

# REQUEST FOR BOARD ACTION / CONTRACT CONTROL FORM

Tracking Number: 15.

Date of Request: September 4, 2007

Date Request Received: September 5, 2007

Board Meeting Date Requested: September 17, 2007

Board Meeting Date Assigned: September 17, 2007

Short Title: Approval Of An Amendment To An Existing Special Use Permit, For All Carolina Crane Rental, Llc.

- 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 applicant is requesting an amendment to the previous Special Use Permit that was issued in March of 2001, with the addition of Equipment Rental and Leasing, Automobile Rentals, Parking/Storage of Operable Licensed. The property consists of 5.15 acres and is zoned RT, Rural Transitional District.

(Administrative Use Only)

Specific Action Requested: The Board of Commissioners is requested to hold a special use permit hearing for a crane and equipment rental business.

## CONTRACT TYPE

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

- 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

INTRODUCED BY: Planning Staff

DATE: September 17, 2007 ITEM NO: \_\_\_\_\_

**Special Use Permit for Motor Freight Transportation/Warehousing; Automobile, Truck and Small Engine Repair, Equipment Rental and Leasing, Automobile Rentals, Parking/Storage of Operable Licensed Motor Vehicles**

**SUBJECT:** CASE NO: 07-08-20-26  
PROPERTY RECORD NO: 3234-41-8035-0000  
APPLICANT: All Carolina Crane Rental LLC  
OWNER: Susan S Craver

**ACTION REQUESTED:** Approval of an amendment to an existing Special Use Permit, for a Crane and Equipment Rental Company, All Carolina Crane Rental, LLC.

**HISTORY/BACKGROUND:**

**Project Location:** The project is located in the Rocky Point Business Park on the west side of US Highway 117 South, adjacent and south of West Strawberry Lane.

**Project History:** On March 19, 2001 a Special Use Permit was issued for American Hauling. The Special Use Permit was issued for motor freight transportation/warehousing, and automobile, truck and small machinery repair (please see attached SUP).

**Project Description:** The applicant is requesting a special use permit to accommodate a new business operation on the site. The property, consists of 5.15 acres and is zoned RT, Rural Transitional District. The applicant is requesting an amendment the previous Special Use Permit that was issued in March of 2001, with the addition of Equipment Rental and Leasing, Automobile Rentals, Parking/Storage of Operable Licensed Motor Vehicles. All Carolina Crane Rental LLC will occupy the existing 10,000 building on the site, with additions proposed to the building at a later date. There is an existing 4-6 berm ft. around the boundaries of the property lines. All Carolina Crane Rental will have 23 employees. The hours of operation will be 6am to 6pm Monday through Saturday, except for occasional emergency repairs.

- 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 Ordinance.) and revocation procedures (15.4b of Zoning Ordinance).
- C) Zoning Ordinance Compliance** This property is zoned RT, Rural Transitional District; Equipment Rental and Leasing, Automobile Rentals, Parking/Storage of Operable Licensed Motor Vehicles are all permitted uses in RT. (Section 8, Zoning Districts and Regulations, of Zoning Ordinance.)
- D) Land Use Plan Compliance:** This property is classified as Urban Growth Area by the 2005 CAMA Land Use Plan. This land classification provides for the continual development of provided with water and/or sewer services or where the county is actively engaged in planning these community services. These areas also have excellent access to the regional transportation system for a mixture of more intensive commercial and industrial or jobs creating uses and a range of residential land uses and housing types.
- E) Existing Land Use in Area:** All Carolina Crane Rental site primary surrounded by to the north a vacant lot in the Rocky Point Business Park with 3 Single family homes abutting the business park, Briggs Equipment rentals is also to the northeast. To the east across Highway 117 are 2 single family units; one appears to be vacant and a warehouse in the Business Park. Vacant forest land lies to the south and west.
- F) Site Access Conditions:** The property has direct access to US Highway 117, which is DOT maintained.
- G) Conditions to Consider in Issuing a Special Use Permit for this Project:**
  - 1. Unless approved otherwise as a condition of the permit, a Special Use Permit shall expire and become void, if a final zoning permit has not been issued for the project within 12 months.

2. The project shall comply with all requirements of the Commercial Development Standards and Site Plan Review, Section 9.14 of the Pender County Ordinance.
3. A separate permit must be obtained for any proposed signs. Signs shall be in accordance with Section 16 of the Pender County Zoning Ordinance.
4. No junk, debris, trash, recycled or salvaged materials, or inoperable vehicles shall be stored on the site outside a completely enclosed building.
5. No outside storage of materials, merchandise, or equipment will be permitted on the site, as this not a permitted use in the RT, Rural Transitional District.
6. No automobiles, trucks or equipment for sale will be allowed on the site, as this is not a permitted use in the RT, Rural Transitional District.
7. No parking or storage of vehicles not associated with the business will be allowed on this site.
8. Booms for cranes must remain in the lowered position during storage on the property.
9. Access to US Highway 117 must meet NCDOT Standards, a driveway permit must be applied for with NC DOT
10. Business will not use Strawberry Lane for access
11. The obligations imposed by this permit will be the responsibility of the property owner and operator and shall continue in effect for the duration of this permit.
12. The project shall be developed and maintained in accordance with the applicant's final revised site plan as approved by the Zoning Administrator, the Zoning Ordinance and the conditions contained in this permit.

