

REQUEST FOR BOARD ACTION / CONTRACT CONTROL FORM

Tracking Number: 23.

Date of Request: February 14, 2008

Date Request Received:

Board Meeting March 17, 2008

Board Meeting March 17, 2008

Date Requested:

Date Assigned:

Short Title: Special Use Permit – Office Complex (More Than One Office Unit) To Be Utilized As A Multi-Tenant Art Studio And Gallery

Request Status:

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

Background: 1.02 acres zoned RT, Rural Transition District

(Administrative Use Only)

Specific Action Requested: Applicant is requesting approval of a Special Use Permit for a office complex to be utilized as an art studio, gallery and event hall. The property is zoned RT, Rural Transition District and is located on US Highway 17.

CONTRACT TYPE

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

- 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 Office Complex

SUBJECT: CASE NO: 08-03-17-09
PROPERTY RECORD NO: 4215-67-7801-0000
APPLICANT: Greenbuilt Homes LLC
OWNER: Ellen Elder

ACTION REQUESTED: Approval of a Special Use Permit for the construction of an office complex (more than one office unit) to be utilized as a multi-tenant Art Studio and Gallery.

HISTORY/BACKGROUND:

Project Location: The property is identified by parcel number 4215-67-7801-0000 and is located on NC Highway 17. (See attached vicinity map).

Project Description: The project will be known as ArtExposure and will consist of twenty (20) studio spaces available for lease to artists. Artists must spend at least 24 hours a week working in their studio. Regular weekly and weekend classes will be offered for children and adults. Summer art and theater camps will be offered for children. A large open community space will be available for the public to rent for special events such as receptions, weddings, fundraisers, conferences, reunions and meetings. This space will also be used for rotating art shows which will be open to the public. The building will be a 5,000 square foot, one story building on 1.02 acres with direct access onto Highway 17. The building will be constructed using eco-friendly materials. The use of modular panels and easily disassemble walls will enable the area to change and be multi-purpose. Seasonal outdoor events and craft fairs will be located onsite.

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) 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, and an office complex (more than one office unit) is permitted via special use permit.
- D) Land Use Plan Compliance:** This property is classified as Urban Growth and Conservation Area II. This request is consistent with the 2005 Land Use Plan (See attached CAMA Land Use Map).
- E) Existing Land Use in Area:** The property is adjacent to single family dwellings to the North of the property along Highway 17. There is vacant land South along Highway 17. To the rear of the property there are mobile homes along Antler Dr.
- F) Site Access Conditions:** The project 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. This will include parking and landscaping requirements that will be in compliance with Sections 13 and 14 of the Pender County Zoning 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 or inoperable vehicles, recycled or salvaged materials shall be stored on the site outside a completely enclosed building.
5. No outside storage of materials, merchandise, unlicensed automobiles or salvage equipment will be permitted on the site.
6. 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.
7. 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 March 17, 2008, the Pender County Board of Commissioners (approved, modified, denied) a Special Use Permit for Greenbuilt Homes LLC as described herein and James David Williams, Jr., 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 ___

_____	2/18/08
James David Williams, Jr.,	DATE
CHAIRMAN	

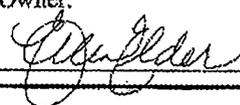
_____	2/18/08
DEPUTY CLERK	DATE

**PENDER COUNTY
SPECIAL USE PERMIT APPLICATION FORM**

THIS SECTION FOR OFFICE USE			
Application No.	08-03-17-09	Date	2/14/08
Permit Fee	\$200.00	Receipt No.	077170

APPLICANT INFORMATION	
Applicant Name: Greenbuilt Homes llc	Owner Name: Ellen Elder
Address: 21 N. Fork St 3B2 Wilmington NC 28401	Address: 1224 South Shore Dr Surf City NC 28445
Phone No: 910 262 3399	Phone No: 910 330-4077
Legal relationship of applicant to owner: Greenbuilt llc is hired as General Building Contractor	

PROJECT INFORMATION	
Property tax record No. 4215678010000	Total acreage 1.02
Zoning Designation: Rural Transition	In property: 1.02
Acreage to be used for project: .08	Acreage to be disturbed: .08
Project location and address: 2040 HWY 17 S.	
Describe activities to be undertaken on project site: Art Gallery / Studio	

SIGNATURES			
Applicant: 	Date: 1/18/08	Owner: 	Date: 1/18/08

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

FEB 14 2008

PENDER PLANNING DEPT.

