



## REQUEST FOR BOARD ACTION

ITEM NO. 18.

**DATE OF REQUEST:** April 20, 2009

**REQUESTED BY:** Ashley Frank, Planner II, Planning and Community Development

**SHORT TITLE:** Resolution approving a Special Use Permit for the operation of a Community Center.

**BACKGROUND:** The applicant is requesting approval of a Special Use Permit for the operation of a community center to be located on Shaw Highway, just north of Granite Drive. On May 20, 2002, a Special Use Permit (SUP) was issued for this property and use, however a final zoning permit was never applied for therefore the Special Use Permit expired on May 20, 2003. This is a new application with an amended site plan. The property is identified by record number 4215-44-6382-0000 and is located along Shaw Highway, approximately 1.5 miles north of NC Highway 210 just north of Granite Drive.

**SPECIFIC ACTION REQUESTED:** To hold a public hearing and consider the approval of a Special Use Permit for the operation of a Community Center.

**PLANNING STAFF REPORT**  
**Special Use Permit**

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**SUMMARY:**

**Hearing Date:** April 20, 2009  
**Case Number:** SUP 09-04-20-10  
**Applicant:** Rosalind Smith  
**Property Owner:** Pender County Training School/South Pender High School Alumni Association

**Land Use Proposed:** The applicant is requesting approval of a Special Use Permit for the operation of a Community Center.

**Property Record Number and Location:** The property is identified by record number 4215-44-6382-0000 and is located along Shaw Highway, approximately 1.5 miles north of NC Highway 210 just north of Granite Drive.

**Zoning District of Property:** The property is zoned R-20, Residential District.

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**PROJECT DESCRIPTION:**

The applicant is requesting approval of a Special Use Permit for the operation of a community center to be located on Shaw Highway, just north of Granite Drive. On May 20, 2002, a Special Use Permit (SUP) was issued for this property and use, however a final zoning permit was never applied for therefore the Special Use Permit expired on May 20, 2003. This is a new application with an amended site plan. (See applicant's narrative and site map).

The property consists of approximately two (2) acres. The community building will consist of two (2) mobile classrooms located on-site, which will be the headquarters for the Pender County Training School/ South Pender High School Alumni Association, Inc., monthly board meetings. The buildings will also be available to the community for a variety of activities such as but not limited to church conferences, after-school tutoring, adult education and small social events. The proposed hours of operation are 9 am to 5 pm and volunteers will located on-site.

**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 Ordinance) and revocation procedures (15.4b of Zoning Ordinance).
- C) Zoning Ordinance Compliance:** The property is zoned R-20 Residential District. A Community Center is permitted in the R-20 Residential District via Special Use Permit (see attached zoning map).
- D) 2005 Land Use Plan Compliance:** The current CAMA Land Use Plan classifies the subject property as Rural Clusters. This land classification recognizes the small concentrations of distinct residential communities that maybe associated with a church, other institutional or non-residential use in the Rural Areas. The primary purpose of this classification is to implement the County's Policy of "preserving existing viable residential neighborhoods."
- E) Existing Land Use in Area:** Currently the surrounding land use is as follows: to the north, east and west is vacant land, to the south is low density single family residential along Granite Drive.
- F) Site Access Conditions:** The property has direct access to Shaw Highway.
- G) Conditions Governing Special Use Permit Approval:**

PLANNING AND COMMUNITY DEVELOPMENT

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APPLICATIONS COVER SHEET

Date Application Filed: Feb. 25, 2009

I. REQUIRED NAMES:

Applicant Rosalind Smith  
Address 12814 Hwy 210E  
Rocky Point, NC.  
Phone 910-675-0740 Fax 602-7098  
Email —

Owner P.C.T.S./SPHalummi  
Address P.O. Box 424  
Rocky Point, NC  
Phone — Fax —  
Email n/a

Legal Relationship of Applicant to Property Owner: treasurer

Consultant Name/Company n/a

Address —

Phone — Fax —

Email —

Rosalind Smith  
(Signature of Applicant)

—  
(Signature of Owner)

\*If owner is different from applicant, both signatures are required.\*

II. TYPE OF APPLICATION:

(Please check one)