**RESOLUTION: NOW, THEREFORE, BE IT RESOLVED**, that on September 17, 2007, the Pender County Board of Commissioners considered a Special Use Permit All Carolina Crane Rental LLC as described herein. The Chairman is authorized to execute the order implementing this resolution and provide notice to the applicant of the action taken herein.

**AMENDMENTS:**

MOVED \_\_\_\_\_ SECONDED \_\_\_\_\_

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ UNANIMOUS \_\_\_\_\_

YEA VOTES: Rivenbark \_\_\_\_\_ Blanchard \_\_\_\_\_ Brown \_\_\_\_\_ Tate \_\_\_\_\_ Williams \_\_\_\_\_

\_\_\_\_\_  
Chairman

September 17, 2007  
Date

\_\_\_\_\_  
ATTEST

September 17, 2007  
Date

**PENDER COUNTY  
SPECIAL USE PERMIT APPLICATION FORM**

**THIS SECTION FOR OFFICE USE**

Application No.	<u>07-09-17-29</u>	Date	<u>8-22-2007</u>
Permit Fee		Receipt No.	<u>072217</u>

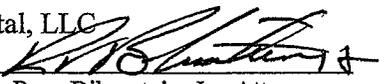
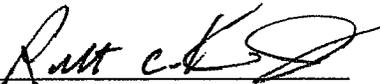
**APPLICANT INFORMATION**

Applicant Name <u>All Carolina Crane Rental LLC</u>	Owner Name <u>Susan S. Craver</u>
Address: <u>7809 Old Rockside Road</u> <u>Cleveland, OH 44131</u>	Address: <u>1774 Hwy 117 S</u> <u>Burgaw, NC 28425</u>
Phone No: <u>216-524-6550</u>	Phone No: <u>910-602-3233</u>
Legal relationship of applicant to owner: <u>Purchaser</u>	

**PROJECT INFORMATION**

Property tax record No. <u>3234-41-8035-0000</u>	Total acreage
Zoning Designation: <u>RT</u>	In property: <u>5.14</u>
Acreage to be used for project: <u>5.14</u>	Acreage to be disturbed: <u>less than 0.1</u>
Project location and address: <u>part of tract located at southwest corner of intersection of US 117 S and West Strawberry Lane, Rocky Point, NC</u>	
Describe activities to be undertaken on project site: <u>Same activities as previous occupant with additional equipment rental, storage and maintenance</u>	

**SIGNATURES**

Applicant: All Carolina Crane Rental, LLC	Date:	Owner: Susan S. Craver	Date:
BY: 	<u>8-20-07</u>	BY: 	<u>8-20-07</u>
R. v. Biberstein, Jr., Attorney		Robert C. Kenan, Jr., Attorney	

**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).

**ALL CAROLINA CRANE RENTAL LLC  
SPECIAL USE PERMIT AMENDMENT  
PROJECT NARRATIVE**

**Project Location and Access:** The project is located in the Rocky Point Business Park on the west side of US 117 S., south of and adjacent to West Strawberry Lane. Rocky Point Business Park is just south of the railroad overpass on US 117 South. The Business Park and the property have direct access to US 117. (see aerial location map attached)

**Project Site/Building Background & Info.:** Current Zoning: RT Site Acreage: 5.15 Acres (see zoning map attached) The project will occupy an existing building that was formerly owned and operated by American Hauling Services Inc. A Special Use Permit was approved for Larry & Susan Craver on March 19, 2001 on this site for the Craver's business, American Hauling. The previous Special Use Permit was approved for transportation, storage, maintenance & repair of construction, farm & business equipment. The new business occupying the building and the site will be similar in nature to the previous business occupying the site. The existing building is a pre-engineered structure, containing 10,000 sq. ft. The building is in excellent condition. The site contains 5.15 acres and is one of four parcels in the Rocky Point Business Park. (see aerial of site attached).

**Project Description:** All Erection & Crane Rental Corp, currently located in Wilmington, will locate their equipment rental operation to the existing building and site in the Rocky Point Business Park. The building will initially be utilized as is with no modification. An equipment wash bay will be added to the building. The Company is purchasing the property from the existing owner, Susan Craver.

**Construction Activities on the Site Include the following:** The All Erection & Crane operation will locate in the building without any initial construction activity on the exterior. Minor improvements will be made to the inside of the building. After the operation has located in the building, a new 15' X 80' equipment wash bay will be constructed on the south side of the building.

**Hours of Operation:** 6 AM to 6 PM, 6 days per week except for occasional emergency repairs, etc.

**Site Utilities:** The site is served by County Water and an existing operable septic tank.

**State & Federal Permits Required:** All necessary permits are in place.

**Description of Impact on the Community:** The projects effect on the Community should be similar to that of the previous American Hauling Services operation. In addition to the previous activities approved for American Hauling Services, All Erection and Crane will provide rental services for its equipment. The Company will be relocating its entire operation to Pender County. Twenty three (23) employees will be working on and from the Pender County site. These employees earn from \$15 to \$26 per hour. An additional 3 to 4 new employees will be hired for the paint bay in the building. This project will restore an existing building that has been unoccupied for sometime, to a functional and permitted use. There is potential for additional expansion, since the new site will have more space than the current location. Briggs Equipment which is located adjacent to the All Erection and Crane site has a substantial amount of heavy construction equipment, including backhoes, bulldozers and track hoes that are stored and repaired and maintained on their site. The All Erection and Crane operation will be similar to the Briggs operation with the addition of cranes for rental. Impact to adjacent properties should be minimal, since there is a 6' plus high vegetated berm around the entire rear portion of the Business Park and this site. The economic benefit of the project will be positive and substantial with addition of at least 23 employees in the county and the restoration of an existing vacant building to a functional use.

