

REQUEST FOR BOARD ACTION / CONTRACT CONTROL FORM

Tracking Number: 27

Date of Request: February 4, 2008

Date Request Received:

Board Meeting Date Requested: February 18, 2008

Board Meeting Date Assigned: February 18, 2008

Short Title: Special Use Permit – Stable

Request Status:

Background: 5.2 acres zoned R-20, Residential District

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

Specific Action Requested: Applicant and owner, is requesting approval of a Special Use Permit for a stable. The property is zoned R-20, Residential District and is located on Lot 17 Winding Branch Road in Hampstead, NC.

(Administrative Use Only)

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

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
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: February 18, 2008 ITEM NO: 27.

Special Use Permit for a Stable

SUBJECT: CASE NO: 08-02-18-04
PROPERTY RECORD NO: 3273-73-1097-0000
APPLICANT: Bobby King
OWNER: Same

ACTION REQUESTED: Approval of Special Use Permit for a stable

HISTORY/BACKGROUND:

Project Location: The property is located at lot 17 on Winding Branch Rd, NC 28443

Project Description: The applicant is requesting a Special Use Permit for a stable. The property consists of 5.20 acres and is zoned R-20, Residential District with a small portion of the northwest corner of the property zoned FA, Flood Hazard District. The applicant would like to build a 24 x 40 ft stable totaling 960 sq ft. It will be utilized to keep one (1) horse on the property. The property is located on a dead-end dirt road and is primarily a wooded lot. The stable will be the primary and only use of this property.

Project History:

- 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 R-20, Residential District with a small portion of the northwest corner of the property zoned FA, Flood Hazard District; stables are permitted via Special Use Permit in the R-20 zoning district. (Section 8, Zoning Districts and Regulations, of Zoning Ordinance.)
- D) Land Use Plan Compliance:** This property is classified as Urban Growth Area with Conservation Area I & II located at the north and east property lines (see map) per the 2005 CAMA Land Use Plan.
- E) Existing Land Use in Area:** The adjacent property to the south consists of two wooded vacant lots. Directly to the west of the property lies another wooded vacant lot and adjacent to the east of the property is a vacant wooded tract of land totaling 173 acres.
- F) Site Access Conditions:** The property has direct access to Winding Branch Rd which leads onto NC highway 210.
- 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. No junk, debris, trash, recycled or salvaged materials, or inoperable vehicles shall be stored on the site.
4. No outside storage of materials, merchandise, or unlicensed or salvage equipment will be permitted on the site.
5. 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.
6. 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 February 18, 2008, 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

2/18/08
 DATE

 DEPUTY CLERK

2/18/08
 DATE

**PENDER COUNTY
SPECIAL USE PERMIT APPLICATION FORM**

THIS SECTION FOR OFFICE USE

Application No.	08-02-18-04	Date	1/17/08
Permit Fee	\$200 ^{0%} / ₁₀₀	Receipt No.	077136

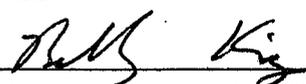
APPLICANT INFORMATION

Applicant Name	Bobby King	Owner Name	Bobby King
Address:	1630 Factory Rd B-17 Hampstead, N.C. 28443	Address:	same
Phone No:	910-270-2666	Phone No:	
Legal relationship of applicant to owner: same			

PROJECT INFORMATION

Property tax record No.	3273-73-1097	Total acreage	
Zoning Designation:	R-20	In property:	5.2 ac
Acreage to be used for project:	24' x 40'	Acreage to be disturbed:	24' x 40'
Project location and address: Lot 17 Winding Branch Rd.			
Describe activities to be undertaken on project site: Build a stable			

