REQUEST FOR BOARD ACTION

ITEM NO. 23.

DATE OF MEETING: June 27, 2011

REQUESTED BY: Ben Andrea, Planner II, Planning & Community Development

SHORT TITLE: Resolution to Approve a Special Use Permit (SUP) for the Operation of Vehicle Rentals and Non-Store Retail Sales (NAICS Industry Codes 53 and 45).

BACKGROUND: Todd Thrower, applicant, on behalf of James Turner, owner, is requesting approval of a Special Use Permit (SUP) for the operation of vehicle rentals and non-store retail sales (NAICS Industry Codes 53 and 45). The subject property is located at 6015 NC Highway 53 East Burgaw, NC, and may be identified as PIN 3341-53-7144-0000. The property is currently zoned RA, Rural Agricultural, and uses in the NAICS Sectors 53 and 45 are permitted via SUP in the RA Zoning District.

SPECIFIC ACTION REQUESTED: To hold a public hearing and consider the approval of a Special Use Permit for vehicle rentals and non-store retail sales (NAICS Sectors 53 and 45).

RESOLUTION

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED, that on June 27, 2011 the Pender County Board of Commissioners (approved, modified, denied) a Special Use Permit (SUP) for the operation of vehicle rentals and non store retail sales (NAICS Industry Codes 53 and 45) as described herein, and the Chairman/County Manager is authorized to execute any/all documents necessary to implement this resolution.

AMENDMENTS:

MOVED_____ SECONDED_____

APPROVED_____ DENIED_____ UNANIMOUS

YEA VOTES: Brown___ Rivenbark ___ Tate ___ Ward ___ Williams ___

_____ 6/27/11
Chairman Date

_____ _6/27/11__
ATTEST Date

PLANNING STAFF REPORT
Special Use Permit

SUMMARY:

Hearing Date: June 27, 2011
Applicant: Todd Thrower
Property Owner: James R. Turner
Case Number: SUP 11-06-20-01 Thrower

Land Use Proposed: The applicant is requesting the approval of a Special Use Permit (SUP) for the operation of vehicle rentals and non-store retail sales (NAICS Industry Codes 53 and 45).

Property Record Number and Location: The subject property is located at 6015 NC Highway 53 East Burgaw, NC, and may be identified as PIN 3341-53-7144-0000.

Zoning District of Property: The property is currently zoned RA, Rural Agricultural, and uses in the NAICS Sectors 53 and 45 are permitted via SUP in the Rural Agricultural, RA Zoning District.

Project History: The Special Use Permit was submitted as a result of a zoning violation. On March 21, 2011, a Notice of Violation was issued for the operation of a flea market and truck/trailer rentals without a Special Use Permit.

PROJECT DESCRIPTION:

The applicant, Todd Thrower, is requesting the approval of a Special Use Permit (SUP) for the operation of Uhaul truck and trailer rentals and non-store retail sales to be located at the current storage facility.

The business will utilize existing structures and will not require the construction of additional utilities. This facility will focus on the rental of storage units, Uhaul trucks and trailers, and the sale of non-store items (i.e. Flea Market).

Currently, this business operates seven days a week, and is the only weekend provider of Uhaul trucks and trailers in the area.

Access to the facility will be provided by an existing driveway entrance, on NC Highway 53 East; the North Carolina Department of Transportation (NC DOT) will not require a driveway permit for the addition of the new uses. However, any further development on the subject's property will need to be evaluated by the NC DOT.

The applicant's proposed hours of operation for Uhaul truck and trailer rentals will occur seven days a week from 8am to 7pm. Trucks will be stored within the fenced in property and designated to a 40x60 parking area. Likewise, the trailers will have a 20x50 parking area. The proposed hours of operation for the flea market will be from 8am to 5pm, and will operate in storage buildings.

At this time, no restroom facilities are proposed on the subject property.

The subject property is located within the AE Special Flood Hazard Area (SFHA) along the Northeast Cape Fear River, according to the 2007 Flood Insurance Rate Maps (FIRMs), Map Number 37200334100J, Panel Number 3341. Any new development will need to comply with the National Flood

Insurance Rate Program (NFIP) in accordance with the Pender County Unified Development Ordinance, Article 9, Flood Damage Prevention.

Prior to the issuance of zoning approval and building permits; a Minor Site Development Plan must be submitted and approved in accordance with Articles 3.6 and 6.3. A part of this review will include compliance with Article 8, Landscaping and Buffering as prescribed the Pender County Unified Development Ordinance. The site plan submitted with this application is considered conceptual and does not reflect any approvals or regulations in effect.