**Zoning Ordinance Compliance with Section 15.3 "Procedures for Reviewing Special Use Permits:** Section 15.3 of the Ordinance requires that findings shall be made that eight requirements have been fulfilled prior to approval of a Special Use Permit. Each requirement has been reviewed and it has been found that the proposal complies with this section of the Zoning Ordinance. The list of the eight requirements and a response indicating fulfillment and compliance are as follows:

A. The use requested is listed among the special uses in the district for which application is made; or is similar in character to those listed in that district;

**Response Indicating Compliance:** Automobile, truck & small machinery repair as well as Equipment Rental & Leasing are uses listed as and allowed as a special use in the RT Zoning District. The Description and Purpose of the RT District provides to moderate intensity commercial activities under controlled conditions. (See Zoning Ordinance Excerpts Attached)

B. The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor adversely

affect the safety, health, morals, or welfare of the community or of the immediate neighbors of the property;

**Response Indicating Compliance:** The project will locate in an existing commercial building that is located in an existing approved Business Park that has other commercial activities similar in nature to its activities. The site has direct access to US117 and will not require trucks to pass through residential areas. The availability of new jobs and income will have a positive effect on the Community and County. Occupancy of this building will prevent a commercial facility from deteriorating and become a problem for the Community. There are approximately 7 residences that are access by West Strawberry Lane that is located to the north of the Business Park. Two of these residences are across Strawberry Lane from the Business Park, but not adjacent to the All Erection & Crane Site. There is a 6' vegetated berm between the Business Park and these residence. The request is consistent with this required finding.

C. The proposed use shall not constitute a nuisance or hazard.

**Response Indicating Compliance:** It is not anticipated that the facility will create a nuisance or hazard. An equipment rental operation is appropriate for this location in an approved Business Park. The All Erection & Crane operation is similar to the previous use in the building and to the Briggs Equipment operation on an adjacent site.

D. The requested use will be in conformity with the Pender County Land Use Plan and other official plans or policies adopted by the Board of County Commissioners;

**Response Indicating Compliance:** The Pender County Land Use Plan and Future Land Use Map have been reviewed and a list of policies relevant to the project have been compiled (*see copy of Land Use Plan Excerpts and Future Land Use Map attached*). The project is located in an Urban Growth Area. The Land Use Plan in the description of Urban Growth Areas calls "for a mixture of more intensive commercial and industrial or job creating uses and a range of residential land uses and housing types."

The Land Use Plan Policy Sections for Commercial Development and Industrial & Business Development encourages the reuse of existing commercial and industrial buildings and calls for flexibility in development regulations that re-utilize such facilities. The Land Use Plan also encourages the development and creation of small business. This operation is one with area origins and ties and is likely to remain as an enhancement to Pender County's Economy.

The Land Use Plan encourages new development to occur in targeted "Urban Growth & Transition Areas." This project is located in the Rocky Point Urban Growth Area.

The project is consistent with the Land Use Plan and compliments its Policies and the Future Land Use Map Classifications.

E. Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being provided;

**Response Indicating Compliance:** The facility is served by County Water and a septic tank that is functioning properly. There has been no history or evidence of drainage or flooding problems on the site. The site has an approved Stormwater Permit and stormwater pond

Adequate facilities are available at the site.

F. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize the traffic congestion in the public roads; and

**Response Indicating Compliance:** A NCDOT driveway permit maybe required for the re-occupancy of the building. NCDOT will be contacted to confirm the necessity of the permit and any improvements to the site.

G. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located;

**Response Indicating Compliance:** A 15' X 80' wash bay addition will be added to the existing building. There is ample room on the site for this addition to meet setback requirements. The Special Use Permit provisions and setbacks for the wash bay are all that is known for compliance with the Ordinance requirements. An application for a Zoning Permit will be filed upon approval of the Special Use Permit.

H. The proposed use shall not adversely affect surrounding uses and shall be placed on a lot of sufficient size to satisfy the space requirements of said use.

**Response Indicating Compliance:** A vacant residential structure is located across US117 from the Business Park. Two residences are located across W. Strawberry Lane from the Business Park. The All Carolina Crane Rental site is surrounded by vacant land to the south, west and north. A ceiling tile business is located to the east of the site.

The All Carolina Crane Rental project will not have an adverse effect on surrounding uses and will be located on a 5 plus acre site which is more than adequate for their operation.

**Company Background Information (Organization/Employment/Activity/Revenues):** All Erection and Crane Rental Corporation purchased Carolina Crane Rental in December 2002 from Southern Industrial Construction and now operates under the name of All Carolina Crane Rental, LLC. All Carolina Crane Rental operates in two locations, Raleigh and Wilmington. It is one of the largest crane and equipment rental companies in North Carolina. All Carolina Crane Rental LLC is part of the All Family of Companies based in Cleveland, Ohio, and is the largest privately held crane rental company in North America with offices in North Carolina, South Carolina, Florida, Georgia, Tennessee, West Virginia, Alabama, Pennsylvania, Ohio, Indiana, Illinois, Wisconsin, and Canada.

**PENDER COUNTY  
SPECIAL USE PERMIT APPLICATION FORM**

**THIS SECTION FOR OFFICE USE**

Application No.		Date	
Permit Fee		Receipt No.	

