

REQUEST FOR BOARD ACTION / CONTRACT CONTROL FORM

Tracking Number: 23.

Date of Request: November 5, 2007

Date Request Received:

Board Meeting Date Requested: November 19, 2007

Board Meeting Date Assigned:

Short Title: Special Use Permit For Well Site Improvements.

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

Background: This Special Use Permit request was denied by the Board of Commissioners at the January 16, 2007 meeting. It was subsequently appealed to Pender County Superior Court where it was remanded back to the local jurisdiction. The applicant is requesting a re-hearing of the Special Use Permit.

(Administrative Use Only)

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

CONTRACT TYPE

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

- Renewal
- For Service(s)
- Intergovernmental – County as Grantee
 - Federal Grantor
 - State Grantor
 - Grantor
- 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

Special Use Permit for Well Site Improvements

SUBJECT: CASE NO: 07-11-19-34
PROPERTY RECORD NO: 4203-65-9990-0000
APPLICANT: Stroud Engineering, PA
OWNER: Carolina Water Service, Inc.

ACTION REQUESTED: Approval of a Special Use Permit for improvements to an existing well site.

HISTORY/BACKGROUND:

Project Location: The project site is located at 203 South Belvedere Drive, near the intersection of Fairway Drive in Hampstead, NC.

Project Description: The applicant is requesting a Special Use Permit to install improvements to the existing well site. The improvements include the replacement of existing storage components within the well site. Also, the applicant proposes the installation of an additional 32' diameter ground level storage tank, located in the approximate center of the subject property. All work related to the installation of these improvements will be limited to the well site property.

This Special Use Permit request was denied at the January 16, 2007 Board of Commissioners meeting. An appeal was filed with Pender County Superior Court where the case was remanded back to the local jurisdiction for a re-hearing.

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. (See certification attached)
- 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 PD, Planned Development and a well site is permitted via Special Use Permit.
- D) 2005 Land Use Plan Compliance:** This property is classified as an Urban Growth Area. The project is consistent with the 2005 Land Use Plan.
- E) Existing Land Use In Area:** The site is surrounded by woodlands on all sides and a vacant field and single-family dwelling to the southeast within a residential subdivision.
- F) Site Access Conditions:** The site has direct access to South Belvedere Drive.
- G) Conditions To Consider In Issuing A Special Use Permit For This Project:**
 - 1. No junk, debris trash or inoperable vehicles, recycled or salvaged materials shall be stored on the site outside a completely enclosed building.
 - 2. No project activity shall commence on the site including clearing and grading until a Final Zoning Permit has been issued.
 - 3. No permanent personnel occupancy on-site will be allowed.
 - 4. All operations must follow federal, state, and local standards, regulations, ordinances, permits, statues, and/or laws.
 - 5. The project must have commercial site plan review for a zoning permit.
 - 6. Type B buffer requirements must be met with either existing vegetative cover or landscaping if existing vegetative cover is insufficient.
 - 7. 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.
 - 8. Any violations of the conditions of this permit, confirmed by the Zoning Administrator shall result in this permit becoming void, if not corrected within 30 days of receipt of the notice of violation with a scheduling of a public hearing with the Board of Commissioners at the next available meeting the 31st day of receipt of the notice of violation for a revocation.

9. 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 considered a Special Use Permit for well site improvements for Stroud Engineering, PA 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 11-19-07
Date

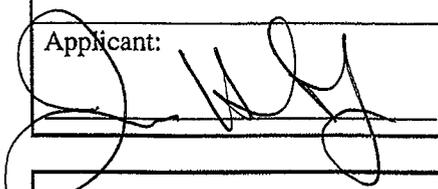
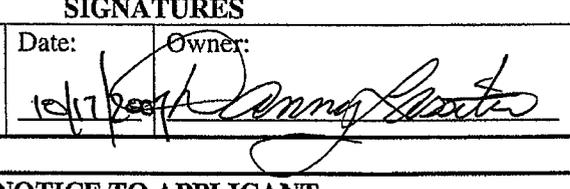
ATTEST 11-19-07
Date