Board of Adjustment:  
 Variance  
 Appeal

Zoning:  
 Text Amendment  
 Map Amendment  
 Special Use Permit

Plans:  
 Planned Development  
 Subdivision Preliminary Plat

# FEE SCHEDULE FOR BOARD HEARINGS

Board of Adjustment:	Applicable Fees:	Fee Calculation:
Variance	\$125.00	
Appeal	\$150.00	
<b>Zoning:</b>		
Text Amendment	\$200.00	
Map Amendment	\$200.00 & \$10.00 per acre over 5 acres	
Special Use Permit	\$200.00 & \$10.00 per acre over 5 acres	\$ 200.00
SUP, Part of AEC	\$300.00 & \$10.00 per acre over 5 acres	
SUP, Tower over 75 ft.	\$400.00 & \$3.00 per acre over 200 ft.	
SUP, Mining Borrow Pit	\$400.00 & \$10.00 per acre over 5 acres	
SUP, Mining other	\$800.00 & \$10.00 per acre over 5 acres	
<b>Plans:</b>		
Planned Development Master Plan	\$10.00 per acre with a min. of \$50.00	
Preliminary Plat	\$10.00 per lot/parcel with a min. of \$125.00	
Final Plat	\$5.00 per lot/parcel with a min. of \$50.00	
<b>Total Fees Due:</b>		

**Attachments Included with Application:**  
(Please include # of copies)

\_\_\_ CD \_\_\_ Plan Sets \_\_\_ Other Documents/Reports

Please list documents included: I will scan information  
maps/

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**Method of Payment:** \_\_\_ Cash  
 \_\_\_ Credit Card, We accept VISA \_\_\_ and MasterCard \_\_\_ only.  
 \_\_\_ Check, Ck. # (            )

For Office Use Only:	
Receipt # _____	
Received By: _____	Date: _____

# PLANNING AND COMMUNITY DEVELOPMENT

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## SPECIAL USE PERMIT APPLICATION

THIS SECTION FOR OFFICE USE			
Application No.	SUP 09.04.20.10	Date	02/25/2009
Permit Fee	200.00 / 1.68 Mar 1	Receipt No.	
APPLICANT INFORMATION			
Applicant Name	Rosalind Smith	Owner Name	PCTS/SPH Alumni, Inc.
Address:	12814 Hwy 210E Rocky Point, NC 28457	Address:	P.O. Box 424 Rocky Point, NC 28457
Phone No.	(910) 675-0740	Phone No:	
Legal relationship of applicant to owner:	Treasurer		
PROJECT INFORMATION			
Property tax record No.	3256.25.6057.0000	Total property acreage:	2
Zoning Designation:	R-20	Acreage to be disturbed:	—
Acreage to be used for project:	—		
Project location and address:	on Shaw Hwy approximately one + a half miles from Hwy 210 in Rocky Point		
Describe activities to be undertaken on project site:	Headquarters for the organization + Community "Community Building" Bldg for conferences, tutoring, adult Eds social events		
SIGNATURES			
Applicant:	Date:	Owner:	Date:
Rosalind Smith	1-30-09	Pender County Training School / South Pender H.	1-30-09
NOTICE TO APPLICANT			
<ol style="list-style-type: none"> <li>1. Applicant must also submit the information described on page two of this form.</li> <li>2. Applicant or agent authorized in writing must attend the public hearing.</li> <li>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.</li> <li>4. Applicant may wish to review the required findings for approval of a Special Use Permit (p. 3).</li> <li>5. Permit will become void after 12 months if a final zoning permit is not obtained, unless specifically requested at the time of public hearing.</li> </ol>			

February 02, 2009

To Whom It May Concern,

The Pender County Training School/South Pender High Alumni Association, Inc. has purchased 2 acres of property on Shaw highway in Rocky Point, NC, approximately one and a half miles from highway 210.

We plan to move two mobile classrooms that were purchased from Pender County Schools onto the property.

The organization consists of 15 board members, which will be meeting once a month. The buildings will be the headquarters for the organization.

The buildings will be available to the community for different activities such as meetings, Church Conferences, after school tutoring, adult education, and small social events.

The building would be located in an area that would have no potential impact on the community. There are now 5 homes adjacent to the property 2 are vacant. There will be approximately 150 to 175 parking spaces in the future.

Please contact our president Beulah Fair at (910) 327-5101, or Rosalind Smith 675-0740.

Respectfully,

Beulah Fair, President