**APPLICANT INFORMATION**

Applicant Name: <u>Larry R. and Susan S. Craver</u>	Owner Name: <u>Larry R. and Susan S. Craver</u>
Address: <u>1774 Highway 117 South</u> <u>Burgaw, NC 28425</u>	Address: <u>1774 Highway 117 South</u> <u>Burgaw, NC 28425</u>
Phone No: <u>(910) 602-3233</u>	Phone No: <u>(910) 602-3233</u>
Legal relationship of applicant to owner: <u>Same</u>	

**PROJECT INFORMATION**

Property tax record No. <u>38591 40608</u>	Total acreage in property: <u>12.84 Ac</u>
Zoning Designation: <u>RA</u>	Acreage to be disturbed: <u>2.6 Ac +/-</u>
Acreage to be used for project: <u>7.60 Ac</u>	
Project location and address: <u>part of tract located at the southwest corner of the intersection of U.S. Highway 117</u> <u>South and Strawberry Lane West, Rocky Point</u>	
Describe activities to be undertaken on project site: <u>Motor freight transportation warehousing; automobile, truck repair &amp; small machinery; separate building - warehouse</u>	

**SIGNATURES**

Applicant:	Date:	Owner:	Date:
<u>[Signature]</u>	<u>2-19-01</u>	<u>[Signature]</u>	<u>02/19/01</u>
<u>Susan Craver</u>	<u>2/19/01</u>	<u>Susan Craver</u>	<u>2/19/01</u>

**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).

COPY

**INTRODUCED BY:** Johnny Sutton **DATE:** 3/19/01 **ITEM NO:****TITLE:** Resolution on Request for Special Use Permit by Larry R. and Susan S. Craver

**SUBJECT:** **CASE NO:** 01-1-19-2  
**PROPERTY RECORD NO:** 11380  
**APPLICANT:** Larry R. and Susan S. Craver  
**OWNER:** Larry R. and Susan S. Craver

**ACTION REQUESTED:** Approval of special use permit for motor freight transportation/warehousing, automobile, truck and small machinery repair.

**HISTORY/BACKGROUND:**

**Project Location:** The project is located in the new Rocky Point Business Park. The Rocky Point Business Park is on the West side of NC 117 approximately 2.3 miles south of the intersection of NC 210 and is just south of Strawberry Lane (see location maps).

**Project Description:** The project will consist of use of a building currently under construction and a new building to be constructed on the site. Both buildings will contain 10,000 sq. ft. each. The site contains 7.6 acres and is located on an access easement directly behind the new location of Paul Barbour & Son, ceiling tile business. The applicant is relocating his business from an existing building on the front of the property that has been purchased by Case Equipment Co. The applicant has an approved special use permit for the his existing site that has been purchased by Case Equipment. The primary business activity is transportation and temporary storage of heavy construction equipment, farm equipment and transportation and storage of other business equipment and inventory. Servicing and repair of the company vehicles and equipment and incidental repair of other vehicles and equipment will be performed. The project is being developed as part of a Planned Business Park (see applicants project description and site plan attached.)

**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) Zoning Ordinance Compliance:** The project is located in an RA zoning district. The proposed commercial uses require a special use permit.
- C) Land Use Plan Compliance:** The proposed use is located in a Limited Transition area as designated by the 1991 Land Classification Map. The use conforms with the 1991 Land Use Plan.
- D) CAMA Compliance:** The project does not require a CAMA Permit.
- E) Existing Land Use In Area:** Most of the immediate surrounding land use is vacant. There is one single family residence across NC 117 from the site and one across Strawberry Lane from the site. Case Equipment and Barbour & Son Ceiling Tile are located along 117 in front of the site.
- F) Site Access Conditions:** The project is located 500' from NC 117 and will share access along a 50' access road with Case Equipment and Barbour & Son.
- G) Other Considerations:** The site is in a relatively low area and the construction of the berms around the rear of the site may have caused conflicts with the original drainage plan.
- H) Conditions To Consider In Issuing A Special Use Permit For This Project**
1. Storage or parking of unlicensed or inoperable vehicles shall be permitted only inside an enclosed building or behind an opaque fence where such vehicles are not visible from adjacent properties or any public road. The site plan shall be revised and approved by the Planning Director showing any

such proposed storage areas. Any vehicle or equipment storage areas shall also be shown on the plan.

2. Junked or dismantled vehicles or equipment shall not be stored on the site.
3. The berms constructed around the two sites on the rear of the Business Park Property shall be seeded and stabilized and maintained at a height of 6' on the North, East and West sides and 5' on the South side of the two rear sites.
4. All repair activities shall take place inside a building or within the confines of an approved fenced area as noted above.
5. A Landscaping Buffer type "D" (1) as described in the Pender County Zoning Ordinance with the exception that this buffer shall be 10' wide shall be installed and maintained along the Northern project boundary along the access easement.
6. The landscape requirements of Section 13.3.C.3. will be complied with as required in the Zoning Ordinance or as an option the required 8% reserved as additional landscaping area adjacent to the landscaped buffer required along the access road at the northern site boundary and planted and maintained with the same plant density as required for that area. These landscape areas shall be shown on the revised site plan and the plant types noted on the plan.
7. Activities associated with the operation for which this project is permitted shall not occur closer than 10' to the base of the berm that is shown on the site plan dated 2-19-01 nor closer than 10' to landscape areas in front of the project at the access easement.
8. The off-street loading requirements of the Pender County Zoning Ordinance shall be complied with and the site plan revised and approved by the Planning Director if revisions are necessary for compliance.
9. A revised drainage plan shall be included with the site plan for the entire business park area under the control of the applicant, showing location, cross section and slope for swales and direction of flow on the site, along with a typical street cross section and direction of flow along the street swales and their slope.
10. All areas of the business park property under control of the applicant shall receive final grading and be seeded and stabilized within 60 days of issuance of an occupancy permit for this project.
11. A revised site plan shall be submitted and approved by the Planning Director reflecting the conditions on this permit and compliance with all provisions of the zoning ordinance prior to issuance of a zoning permit.