Narrative For Art Gallery

Project will be located at 2040 HWY 17

Description is attached

Necessary permits include zoning, ev health and general building permit

Property is located on a major highway and will not impact the community negatively at all with regard to traffic, noise or nuisance.

Description

1.0 Vision Statement

ArtExposure will provide the local community with a dynamic space for artists of all ages to work and learn. The art center will be a needed addition in an area that is lacking a large central location for artists to meet, teach classes, work in open studios and market their work in a public forum. ArtExposure will offer twenty studio spaces for lease to deserving artists that need space in which to work. Artists must spend at least 24 hours a week working in their studios. Since ArtExposure will be open to the public, the artists will be juried in by a board of directors. The board will be elected by members of ArtExposure. Regular weekly and weekend classes will be offered for children and adults. Summer art and theater camps will be offered for children. A large open community space will be available for the public to rent for special events such as receptions and meetings. This will generate additional income for the center. In addition, this open communal area will be used for rotating art shows which will be open to the public.

1.2 Mission Statement

ArtExposure will be dedicated to bringing the arts to the surrounding communities by allowing artists to work in a supportive, cooperative environment while allowing the community to make use of the space and view artists at work.

2.0 Executive Summary:

1. The Art Center will be a unique addition to an area that is the fastest growing county in NC.
2. It will provide services to the public in the form of classes, events and exhibitions.
3. It will offer services, classes and workshops for ages 7 and up.
4. It will provide local crafters and artists a visible location to market and exhibit their work.
5. It will offer large studio spaces for lease to artists who want to work and demonstrate their craft in a public forum.
6. The building will be attractive, open, well-lit and available for community events. It will be a 5,000 square foot, one story building on an acre lot on Highway 17 in Pender County.
7. It will provide an area for artists to demonstrate techniques and hold classes.
8. The building will be constructed using eco-friendly materials and will be expansion-ready.
9. Use of modular panels and easily disassembled walls will enable the area to change and be multi-purpose.

10. ArtExposure will allow for a communal management style allowing for membership, a board of directors and participation in the evolving vision of the center.

11. Costs will be defrayed by rental payments, membership fees, classes and craft shows.

12. Artists will supply their own furniture and supplies for their studio space.

13. ArtExposure will provide after hour access to tenant-artists who need additional time to work in their studios.

2.1 Description of Business:

ArtExposure will provide studio space, resources, and marketing opportunities for local arts and crafts people in the southeastern area of North Carolina. Initially, twenty studios will be available for lease. These spaces can be adjusted for size using modular walls if more or less space is needed. A large open area will also be available for the public to rent for special events. Rent will be determined by square footage for the studios and by the hour for the community space. Each artist will apply for space by presenting one's work to a board of directors. The board of directors will consist of artist-members of ArtExposure. If there is a greater demand for space and space is unavailable, a waiting list may be applied to. Tenants must apply for membership and pay the yearly membership fee. Space can also be shared by more than one artist or sublet by the tenant with approval from the board. Income generated from rental fees will pay for the costs of maintaining the building and the concept of ArtExposure. A large classroom area and open studio will be available for classes and artist-members to share and work in. A Kiln Room for firing ceramic clay will be available for varying fees.

2.2 Features	Benefits
1. Studio Space	Space provided for artists to work, demonstrate and market their artwork
2. Common Area	Space for the community to hold special events such as fundraisers, receptions, award ceremonies, weddings, conferences, reunions, and meetings
3. Location	Located in Pender County in a high traffic area on Highway 17 near Topsail Island, Sneads Ferry, Hampstead and midway between Jacksonville and Wilmington. Convenient and visible location will attract new customers
4. Classroom Area	Space available for artists to teach classes and

