

REQUEST FOR BOARD ACTION / CONTRACT CONTROL FORM

Tracking Number: 25.

Date of Request: January 7, 2008

Date Request Received:

Board Meeting Date Requested: January 22, 2008

Board Meeting Date Assigned: January 22, 2008

Short Title: Special Use Permit – Lawrence Church

Background: 1.0 acres zoned RT, Rural Transition.

Specific Action Requested: The Board of Commissioners is requested to hear a Special Use Permit for storage of merchandise, materials or equipment inside an enclosed building, excluding salvage. The property is zoned RT, Rural Transition District and is located at 21572 US Highway 17 in Hampstead, NC.

Requested by: Planning Staff
Department: Planning Department
Title: Planning
Contact Phone: 910.259.1202
Contact Fax: 910.259.1295

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 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 Not Available
Date Rec'd: 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: January 22, 2008

ITEM NO: _____

Special Use Permit for storage of merchandise, materials or equipment inside and enclosed building, excluding salvage

SUBJECT: CASE NO: 08-01-22-01

PROPERTY RECORD NO: 4215-33-9539-0000

APPLICANT: Lawrence Church

OWNER: Same

ACTION REQUESTED: Approval of Special Use Permit for storage of merchandise, materials or equipment inside and enclosed building, excluding salvage

HISTORY/BACKGROUND:

Project Location: The property is located at 21572 U.S. Hwy 17 Hampstead NC 28443

Project Description: The applicant is requesting a Special Use Permit for storage of merchandise, materials or equipment inside and enclosed building, excluding salvage. The property consists of 1.00 acre and is zoned RT, Rural Transition District. The storage building is 30 x 50 equaling 1500 sq ft. It will be utilized to store a motor home, two tractors, a skid loader, two fork lifts, merchandise, materials and equipment pertaining to the farm market health store business located on the property.

Project History: All permits have been properly applied for and acquired by Lawrence Church, including building permit #71352 and commercial zoning permit #2639.

- 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 Transition District; storage of merchandise, materials or equipment on site outside an enclosed building, excluding salvage is permitted via Special Use Permit (Section 8, Zoning Districts and Regulations, of Zoning Ordinance.)
- D) Land Use Plan Compliance:** This property is classified as Urban Growth Area. 2005 CAMA Land Use Plan defines this area as having a mixture of more intensive commercial and industrial or job creating uses and a range of residential land uses and housing types.
- E) Existing Land Use in Area:** This project is located in an urban growth area with low density single family homes, with modular home adjacent to the back of the lot.
- 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:**
 - 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 unlicensed or salvage equipment will be permitted on the site.
6. No parking or storage of vehicles not associated with the business
7. 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.
8. The obligations imposed by this permit will be the responsibility of the property owner and operator and shall continue in affect for the duration of this permit.
9. The project shall be developed and maintained in accord 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 January 22, 2007, the Pender County Board of Commissioners considered a Special Use Permit for Lawrence Church 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: Williams___ Tate___ Blanchard___ Brown___ Rivenbark___

James David Williams, Jr.,
CHAIRMAN 1/22/08
DATE

DEPUTY CLERK 1/22/08
DATE

**PENDER COUNTY
SPECIAL USE PERMIT APPLICATION FORM**

THIS SECTION FOR OFFICE USE

Application No.	08-01-22-01	Date	11/14/07
Permit Fee	\$200 + 4 mailings	Receipt No.	077082 + 077083

APPLICANT INFORMATION

Applicant Name	LAWRENCE Church	Owner Name	LAWRENCE Church
Address:	21572 U.S. Hwy 17 Hampstead NC 28443	Address:	21572 U.S. Hwy 17 Hampstead NC 28443
Phone No:	302-521-3029	Phone No:	302-521-3029
Legal relationship of applicant to owner: _____			