**PENDER COUNTY
SPECIAL USE PERMIT APPLICATION FORM**

THIS SECTION FOR OFFICE USE			
Application No.	07-11-19-34	Date	10/17/07
Permit Fee	\$ 200.00	Receipt No.	072060

APPLICANT INFORMATION	
Applicant Name: <u>Stroud Engineering, PA</u>	Owner Name: <u>Carolina Water Service, Inc.</u>
Address: <u>102-D Cinema Drive</u> <u>Wilmington, NC 28403</u>	Address: <u>5701 Westpark drive Ste. 101</u> <u>P.O. Box 240908</u>
Phone No: <u>(910) 815-0775</u>	Phone No: <u>(704) 525-7990</u>
Legal relationship of applicant to owner: <u>Consulting Engineer</u>	

PROJECT INFORMATION	
Property tax record No. <u>4203-65-9990-0000</u>	Total acreage
Zoning Designation: <u>PD</u>	In property: <u>1</u>
Acreage to be used for project: <u>803ft²</u>	Acreage to be disturbed: <u>.05Ac</u>
Project location <u>Well site is located on South Belvedere Drive, east of the intersection of Fairway Drive and South Belvedere Drive. It is situated between lot 20 and lot 23 Belvedere Plantation. The physical address is 203 S. Belvedere Drive Hampstead, NC 28443.</u>	
Describe activities to be undertaken on project site: <u>Proposed installation of an additional 32' diameter ground level storage tank. Proposed tank will be constructed per the attached plan. The well capacity is to be increased to 500gpm. All work related to the installation will be done within and limited to the property boundary of the subject site.</u>	

SIGNATURES			
Applicant: 	Date: <u>10/17/07</u>	Owner: 	Date: <u>10-17-07</u>

NOTICE TO APPLICANT
<ol style="list-style-type: none"> 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).

RECEIVED

OCT 17 2007

PERMITTING



STROUD ENGINEERING, P.A.

CONSULTING ENGINEERS
102-D CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
(910) 815-0775

Project Narrative
Belvedere Plantation Water Plant Expansion
P523
10/17/2007

Project Location and Access

The project involves adding a thirty-two feet diameter ground level storage tank and increasing the water well pumping capacity at the existing Carolina Water Service well site located at the intersection of Fairway and South Belvedere Drive. The site is afforded access from these public roads. Access to the actual construction area will be made via an existing gravel driveway.

Project Description

The project proposes adding a thirty-two feet diameter ground level storage tank and a new pump to the existing well to add additional capacity to the Belvedere Plantation water system. This additional storage is needed to meet present peak demand supply needs as well as to satisfy State requirements for fire flow. The tank construction will take two months to complete and will not require any additional employees to operate.

Construction Activities to be undertaken on the Site

The site will require grading only in the immediate area of the proposed tank. The tank will be assembled from pre fabricated parts delivered to the site by tractor trailer.

Permits Required

The permit required by NCDENR Public Water Supply Section has been issued for this installation. The permit number issued by Public Water Supply is DEH serial no. 06-01943. There are no other state permits required.

Associated Impacts

The impacts associated with this project are solely related to the water system. The addition of this tank will increase the service capability of the Belvedere water system to meet the demand and fire flow needs presently existing in this community. These impacts can only be considered positive.