		Zoning Districts									
Use Type	**Ref NAICS**	**RA**	**RP**	**RM**	**MH**	**PD**	**GB**	**OI**	**IT**	**GI**	**EC**
Sector 53: REAL ESTATE AND RENTAL AND LEASING											
Real Estate and Rental and Leasing	**53**	**S**	**S**				**P**				
Sectors 44-45 RETAIL TRADE											
Nonstore Retailers	**454**	**S**					**P**				

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:

Cape Fear Council of Governments RPO
The proposed activity level increases will not need any action from DOT.

Four County Electric Company
No response.

NC DENR Division of Coastal Management
No comment.

NC DENR Division of Forestry
No response.

NC DENR Division of Land Resources
No response.

NC DENR Division of Waste Management
No DWM-UST Section issues or concerns.

NC DENR Division of Water Quality
No response.

NC DOT Division of Highways
No comments.

NC DOT Transportation Planning Branch
No response.

NC Office of State Archaeology
No response.

NC Wildlife Resources Commission
No response.

Pender County Building Inspections
No response.

Pender County Emergency Management
No problems with this SUP.

Pender County Environmental Health
No response.

Pender County Fire Marshall
No response.

Pender County Parks and Recreation
No issues with this request.

Pender County Public Library
No response.

Pender County Public Utilities
No comment.

Pender County Schools
This project should not be any problem for Pender County Schools.

Pender County Sheriff's Department
No response.

Pender County Soil and Water Conservation District
No problem with this request.

Progress Energy Corporation
No response.

US Army Corps of Engineers
No response.

Wilmington Metropolitan Planning Organization
This development occurs outside of the WMPO area.

EVALUATION:

A. ***Public Notifications:*** Advertisements for the proposal have been placed in the *Topsail Voice* and *The Pender Post*. Adjacent property owners were notified by first class mail.

B. ***Basis for Granting SUP:*** See attachment A for approval procedures (§3.10.3-4 of Unified Development Ordinance) and revocation procedures.

C. ***Unified Development Ordinance Compliance:*** The property is currently zoned RA, Rural Agricultural, and uses defined under Sectors 53 and 45 (Vehicle Rental and Retail Sales) are permitted by Special Use Permit, as prescribed by the Pender County Unified Development Ordinance, Article 5.2.3 Table of Permitted Uses.

D. ***2005 CAMA Land Use Plan Compliance:*** The subject property is currently classified within the Rural Area. This land classification provides for agricultural and forestry operations that are key to the preservation of the county's rural landscape and that remain a major part of the county's economic base. This proposal may not be consistent with this classification, as the 2005 CAMA Land Use Plan, the Rural Area provides for very low-density residential uses, home-based businesses; other businesses traditionally associated with rural farm areas and extraction activities.

E. ***2010 Comprehensive Land Use Plan Compliance:*** The subject property is currently classified within the Rural Growth area. The Rural Growth land use classification identifies those areas of Pender County where urban service, i.e., public water and sewer services, are not expected to be extended within the planning horizon. Rural Growth areas are where preservation of agriculture operations is a primary concern and where conflicts between agriculture and non-agriculture uses are to be discouraged. Location criteria for non-residential uses in Rural Growth areas include frontage and access to a major State highway or secondary road, location at a major rural intersection, proximity to similar existing non-residential uses, and spatial separation from non-compatible uses such as existing residential development.

1. Comprehensive Land Use Plan Policies:

   i. **Hazard Mitigation**

   Policy 9A.1.4 Consistently use updated FEMA Flood Insurance Rate Maps (FIRMs) when reviewing proposed new development to discourage development within or near flood prone areas.

F. ***Existing Land Use in Area:*** The existing land uses in the area are composed of: forestry tract to the north, to the west and south, low-density single family residential, and a vacant lot to the east.

G. ***Site Access Conditions:*** The property has direct access to NC Highway 53 East, via an existing driveway.

H. ***Conditions To Consider In Issuing A Revision of the 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 Pender County Unified Developed Ordinance.
3. A separate permit must be obtained for any proposed signs in accordance with Article 10 of the Pender County Unified Development Ordinance.
4. 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.
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 conditions contained in this permit.
7. Prior to the issuance of a zoning approval and building permits; a Minor Site Development Plan must be submitted and approved, in accordance with Articles 3.6 and 6.3, a part of this review will include compliance with Article 8, Landscaping and Buffering as prescribed the Pender County Unified Development Ordinance.
8. All sales of abandoned property will occur inside storage units. No renting of booth/table space for public sale of merchandise on property.
9. The hours of operation shall be seven days a week 8am to 7pm.

10. No junk, debris, trash, or inoperable vehicles, recycled or salvaged materials shall be stored on the site. All debris shall be removed from the site prior to issuance of a zoning permit.