PROJECT INFORMATION

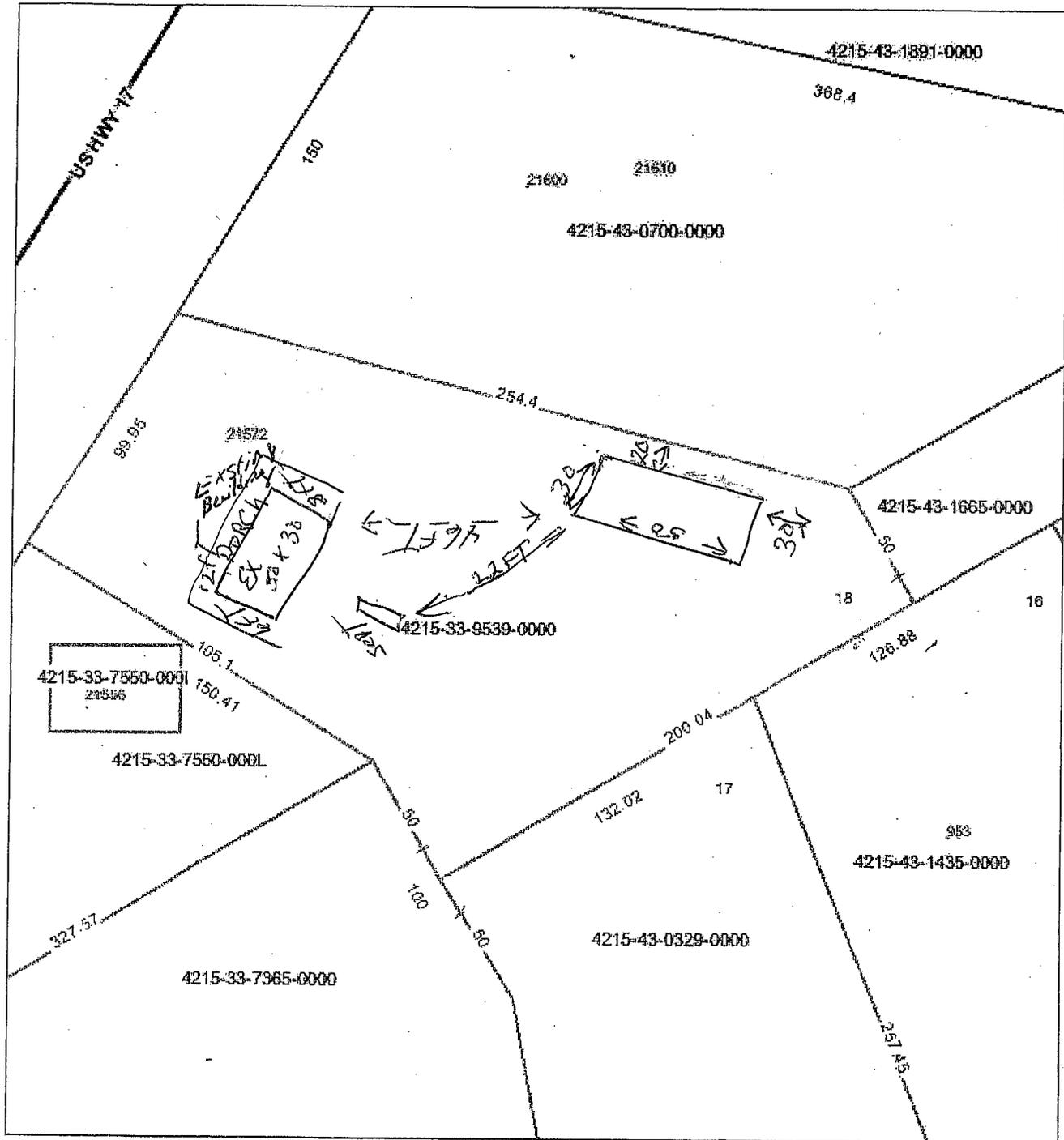
Property tax record No.	4215-33-9539.0000	Total acreage	1.0
Zoning Designation:	RT	In property:	1.0
Acreage to be used for project:	1.0	Acreage to be disturbed:	_____
Project location and address: 21572 U.S. Hwy 17, Hampstead N.C. 28443			
Describe activities to be undertaken on project site: Storage of Merchandise, materials or equipment inside an enclosed building, excluding salvage			

SIGNATURES

Applicant:	Date:	Owner:	Date:
Lawrence Church	11-14-07	Lawrence Church	11-14-07

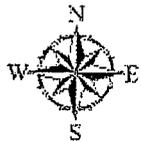
NOTICE TO APPLICANT

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).



1:57 feet

Pender County GIS



This map is prepared for the inventory of real property found within this jurisdiction, and is compiled from recorded deeds, plats, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for the verification of the information contained on this map. Pender County assumes no legal responsibility for the information contained on this map.

November 14, 2007

Lawrence Church
21572 US Hwy 17
Hampstead NC 28443

To Whom It May Concern:

I am writing this letter to explain the reason for this storage building. We have a motor home, two tractors, a skid loader, two fork lifts and we have a farm market health store business at this site.