File F:\master\p523\wpd\waterspecialnarrative.doc

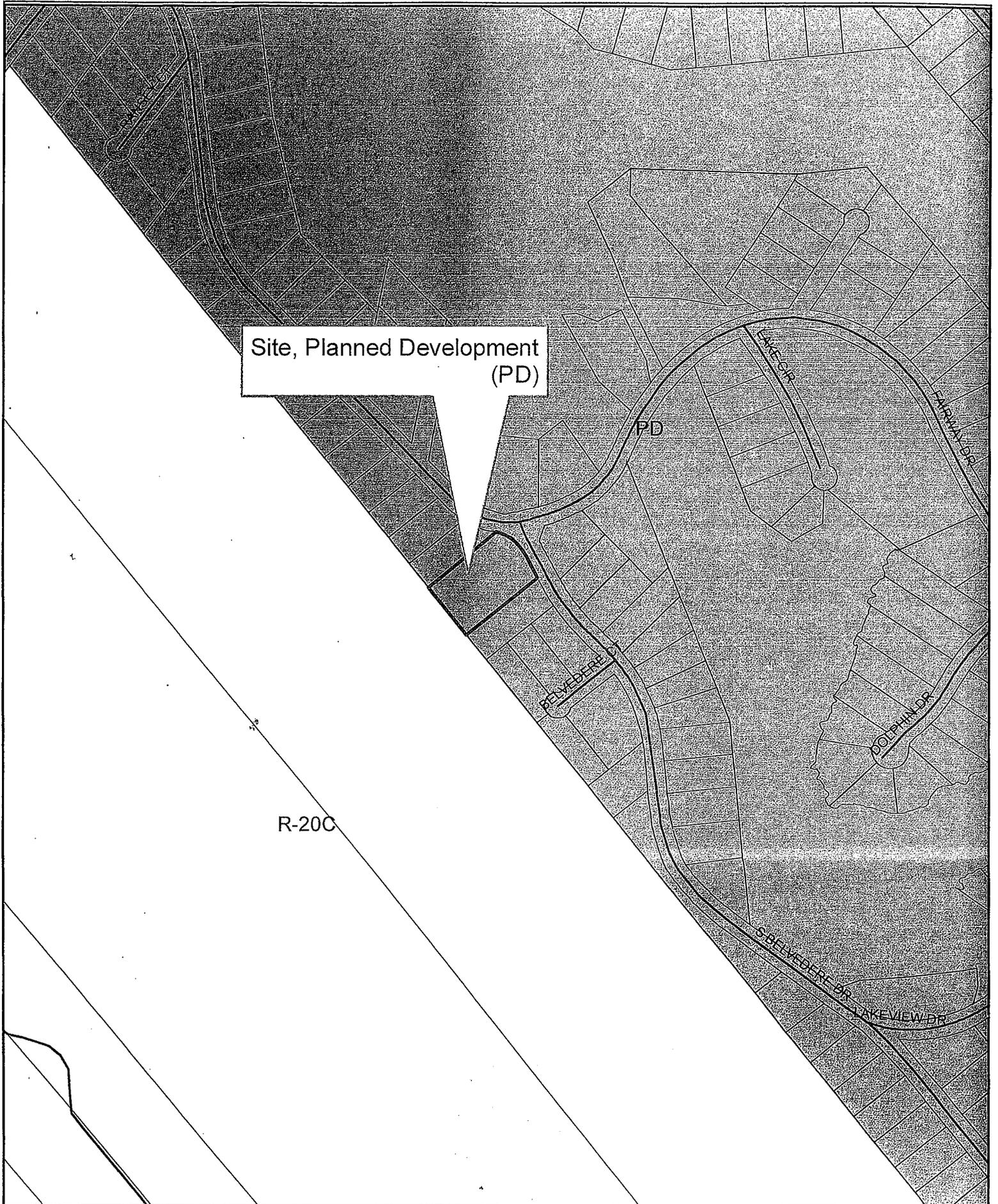


Site

1 inch equals 1,500 feet

750 375 0 750 Feet

Stroud Engineering Well Site- SUP Vicinity Map



Site, Planned Development
(PD)

