

REQUEST FOR BOARD ACTION / CONTRACT CONTROL FORM

Date of Request: November 5, 2007

Board Meeting Date Requested: November 19, 2007

Short Title: Special Use Permit For A Privately Owned Park.

Background: The applicant is requesting approval of a Special Use Permit to operate a privately owned park for the members of their church. The property is zoned RA, Rural Agricultural District, and is located approximately 3/4 miles southwest of US Highway 421 on Brinson Road, Currie, NC.

Specific Action Requested: The Board of Commissioners is requested to hold a public hearing for the submitted Special Use Permit.

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

Tracking Number: 22.

Date Request Received:

Board Meeting Date Assigned:

Request Status:

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

(Administrative Use Only)

CONTRACT TYPE

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

PURCHASING

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

Date Sent:

Signed:

ATTORNEY

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

Date Sent:

Signed:

FINANCE

Date Rec'd: Sufficient Funds Available 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

Special Use Permit for a Privately Operated Park

SUBJECT: CASE NO: 07-11-19-36
PROPERTY RECORD NO: 2286-38-3435-0000
APPLICANT: Union Chapel Missionary Baptist Church
OWNER: Union Chapel Missionary Baptist Church

ACTION REQUESTED: Approval of a Special Use Permit for a privately operated park.

HISTORY/BACKGROUND:

Project Location: The project site is located approximately ¾ miles southwest of the intersection of US Highway 421 and Brinson Road, Currie, NC.

Project Description: The applicant is requesting a special use permit to operate a small park for members of their church and community. The property consists of 5.2 acres and is zoned RA, Rural Agricultural, and can be identified by the parcel identification number: 2286-38-3435-0000. This park will be built in phases starting with two picnic shelters for gatherings and functions. These shelters will have faucet and bathroom facilities. Water will be provided by Pender County Utilities or individual well. Septic will be provided by on-site systems. Future plans involve a playground to be fenced in and possibly a ball field.

Union Chapel Missionary Baptist Church will assume all responsibilities in relation to this park. The park will be provided with adequate lighting and parking facilities. The upkeep of the property and facilities will be the responsibility of the church. When the facilities are not in use, all bathrooms and picnic areas will be kept locked.

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.
- 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 RA, Rural Agricultural District
- D) 2005 Land Use Plan Compliance:** This property is classified as a Rural Area. The project is consistent with the 2005 Land Use Plan.
- E) Existing Land Use In Area:** The site is immediately bounded by vacant land.
- F) Site Access Conditions:** The site has direct access to Brinson Road, which provides access to US Highway 421.
- G) Conditions To Consider In Issuing A Special Use Permit For This Project:**
1. All operations must follow federal, state, and local standards, regulations, ordinances, permits, statutes, and/or laws.
 2. The project shall be developed in accord with the provisions of the Pender County Zoning Ordinance and the applicant's final revised site plan as approved by the Zoning Administrator and the conditions contained in this permit.
 3. The obligations imposed by this permit will be the responsibility of the property owner and operator and shall continue in affect until all conditions of this permit and other permits have been complied with and the Pender County Planning Department has made a final inspection of the site and provided a written certification that the site is in compliance.

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED, that on November 19, 2007 the Pender County Board of Commissioners (approved, modified, denied) a special use permit for the operation of a privately owned park as described herein, and F.D. Rivenbark, Chairman to the Board, 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 ____

F.D. Rivenbark,
Chairman

11/19/2007
Date

ATTEST

11/19/2007
Date

**PENDER COUNTY
SPECIAL USE PERMIT APPLICATION FORM**

THIS SECTION FOR OFFICE USE			
Application No.	07-11-19-36	Date	10/03/2007
Permit Fee	\$200.00 <i>paid 10/1</i>	Receipt No.	077058

APPLICANT INFORMATION	
Applicant Name: <u>Union Chapel</u>	Owner Name: <u>Sam</u>
Address: <u>12401 US Hwy 421</u> <u>Burgaw, N</u>	Address: _____
Phone No: <u>910 296-0147</u>	Phone No: <u>910 296 0147</u>
Legal relationship of applicant to owner: <u>Chairman of Trustee Board / Arlester Fullwood</u>	

PROJECT INFORMATION	
Property tax record No. <u>2286383435</u>	Total acreage
Zoning Designation: <u>RA</u>	In property: <u>5.2</u>
Acreage to be used for project: <u>5.2</u>	Acreage to be disturbed: <u>0</u>
Project location and address: <u>Briuson Rd approximately 3/4 mile south west 421</u>	
Describe activities to be undertaken on project site: <u>Make community park & playground</u>	

SIGNATURES			
Applicant:	Date:	Owner:	Date:
<u>Arlester Fullwood</u>	<u>10-3-07</u>	<u>Union Chapel Baptist</u>	<u>10-3-07</u>

NOTICE TO APPLICANT
<ol style="list-style-type: none"> Applicant must also submit the information described on page two of this form. Applicant or agent authorized in writing must attend the public hearing. 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. Applicant may wish to review the required findings for approval of a Special Use Permit (p. 3).