**RESOLUTION: NOW, THEREFORE, BE IT RESOLVED,** that on March 19, 2000, the Pender County Board of Commissioners considered a Special Use permit for Larry & Susan Craver, as described herein and Dwight Strickland, Chairman, or Martin Beach, County Manager/Clerk to the Board, are authorized to execute the order implementing this resolution and provide notice to the applicant of the action taken herein.

**AMENDMENTS:**

MOVED \_\_\_\_\_ **SECONDED** \_\_\_\_\_  
 APPROVED \_\_\_\_\_ **DENIED** \_\_\_\_\_ **UNANIMOUS** \_\_\_\_\_  
**YEA VOTES:** STRICKLAND \_\_\_\_\_ JUSTICE \_\_\_\_\_ RIVENBARK \_\_\_\_\_ HOLLAND \_\_\_\_\_  
 LONG \_\_\_\_\_

\_\_\_\_\_  
**DWIGHT STRICKLAND,**      **DATE**  
**CHAIRMAN**

\_\_\_\_\_  
**MARTIN H. BEACH, CLERK**      **DATE**

**COUNTY OF PENDER  
NOTICE OF APPROVAL  
SPECIAL USE PERMIT**

THE PENDER COUNTY BOARD OF COMMISSIONERS MET ON MARCH 19th, 2001 AND HELD A PUBLIC HEARING TO CONSIDER THE FOLLOWING SPECIAL USE PERMIT APPLICATION:

CASE NO: 01-1-19-2

PROP. REC. NO: 11380

APPLICANT: Larry R. and Susan S. Craver

OWNER: Larry R. and Susan S. Craver

PROPERTY LOCATION: The project is located in the new Rocky Point Business Park. The Rocky Point Business Park is on the West side of NC 117 approximately 2.3 miles south of the intersection of NC 210 and is just south of Strawberry Lane

PROPOSED USE OF PROPERTY: The project will consist of use of a building currently under construction and a new building to be constructed on the site. Both buildings will contain 10,000 sq. ft. each. The site contains 7.6 acres and is located on an access easement directly behind the new location of Paul Barbour & Son, ceiling tile business. The applicant is relocating his business from an existing building on the front of the property that has been purchased by Case Equipment Co. The applicant has an approved special use permit for the his existing site that has been purchased by Case Equipment. The primary business activity is transportation and temporary storage of heavy construction equipment, farm equipment and transportation and storage of other business equipment and inventory. Servicing and repair of the company vehicles and equipment and incidental repair of other vehicles and equipment will be performed. The project is being developed as part of a Planned Business Park.

HAVING HEARD AND CONSIDERED ALL THE EVIDENCE AND ARGUMENTS PRESENTED AT THE HEARING, THE BOARD OF COMMISSIONERS FIND THAT THE APPLICATION IS COMPLETE, COMPLIES WITH SECTION 12 OF THE ZONING ORDINANCE AND IS CONSISTENT WITH THE PENDER COUNTY LAND USE PLAN. THIS APPLICATION FOR A SPECIAL USE PERMIT IS HEREBY APPROVED, SUBJECT TO THE PROJECT BEING DEVELOPED IN ACCORD WITH THE CONCEPTUAL PLAN AS APPROVED AND SIGNED BY THE PLANNING DIRECTOR OR DESIGNATED OFFICIAL AND SUBJECT TO COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF THE PENDER COUNTY ZONING ORDINANCE, LAND USE PLAN, OTHER FEDERAL, STATE AND COUNTY CODES AND THE FOLLOWING CONDITIONS:

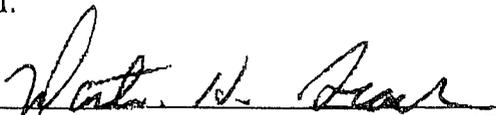
1. Storage or parking of unlicensed or inoperable vehicles shall be permitted only inside an enclosed building or behind an opaque fence where such vehicles are not visible from adjacent properties or any public road. The site plan shall be revised and approved by the Planning Director showing any such proposed storage areas. Any vehicle or equipment storage areas shall also be shown on the plan.
2. Junked or dismantled vehicles or equipment shall not be stored on the site.
3. The berms constructed around the two sites on the rear of the Business Park Property shall be seeded and stabilized and maintained at a height of 6' on the North, East and West sides and 5' on the South side of the two rear sites.
4. All repair activities shall take place inside a building or within the confines of an approved fenced area as noted above.
5. A Landscaping Buffer type "D" (1) as described in the Pender County Zoning Ordinance with the exception that this buffer shall be 10' wide shall be installed and maintained along the Northern project boundary along the access easement.
6. The landscape requirements of Section 13.3,C.3. will be complied with as required in the Zoning Ordinance or as an option the required 8% reserved as additional landscaping area adjacent to the landscaped buffer required along the access road at the northern site boundary and planted and maintained with the same plant density as required for that area. These landscape areas shall be shown on the revised site plan and the plant types noted on the plan.
7. Activities associated with the operation for which this project is permitted shall not occur closer than 10' to the base of the berm that is shown on the site plan dated 2-19-01 nor closer than 10' to landscape areas in front of the project at the access easement.
8. The off-street loading requirements of the Pender County Zoning Ordinance shall be complied with and the site plan revised and approved by the Planning Director if revisions are necessary for compliance.