SIGNATURES

Applicant:	Date:	Owner:	Date:
	1-16-08		1-16-08

NOTICE TO APPLICANT

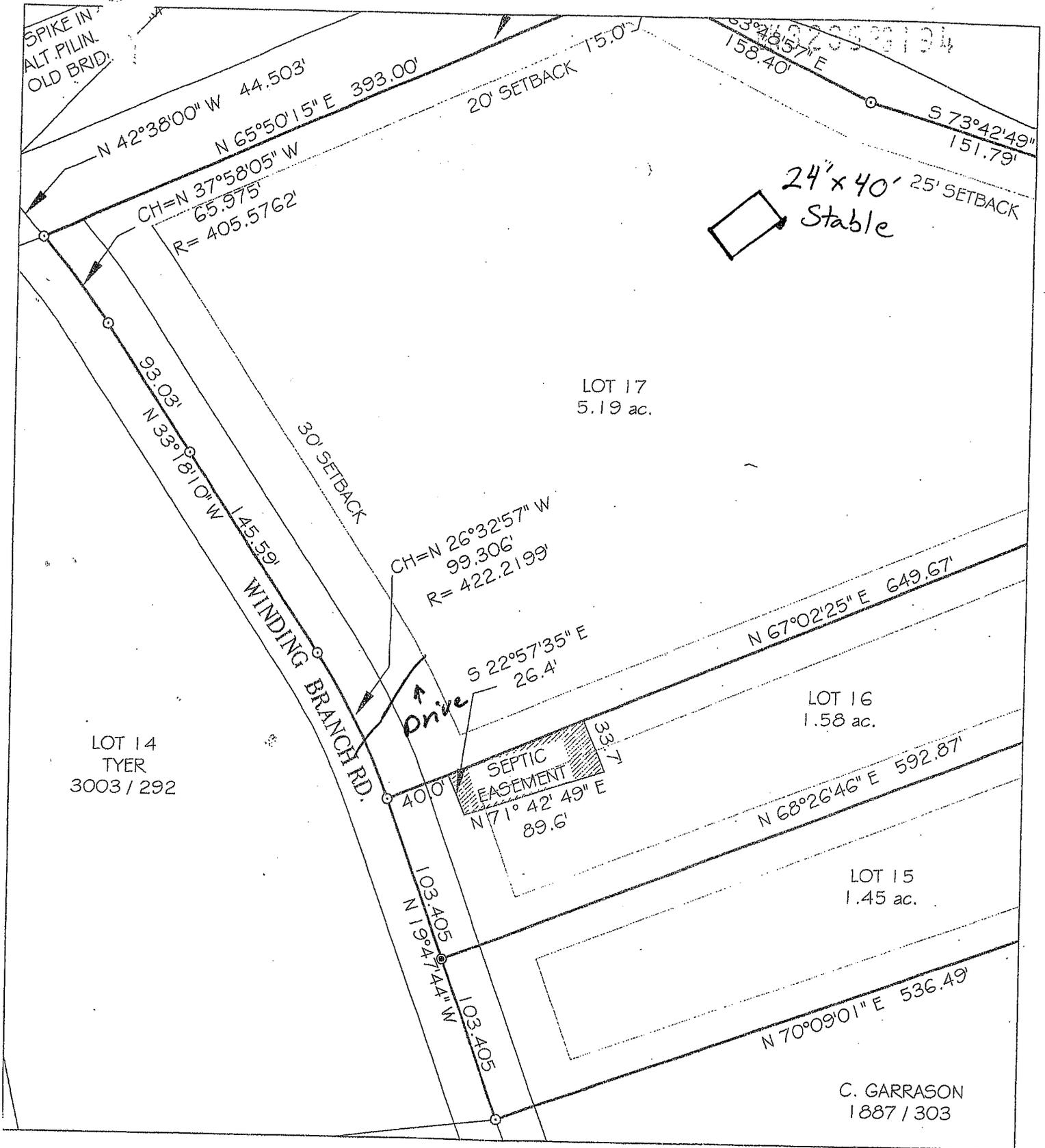
1. Applicant must also submit the information described on page two of this form.
2. Applicant or agent authorized in writing must attend the public hearing.
3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Board of Commissioners 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).

1-16-08

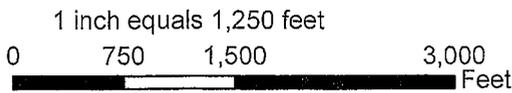
My wife & I live in Sea's Waterfront Mobile Home Park, we purchased this land so we can & will build a house at some time. We want to build a 24 x 40 ft. stable for a house. This property is on a dead end dirt road, last lot & no one can build on the back side because of a huge power line & creek.