demonstrate techniques for school groups and teachers

Area available for week-end classes and summer camps for children

Weekly classes available for adults

5. Common Studio

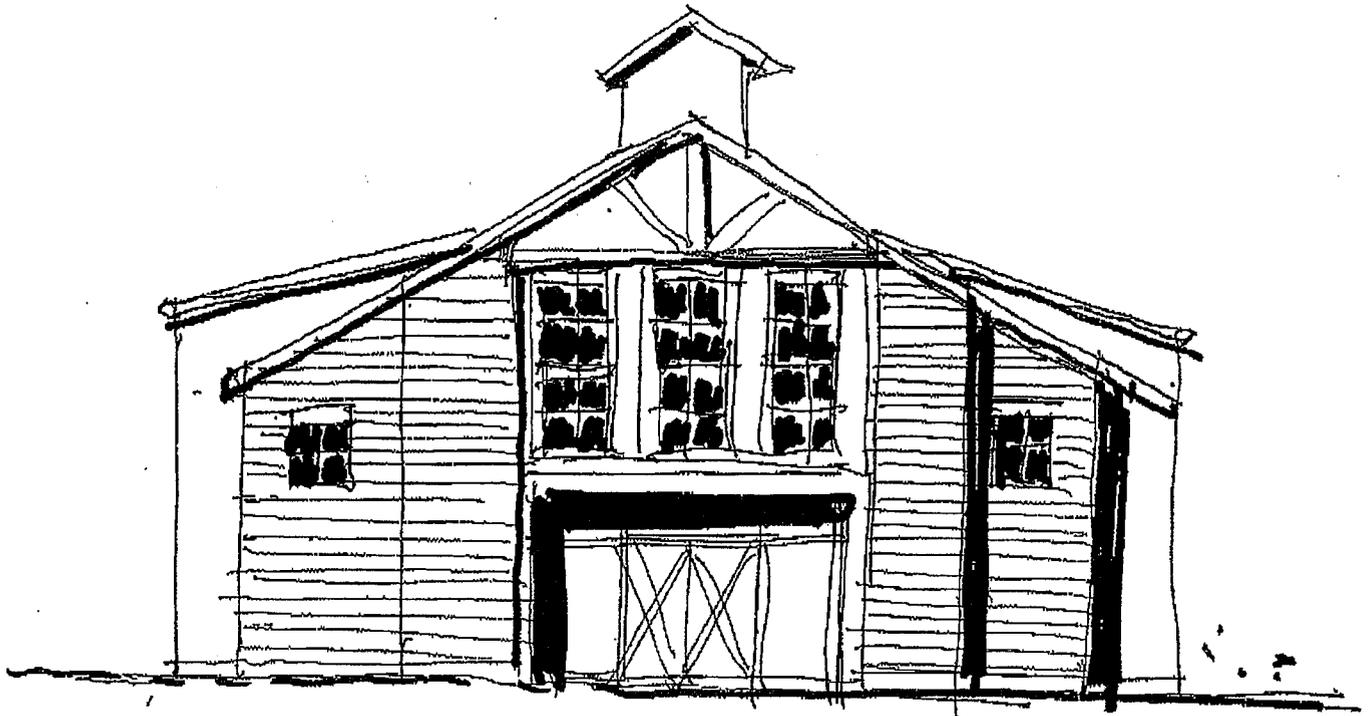
An area for members to share space for a nominal monthly charge
Kiln room to fire ceramics may be used for a fee

6. Outdoor space for events and craft fairs

A seasonal outdoor ArtExposure Fair will be organized by the board. Space can be rented which will create revenue for ArtExposure and artists and craftspeople who will market their work. Local vendors will provide food and refreshment.

6. Gallery Space

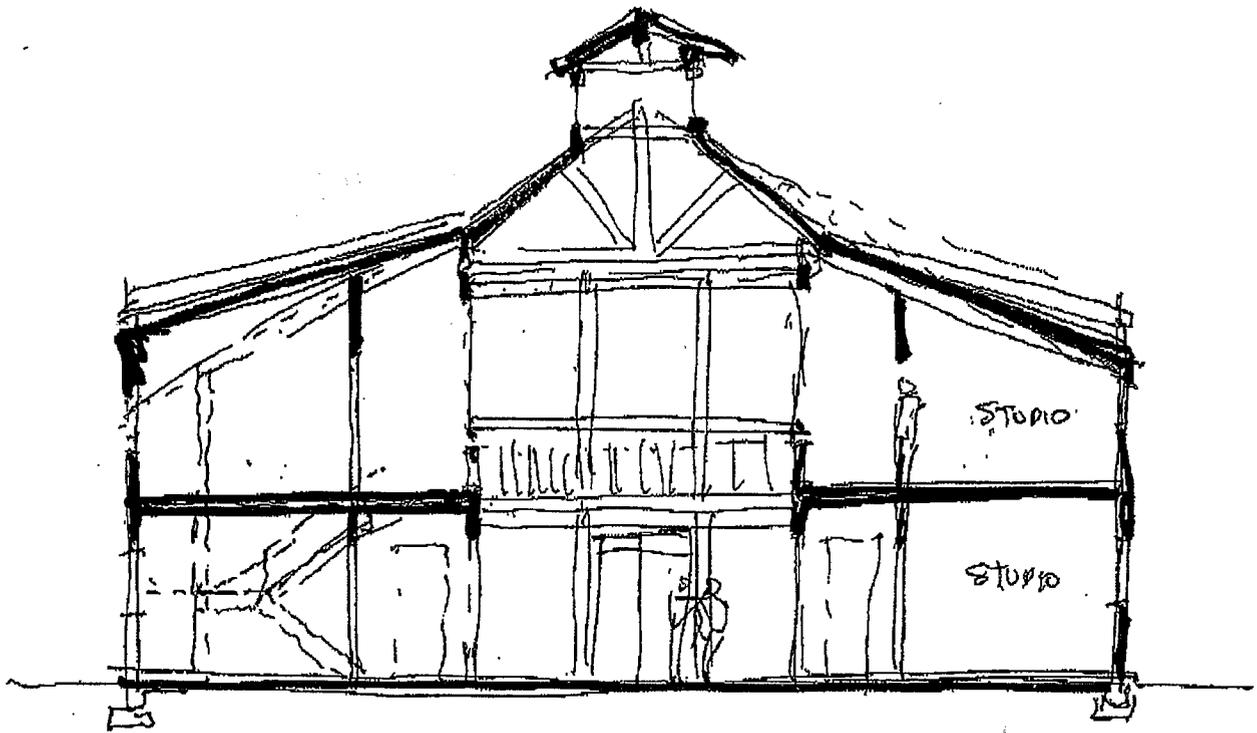
Space will be available for rotating art shows with priority given to the members of the ArtExposure Association.