UNION CHAPEL MISSIONARY BAPTIST CHURCH
12401 UNION CHAPEL RD
BURGAW, NORH CAROLINA 28425.

October 19, 2007

TO THE PENDER COUNTY BOARD OF COMMISSIONS

Union Chapel Missionary Baptist Church would like permission from the Pender County Board of Commissions to establish a small community park on five acres of land located off the Brinson Rd in Currie, North Carolina.

The purpose of the park is to provide a safe place for children to play and other community members to enjoy.

We feel that this project will be an access to this part of the county and community.

We like to start the park by providing two-picnic shelters with water and bathroom facilities in accordance with county regulations-similar to that of Hankins Park in Burgaw.

If a play-area for small children is added, it will be enclosed with a fence and built in accordance with the county regulations.

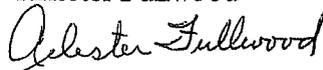
Access to the park will be off the Brinson Rd. The hours of operations will be in accordance with county regulations. We will provide security lighting and the facility will be kept lock when the park is not in use. Union Chapel is responsible for the upkeep of the lawn and facilities.

What ever we do, at the end of the project, we want to maintain our standing as good neighbors, good community members, and good citizens of Pender.

Thank you for your consideration.

Sincerely,

Union chapel Missionary Baptist Church
Chairman of Trustee Board
Arlester Fullwood