11. Other applicable local, state, and federal permits as required.

Attachment A

3.10.3 Procedures for Reviewing Applications

A. The special uses, as specified in the various districts, may be established only after review and approval by the Board of Commissioners.
B. The Board of County Commissioners, acting in a quasi-judicial manner and setting, shall hear evidence from the applicant and any interested members of the public.
C. The Board of Commissioners shall hold a public hearing on the application for a Special Use Permit within sixty (60) days after the completed application is filed.
D. The Administrator shall cause notice of the hearing to be published once a week for two successive calendar weeks. The notice shall be published for the first time not less than ten (10) nor more than twenty-five (25) days before the date fixed for the hearing.
E. All Special Use Permit applications must be presented to the Administrator for a determination of completeness.
F. An appeal from a completeness determination may be made to the Board of Adjustment within twenty (20) days of the determination.
G. The Board of Commissioners shall approve, modify, or deny the application for a Special Use Permit. In approving a Special Use Permit, the Board of Commissioners, with due regard to the nature and state of all adjacent structures and uses in the district within same is located, shall make written findings that the following are fulfilled:
    1. The use requested is listed among the special uses in the district for which application is made, or is similar in character to those listed in that district;
    2. The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor adversely affect the safety, health, morals, or welfare of the community or of the immediate neighbors of the property;
    3. The proposed use shall not constitute a nuisance or hazard;
    4. The requested use will be in conformity with the Pender County Land Use Plan and other official plans or policies adopted by the Board of County Commissioners;
    5. Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being provided;
    6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize the traffic congestion in the public roads;
    7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located; and
    8. The proposed use shall not adversely affect surrounding uses and shall be placed on a lot of sufficient size to satisfy the space requirements of said use.

3.10.4 General Provisions Concerning Special Use Permits

B. Revocation - In any case where the Special Use Permit or the conditions of a Special Use Permit have not been or are not being complied with, the Administrator may initiate a notice of violation for the provisions of this ordinance and the conditions of the Special Use Permit not in compliance or the Administrator, may initiate notice of a public hearing to consider revocation of the permit by the Board of Commissioners or both actions may be initiated. Procedures for notice of such hearing shall be the same as procedures for consideration of an initial application for a Special Use Permit and the permittee shall be notified.

CASE FOLLOWUP

DATE	REF. CASE NAME: James Turner Todd Thrower Case #2 Pg 1
NOTE:	**<u>Case #1</u> was a complaint of the use of a travel trailer for residential purposes**
	on the James Turner property at the storage facility at 5979 Hwy. 53E Burgaw.
	The travel trailer has since been disconnected and stored at the facility. Case #1
	has been closed out.
	<u>Case # 2</u> is as a result of a complaint from Carla Hall a neighbor of the storage
	facility owned by James Turner. She is not happy about Mr. Turner operating
	a flea market at the storage facility in addition to Mr. Thrower renting U-haul
	vehicles from the site.
O3-01-11	Mrs. Hall called and had been on the phone with her husband. She wanted to know
	if Mr. Turner was permitted to open the grounds for the purpose of a flea market. I
	told her I would check but felt it might be a permitted use in that zone. I ask if the
	flea market was a nuisance. She said it wasn't, she just wanted to know what he is
	legally allowed to do on the property.
03-16-11	Mrs. Hall complained on this date about the rental of U-haul vehicles on the site. I
	told her I would find the Special Use Permit and research this. She complained that
	an office had been installed. She again mentioned the flea market being operated by
	Mr. Turner. I told her I would research all of her concerns. She again said her main
	concern is the travel trailer and the method of disposal of waste. I told her that my
	enforcement of the travel trailer ended when it was "parked and stored". She then
	posed the question, "what do people use for a restroom if they come to the property
	to rent a U-haul truck?" After speaking with Mrs. Hall I researched the files and
	found the original Special Use Permit. It was issued on 8-18-97. The original SUP
	was applied for and granted to Marion Johnson of 6017 US Hwy. 53 E. No mention
	of flea markets or U-haul rentals is addressed in the SUP. The SUP indicates that an
	office is <u>not required</u>. An agent of Environmental Health signed off, indicating at the
	time that restrooms were <u>not required</u>. The zoning ordinance prior to July 1, 2010
	indicated that flea markets and vehicle/equipment rentals was not allowed in the
	Rural Agricultural (RA) zone. The new Unified Development Ordinance allows for
	the rental of vehicles and flea markets in the Rural Agricultural (RA) zone with the
	issuance of a Special Use Permit.
03-17-11	Mrs. Hall called and left a message. She wanted to know if I had visited the property
	I returned her call and advised her I had not visited the property as the question came