ELEVATION

ron cox architecture

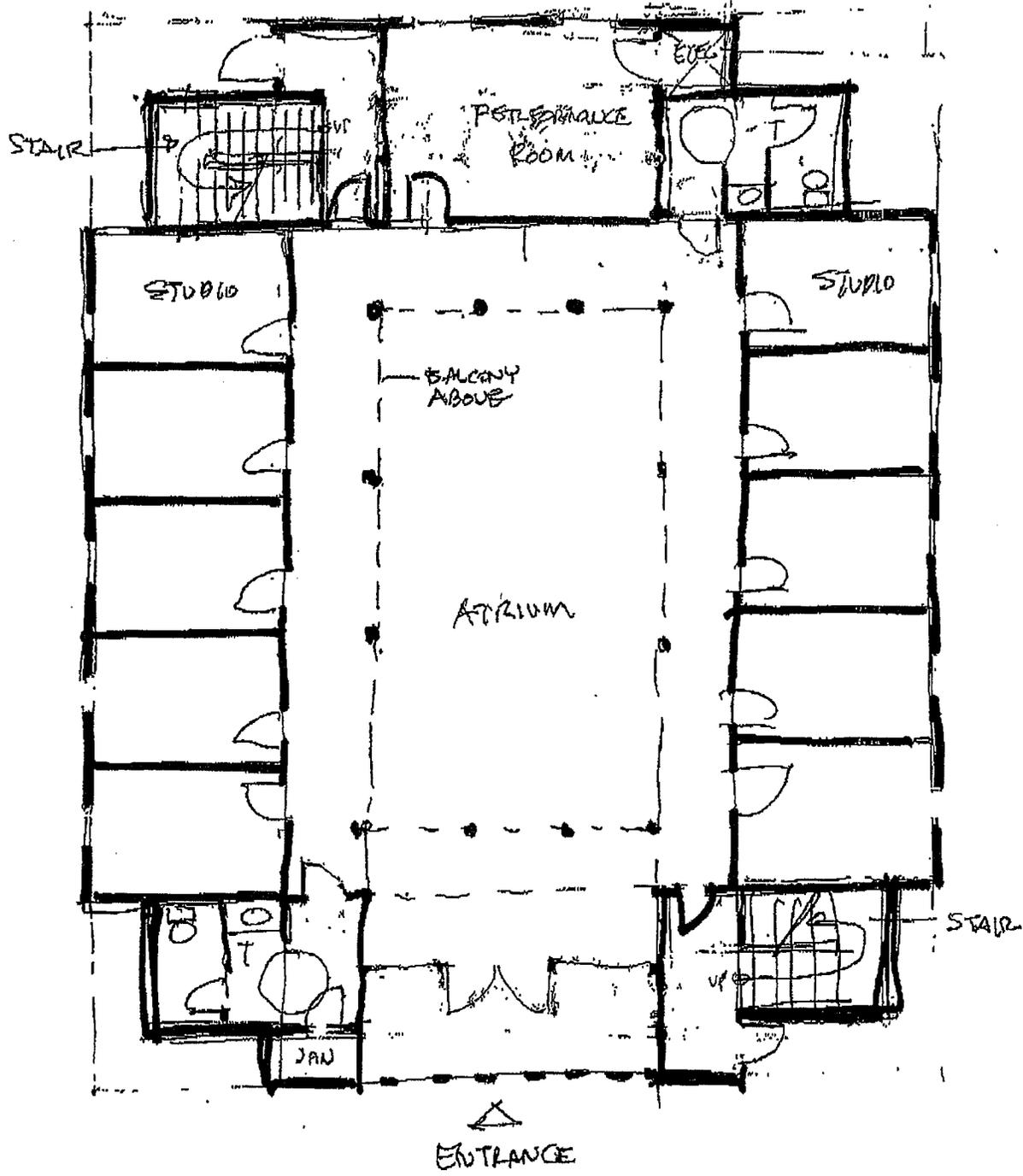
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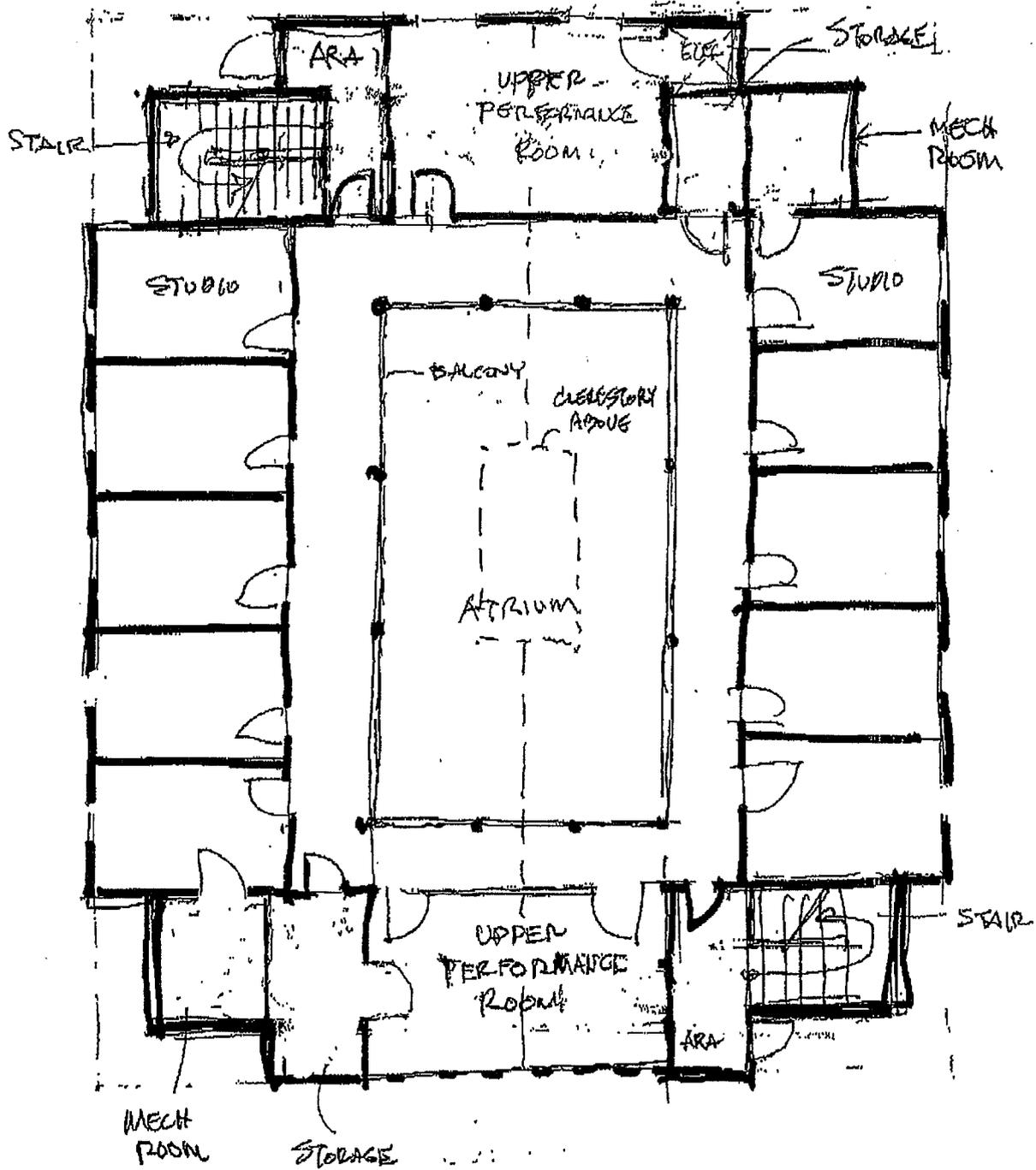
SECTION

ron cox architecture

11.5.07



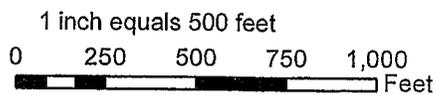
FIRST FLOOR
Ron Cox architecture
11.05.07