We would like to keep it nice and neat. We need the storage for merchandise, materials and equipment pertaining to our business.

Sincerely,

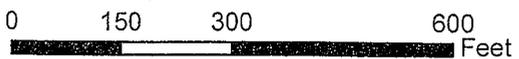
Lawrence Church

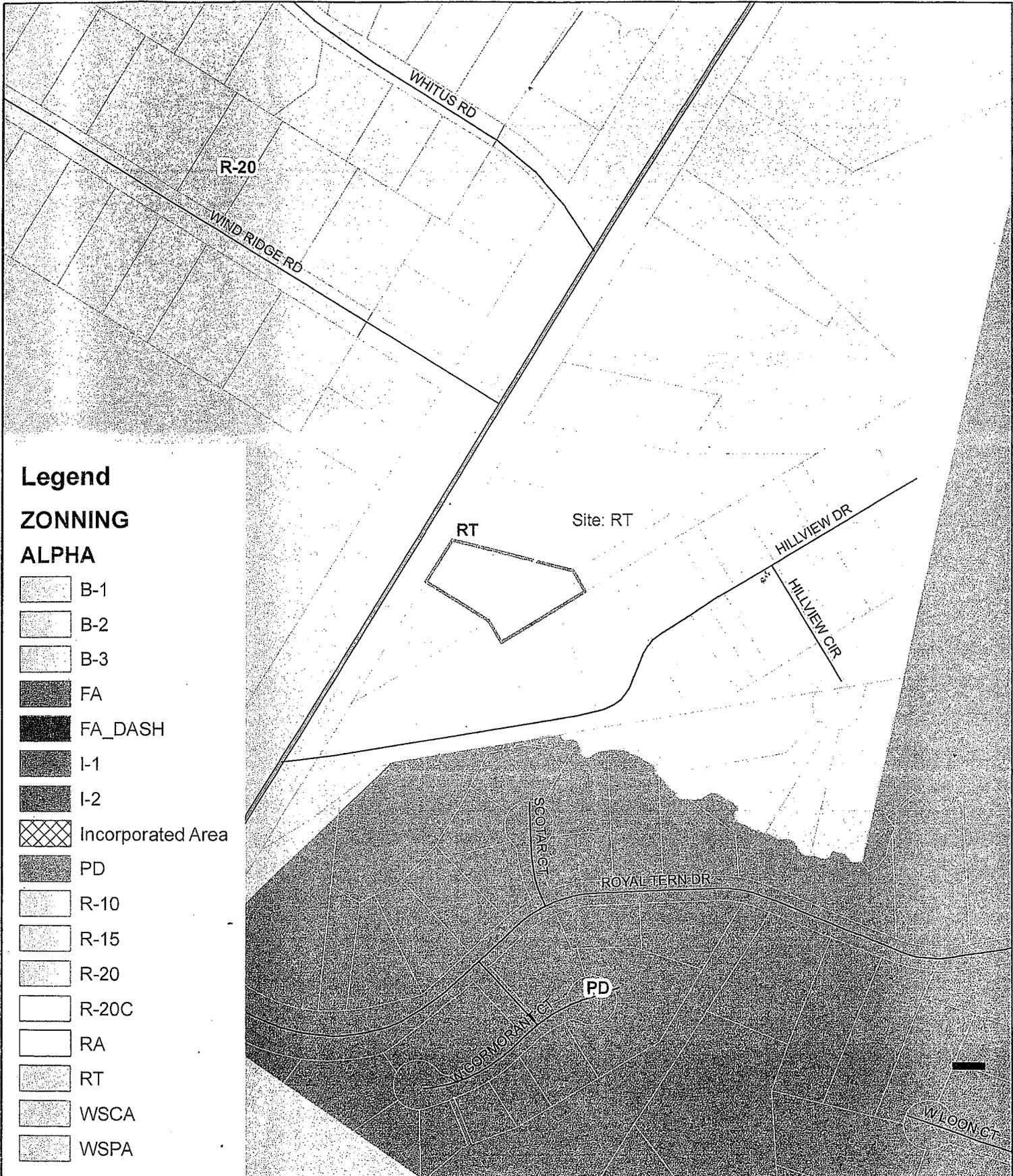
Lawrence Church



Lawrence Church
SUP
Vicinity

1 inch equals 250 feet





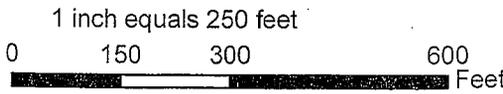
Legend