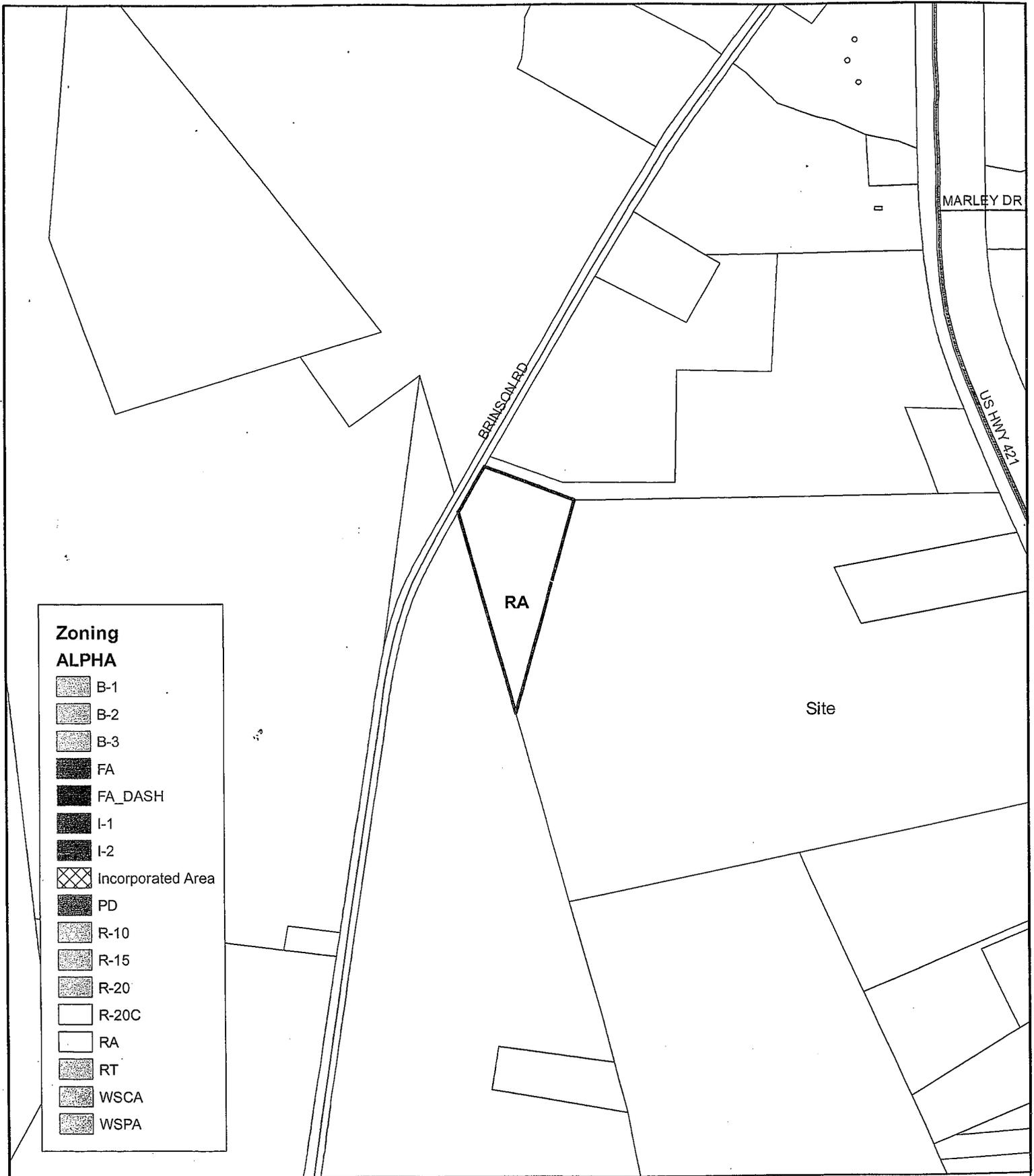


Union Chapel Missionary Baptist Church
Park-SUP
Vicinity Map

1 inch equals 1,000 feet

0 500 1,000 2,000 Feet



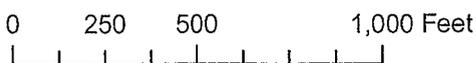


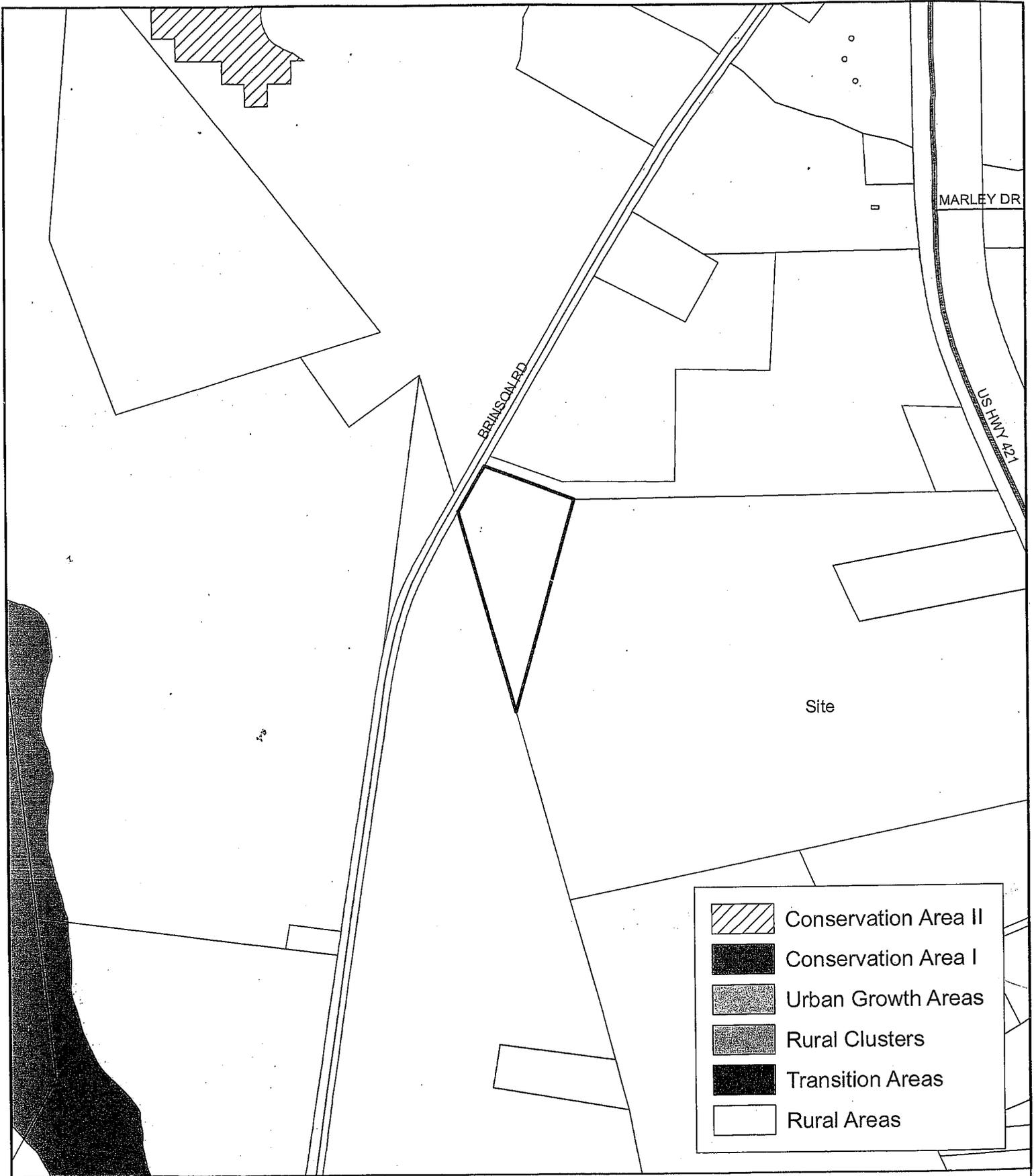
**Zoning
ALPHA**

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

Union Chapel Missionary Baptist Church