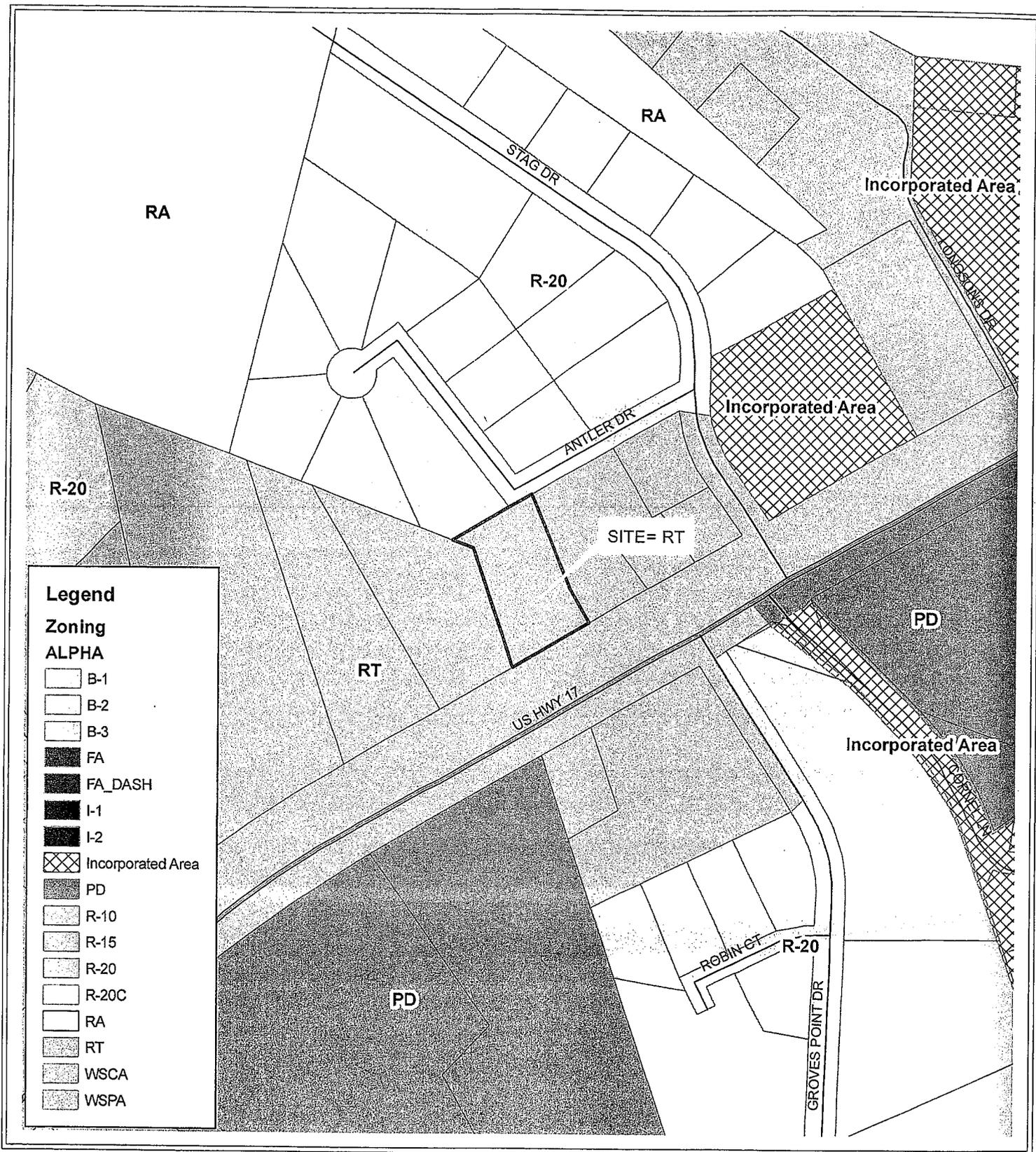


2ND FLOOR
roncox architecture
11.05.07



Special Use Permit
Greenbuilt Homes
Vicinity