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

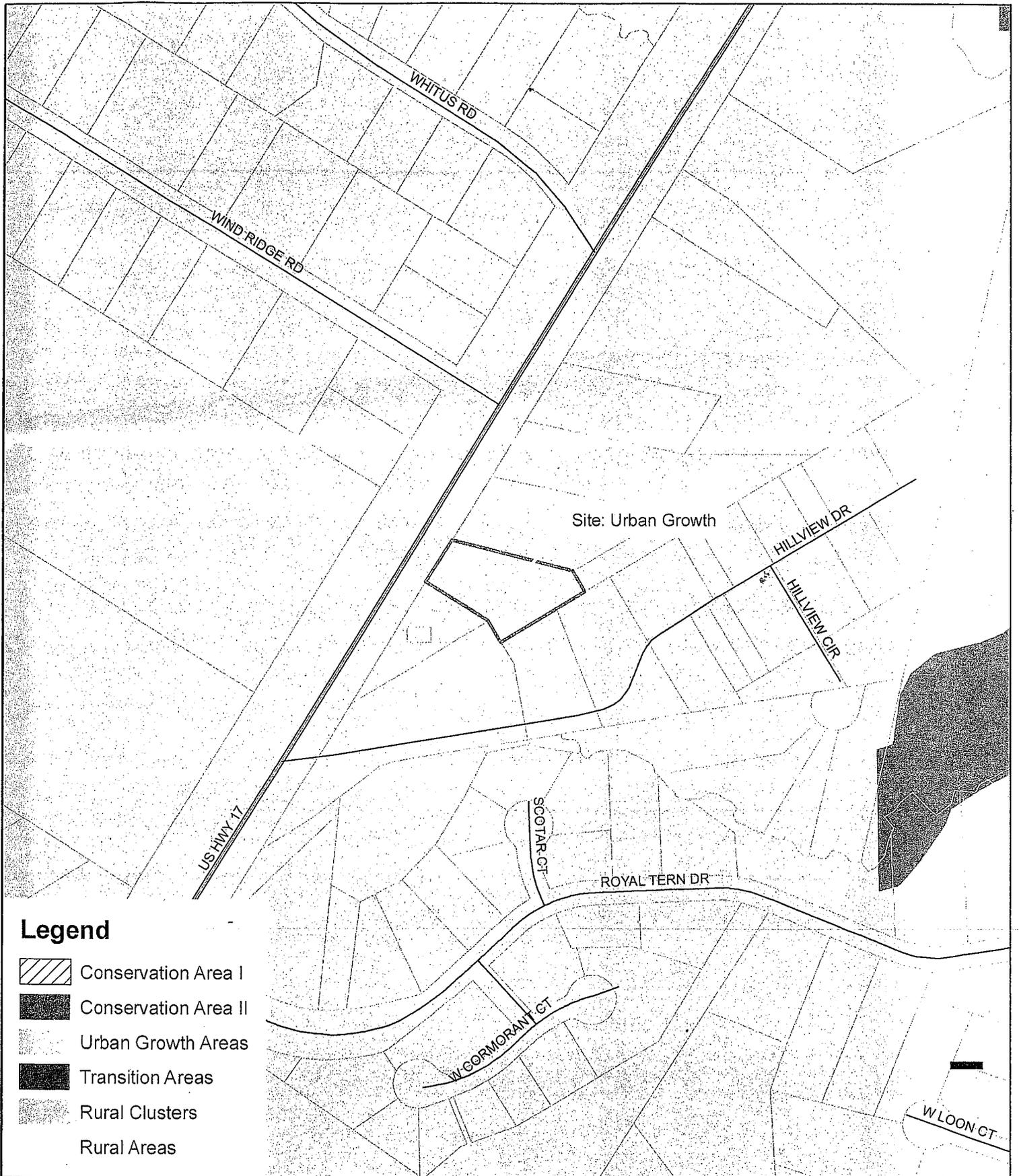
Lawrence Church
SUP
ZONING





1 inch equals 500 feet
0 250 500 1,000
Feet

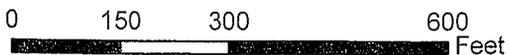
Lawrence Church
SUP
Ortho (2003)



Legend

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

1 inch equals 250 feet



Lawrence Church
 SUP
 CAMA Land Use