Permit No. 22

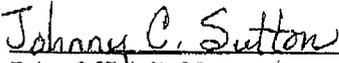
- 9. A revised drainage plan shall be included with the site plan for the entire business park area under the control of the applicant, showing location, cross section and slope for swales and direction of flow on the site, along with a typical street cross section and direction of flow along the street swales and their slope.
- 10. All areas of the business park property under control of the applicant shall receive final grading and be seeded and stabilized within 60 days of issuance of an occupancy permit for this project.
- 11. A revised site plan shall be submitted and approved by the Planning Director reflecting the conditions on this permit and compliance with all provisions of the zoning ordinance prior to issuance of a zoning permit.

THIS DECISION FOR ISSUANCE OF THIS SPECIAL USE PERMIT WAS RENDERED BY THE BOARD OF COMMISSIONERS ON THE 19th DAY OF MARCH, 2001.

THIS 4th DAY OF April 2001.

  
 MARTIN BEACH, CLERK TO THE BOARD

A written copy of this decision was placed on file in the Pender County Planning Dept. and served on the Owner or Applicant noted below by certified mail, return receipt requested on the 5 day of April 01.

  
 Print Official's Name

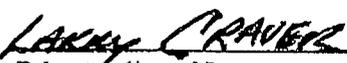
  
 Signature Plan. Dir. Or Designated Official

4/5/01  
 Date

The Owner/Applicant is hereby given notice of the following:

- 1) "Appeals to the Superior Court may be taken by any person, firm or corporation aggrieved, or affected by any decision of the Board of Commissioners, provided such appeals shall be taken within thirty (30) days after the decision of the Board of Commissioners is filed in the office of the Zoning Administrator (Planning Director), or after a written copy thereof is delivered to the applicant, whichever is later."
- 2) A Zoning Permit must be obtained for the project before clearing, grading or other construction activities are undertaken on the site.
- 3) This permit will be void in six months from the date of issue, unless a zoning permit has been obtained, and the project is under construction, or contracted for by that time.

The undersigned applicant for the Special Use Permit described herein does hereby accept this Permit and the conditions noted herein as binding on them and their successors in interest, and further acknowledge that work on the project will not commence except in accordance with the conditions contained herein.

  
 Print Applicant Name

  
 Applicant Signature

Date

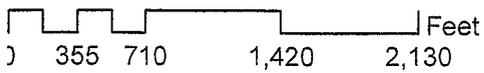
Print Owner Name

Owner Signature

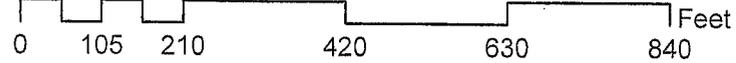
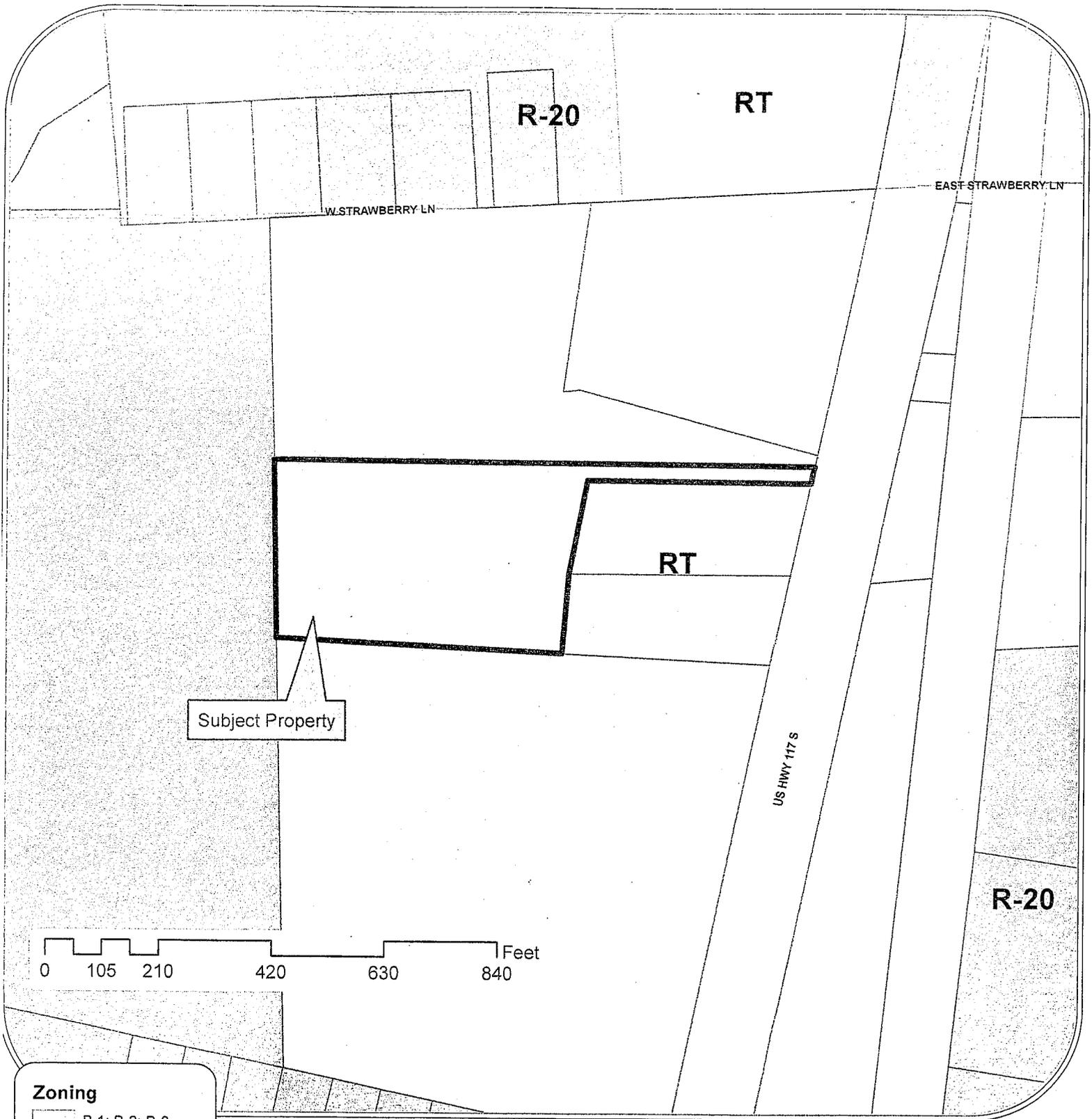
Date