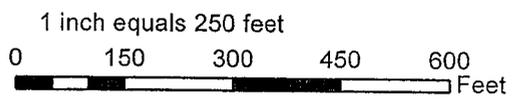
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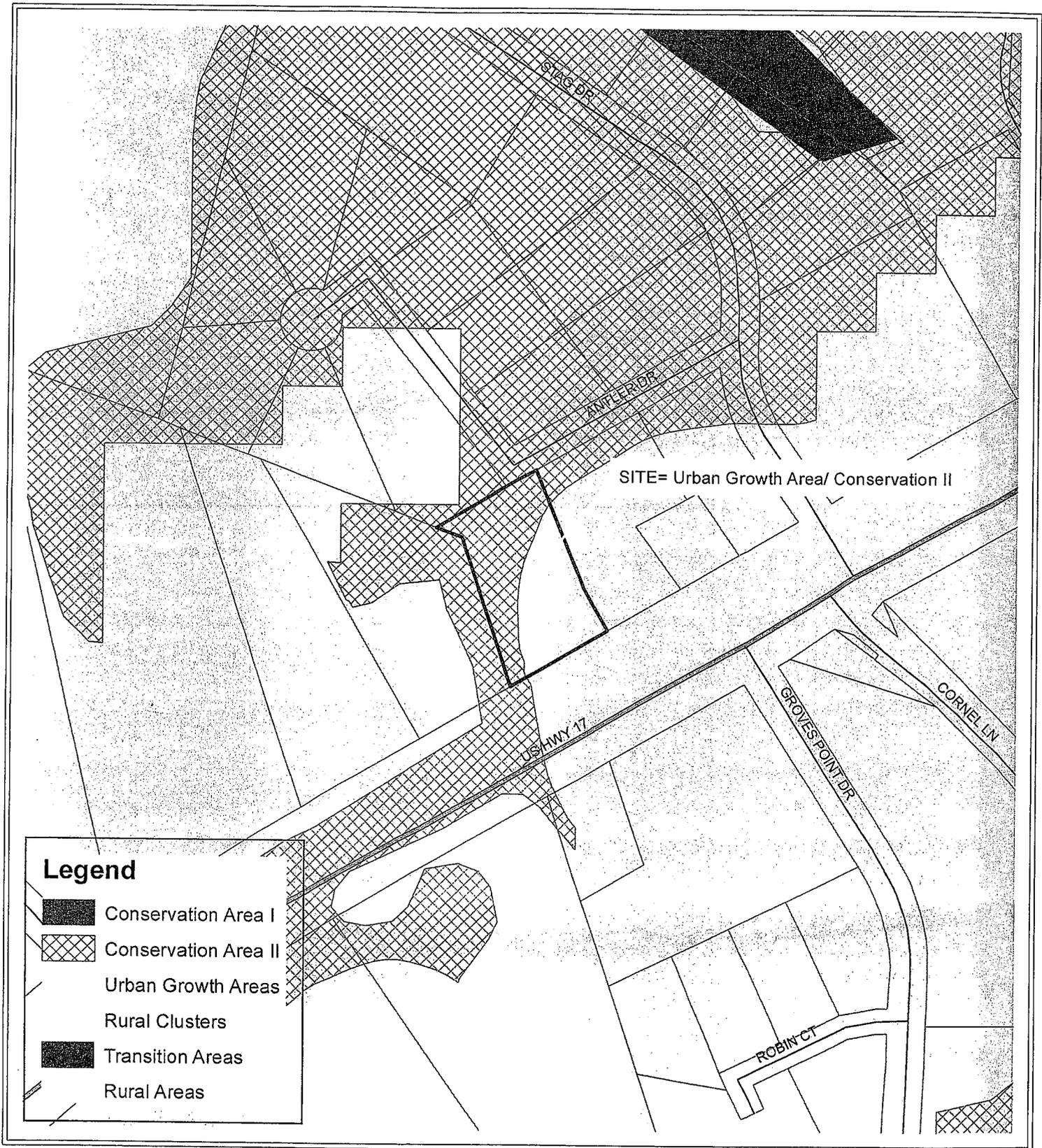
Zoning