Park-SUP
Zoning Map

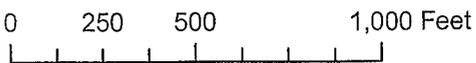
1 inch equals 500 feet

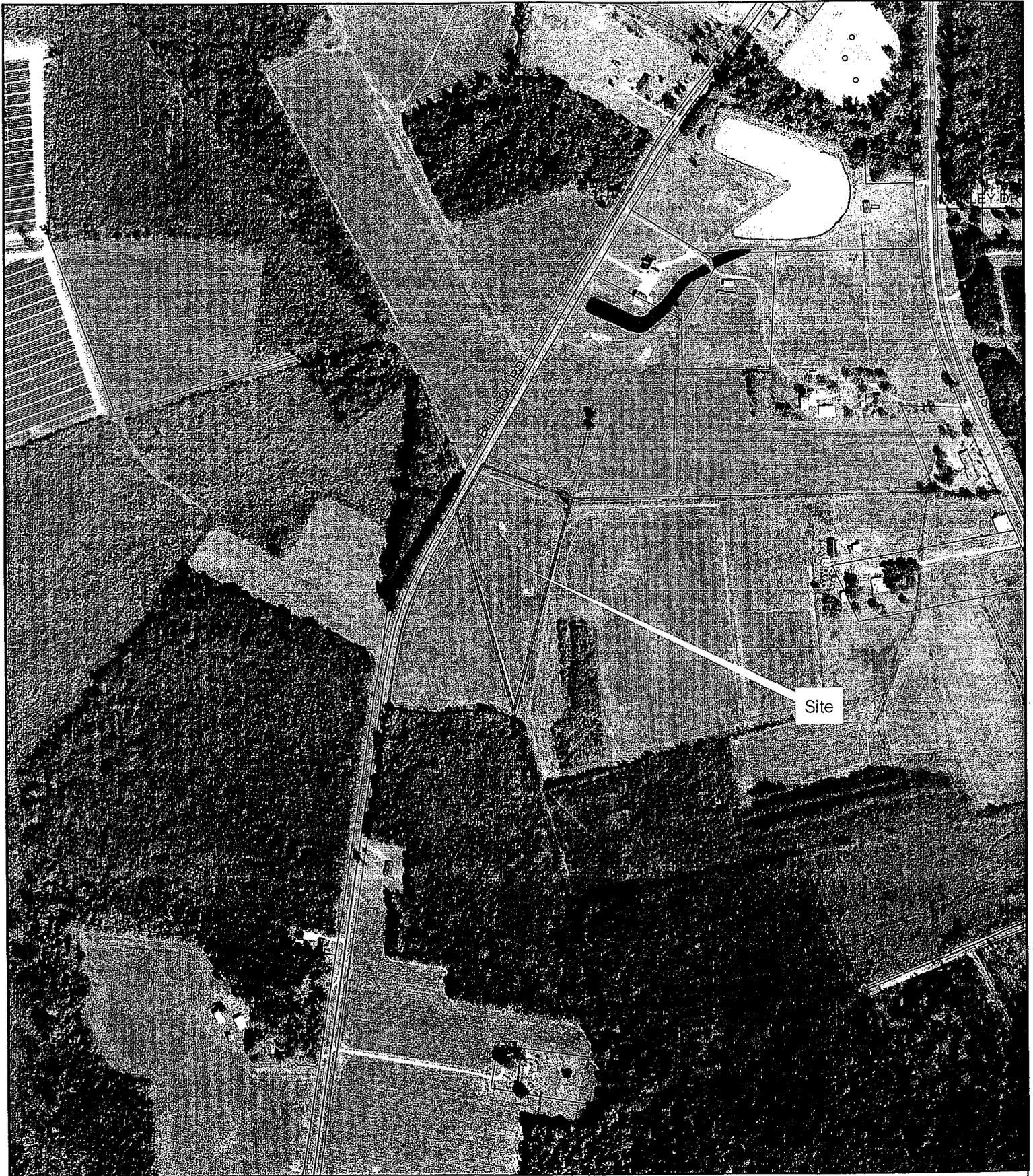




Union Chapel Missionary Baptist Church
 Park-SUP
 CAMA Land Use

1 inch equals 500 feet





Union Chapel Missionary Baptist Church
Park-SUP
Aerial 2003

1 inch equals 500 feet

0 250 500 1,000 Feet