Sincerely
Bobby & Teresa
Krip

EXHIBIT "B"

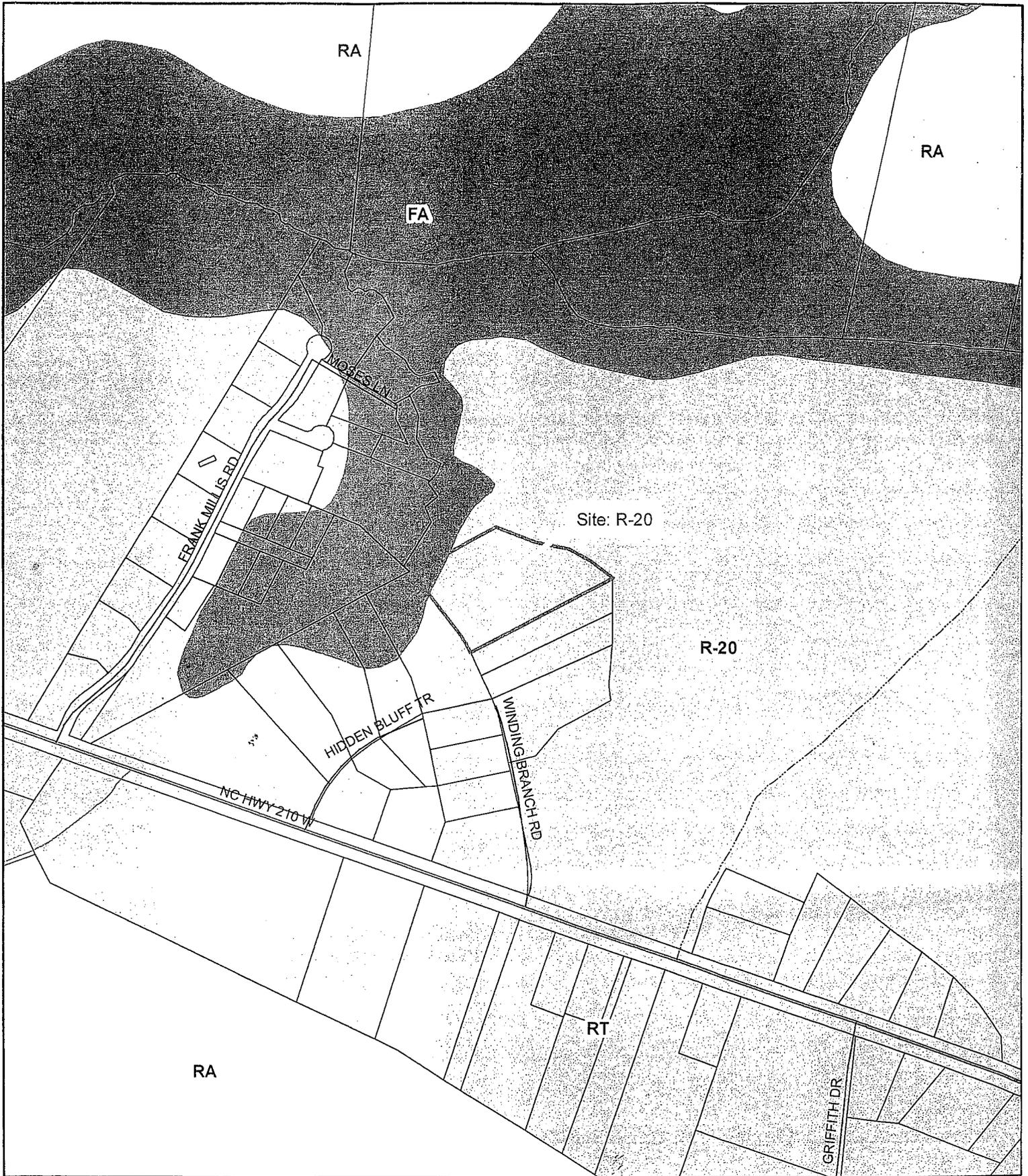


LOT 17 SEPTIC EASEMENT
WINDING BRANCH ESTATES
 SECTION TWO
 TOPSAIL TOWNSHIP, PENDER CO. N.C. MB 64 PG 064
 SCALE: 1" = 80' DATE(s) 5-1-07