ALPHA

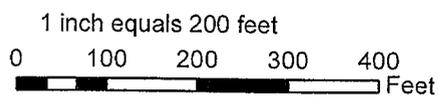
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[White Box]	B-3
[Dark Grey Box]	FA
[Dark Grey Box]	FA_DASH
[Dark Grey Box]	I-1
[Dark Grey Box]	I-2
[Cross-hatched Box]	Incorporated Area
[Medium Grey Box]	PD
[Light Grey Box]	R-10
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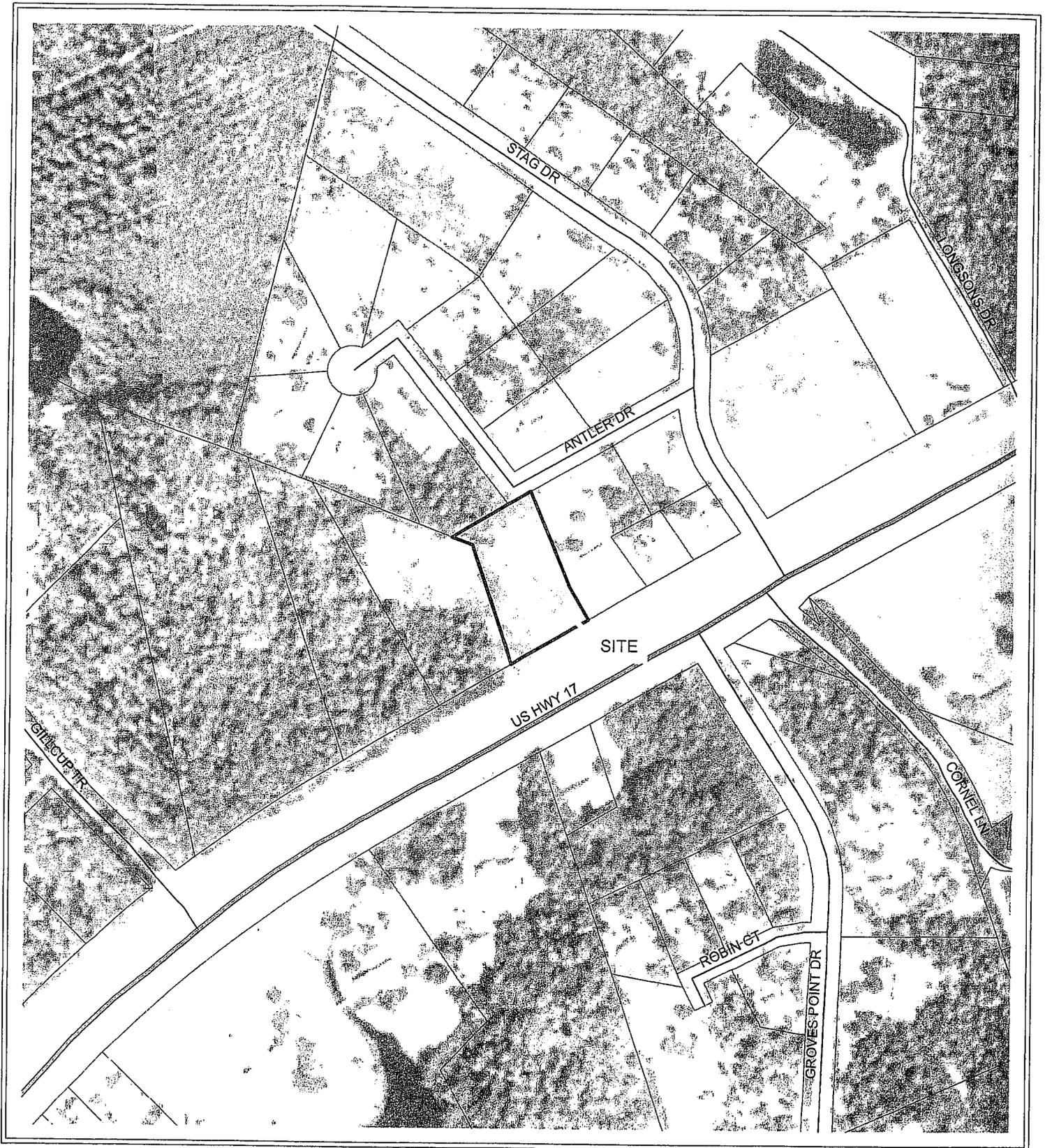
Special Use Permit
Greenbuilt Homes LLC
Zoning Map





Special Use Permit
 Greenbuilt Homes LLC
 CAMA Land Use





Special Use Permit
Greenbuilt Homes
2006 Ortho