1 inch equals 1,000 feet



Special Use Permit  
All Carolina Cranes, LLC  
*General Vicinity Map*



1 inch equals 250 feet



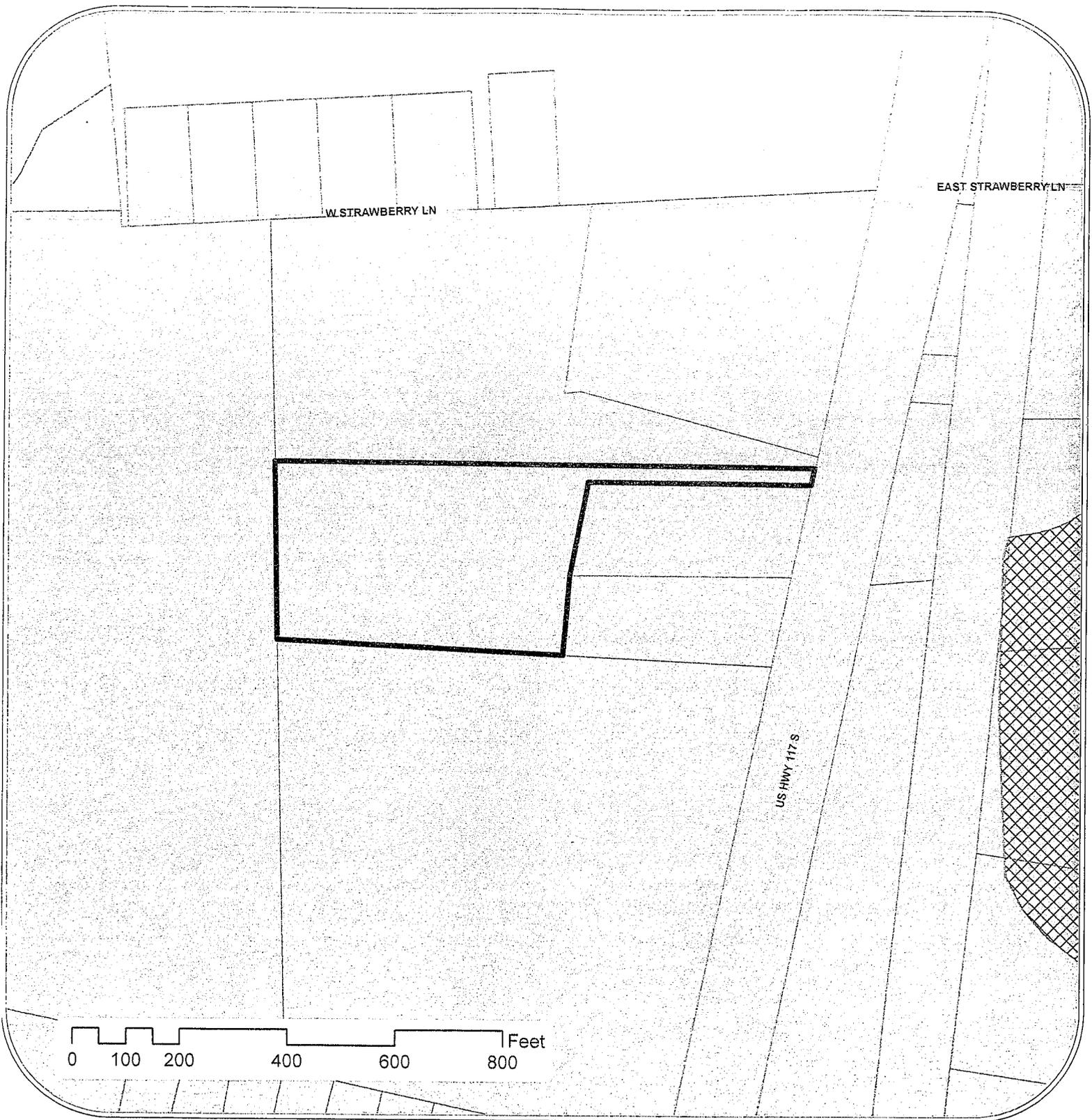
**Special Use Permit**  
*All Carolina Crane Rental*