Bobby King
Special Use Permit
Vicinity

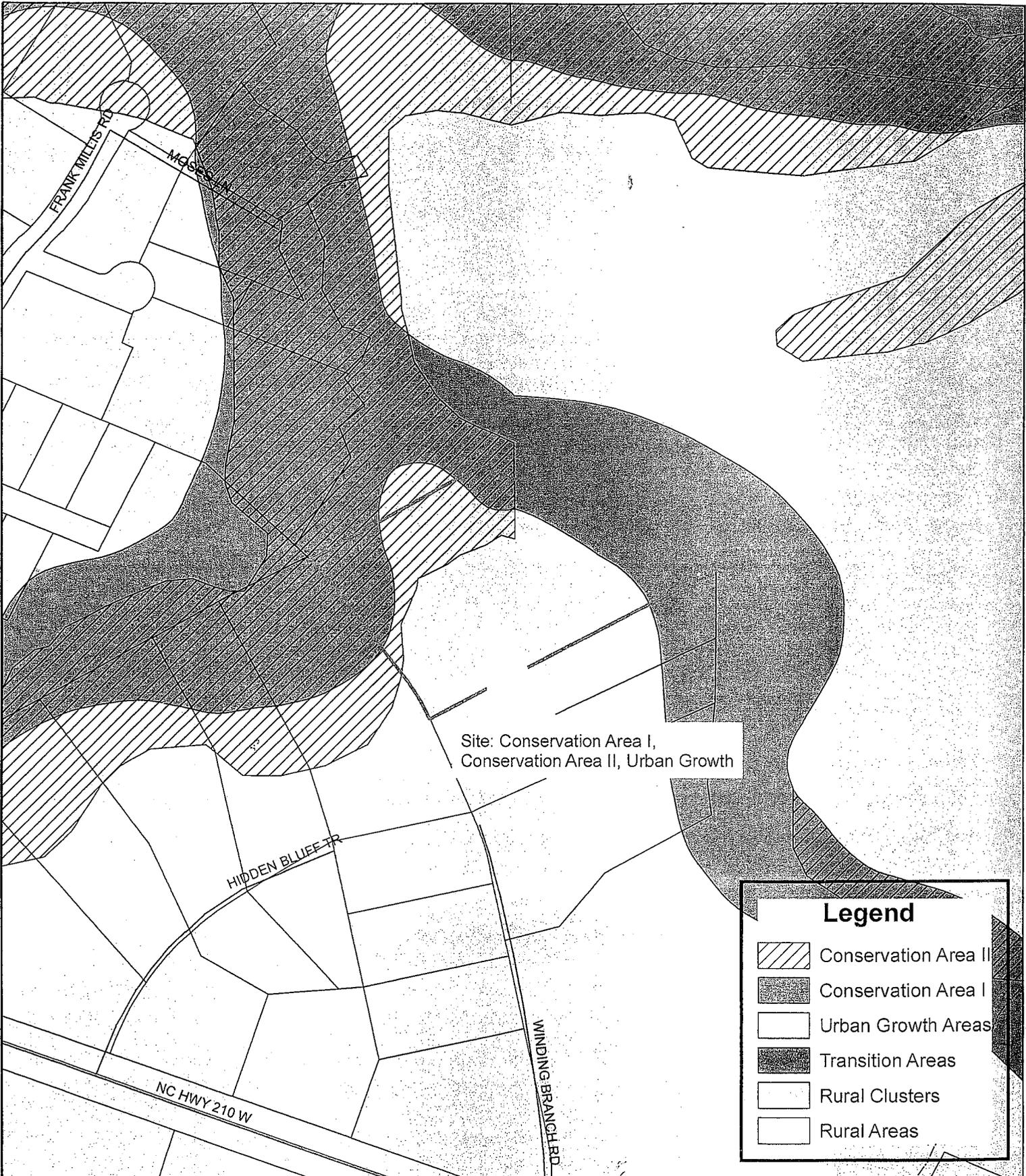




1 inch equals 500 feet
0 250 500 1,000
Feet

Bobby King
Special Use Permit
Zoning

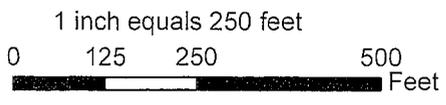




Site: Conservation Area I,
Conservation Area II, Urban Growth

Legend

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



Bobby King
Special Use Permit
CAMA Landuse Plan





Site: R-20

1 inch equals 500 feet

0 250 500 1,000 Feet

Bobby King
Special Use Permit
Ortho (2006)

