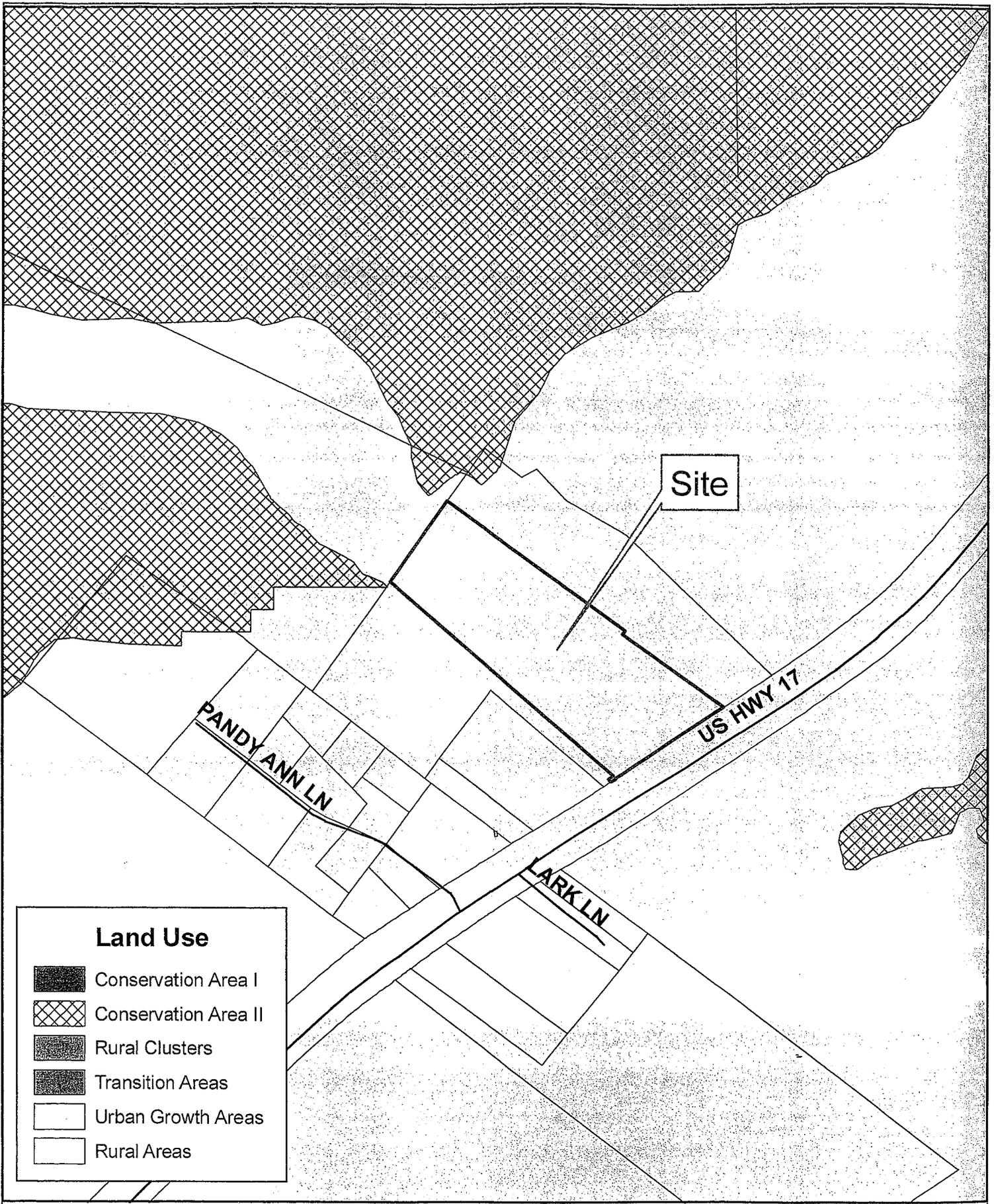
PD

1 inch equals 500 feet

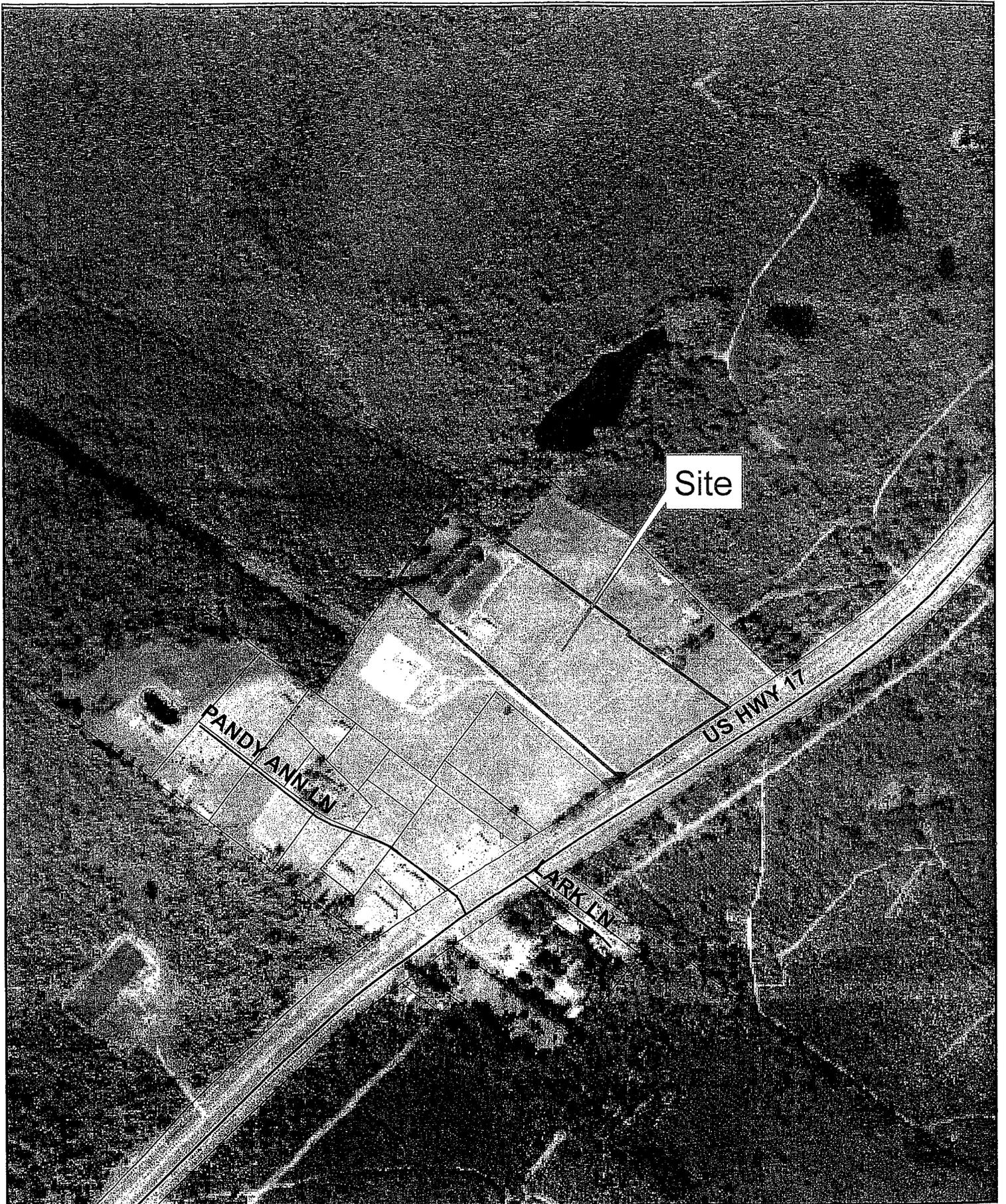


Special Use Permit - SHM Boat Storage, LLC

Zoning



Special Use Permit - SHM Boat Storage, LLC
 CAMA Land Use



Special Use Permit - SHM Boat Storage, LLC
Orthos (2003)