Zoning



**Zoning**

	B-1; B-2; B-3
	FA
	FA_DASH
	I-1; I-2
	PD
	R-10; R-15; R-20
	R-20C
	RA
	RT
	WSCA; WSPA

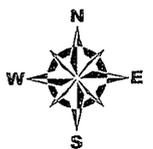


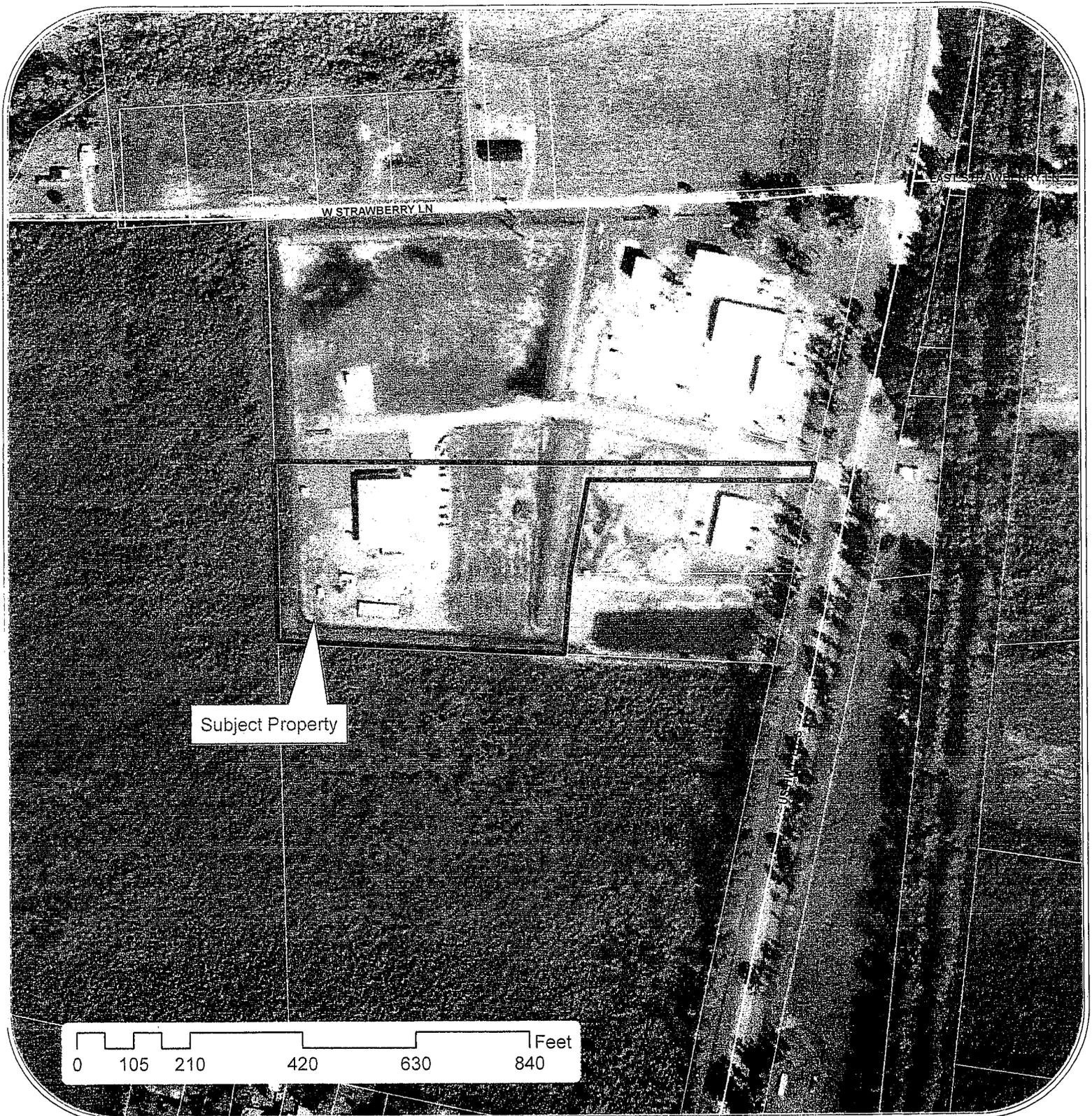
 cranes  
**Future Land Use**  
 Conservation Area I  
 Conservation Area II  
 Rural Clusters  
 Transition Areas  
 Urban Growth Areas  
 Rural Areas



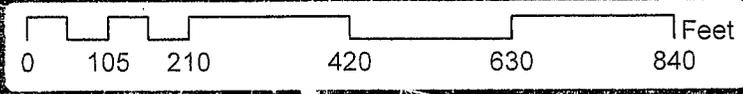
1 inch equals 250 feet

**Special Use Permit**  
*All Carolina Crane Rental*  
Future Land Use





Subject Property



1 inch equals 250 feet

**Special Use Permit**  
*All Carolina Crane Rental*

LDAR Image