R-20C

PD

BEVERBERG DR

EXECUTIVE DR

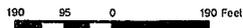
FURNACE DR

DORRILL DR

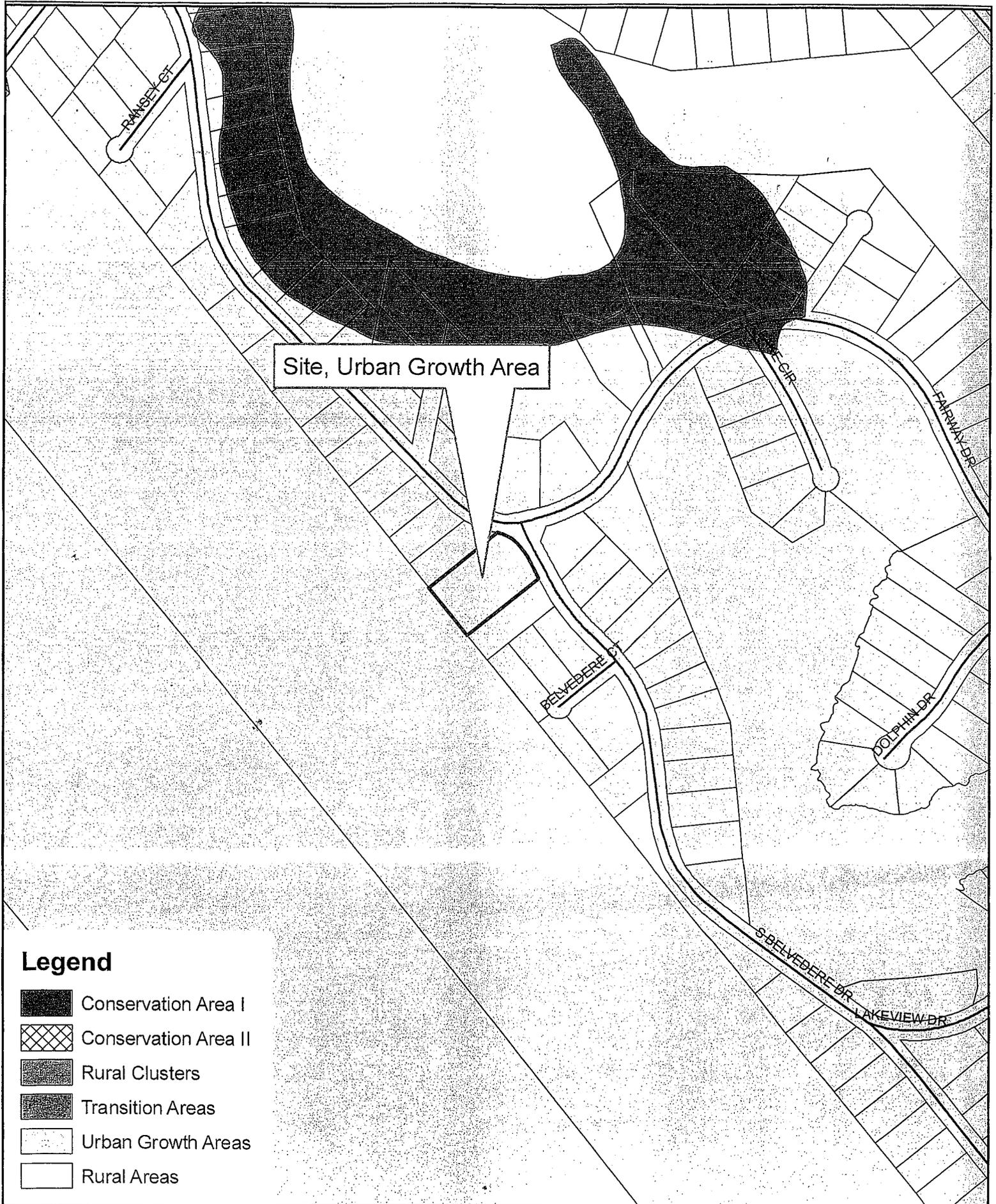
S BEVERBERG DR

LAKEVIEW DR

1 inch equals 375 feet



Stroud Engineering Well Site- SUP
Zoning



Site, Urban Growth Area

Legend

-  Conservation Area I
-  Conservation Area II
-  Rural Clusters
-  Transition Areas
-  Urban Growth Areas
-  Rural Areas

1 inch equals 375 feet



Stroud Engineering Well Site- SUP
Land Use (2005)



Site

SIBEL VALLEY DR
LAKEVIEW DR

1 inch equals 375 feet

190 95 0 190 Feet

Stroud Engineering Well Site- SUP
Orthos (2003)