CASE FOLLOWUP

DATE	REF. CASE NAME: James Turner Todd Thrower Case # 2 Pg 2
	up regarding the permitted uses on the property . I told her it was necessary for me to
	speak with Mr. Breuer (Planning Director) prior to visiting the property. Mrs. Hall
	asked if I located the Special Use Permit file for the property. I told her I did. She
	asked if she could have a copy. I told her I already had one made for her. Mrs. Hall
	came to the Planning Department and was given a copy of the Special Use Permit as
	approved.
03-21-11	I drove to the site and again found the gate was chained and locked. No persons
	were observed on site. Carla Hall called me and wanted to know if I had visited the
	site on Friday the 18th. I advised her I had been to the site both Friday the 18th at
	8:28 A.M. and today Monday the 21st at 8:20 A.M. The gate was chained and locked
	both times and I did not observe any persons on site during these times. I told her I
	was going to mail a violation notice to Mr. Turner and inform him that a Special Use
	Permit must be applied for. She is still attempting to get a response from Mr. Lewis
	of Environmental Health. **"Notice of Violation"** for the operation of a flea market
	and truck/trailer rentals without a Special Use Permit mailed regular mail
03-25-11	"Todd" and his wife came to the Planning Department to see me. He had the Notice
	Of Violation with him. I ask for his last name. He stated it was "Thrower". He was
	upset at receiving the violation notice. I told him that complaints were still coming
	in regarding the U-haul rentals and the operation of the flea market. He said the flea
	market is being operated legally as the items for sale are items removed from storage
	units for nonpayment of rental fees. He showed me a copy of the law stating this was
	legal. I told him I understood the lien and sale of items for nonpayment however he
	would have to prove that the items and property were the confiscated items. The sale
	of antiques according to the sign was also mentioned. I told him he would probably
	be hard pressed to show that four large garage bays of items are from lien sales.
	Most sales of this nature are one or two day auctions. He is more upset with the
	possible loss of the U-haul rentals. He said the rentals have been producing good
	income. I explained as written in the previous ordinance these uses were not
	permitted in a (RA) Rural Agricultural zone. They are now allowed with the
	issuance of a Special Use Permit. I told him we are still receiving complaints about
	the use of the travel trailer. I ask if the trailer is being stored and not used. He said it
	is disconnected from water, septic and electric. He stated he and his wife have a

CASE FOLLOWUP

DATE	REF. CASE NAME: James Turner Todd Thrower Case #2 Pg 3
	permanent address. I said "what about the man who is on site most days, is he
	living in the travel trailer?" Mr. Thrower said that is his brother and he is not staying
	in the travel trailer. I told him I was not going to pursue the use of the trailer as long
	as it is disconnected. I told him Environmental Health may continue to pursue the
	matter. We discussed the application for a Special Use Permit. He will apply around
	the second week of May 2011.
04-15-11	Carla Hall called at 2:10 P.M. She complained that a live band was playing loud
	music at the storage facility at this very moment. She wanted an update on the case. I
	advised her that a second notice is to be mailed Wednesday April 20. At this point
	Mr. Turner and/or Mr. Thrower will have thirty days to file the application for a
	Special Use Permit. I told her that Mr. Thrower said he would contact Planning the
	second week of May and file. I informed her that when the application for the SUP
	is filed all enforcement will cease until it is determined if the SUP will be granted.
	She knew that the neighbors would be notified. I told her that a legal sign would also
	be posted. She informed me that she had called the County Manager and continues
	to call Harry Lewis in order to get him to respond. She was apparently told by Mr.
	Lewis that a violation letter was mailed. She said that did not happen. She was going
	to call Mr. Lewis at the completion of our phone call. She will ask him to come to
	the site and inquire as to where all of the people on the property, partying, at this
	time will be going to the restroom.
04-21-11	**"Second Notice of Violation"** mailed on this date regular mail.
05-03-11	Mr. Thrower came to the Planning Department to apply for a Special Use Permit.
	He was given an application. He said he would return the application by Friday May
	6th in order to be scheduled for the June Board of Commissioners meeting. The date
	of the hearing is set for June 20, 2011.
05-27-11	The Board of Commissioners date has been moved to June 27, 2011.

APPLICATION FOR SPECIAL USE PERMIT

THIS SECTION FOR OFFICE USE			
Application No.	SUP 11-06-20-01	**Date**	May 5, 2011
Application Fee	$ 300.00	**Receipt No.**	107569
Pre-Application Conference	5/3/2011	**Hearing Date**	June 20, 2011

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	Todd Thrower	**Owner's Name:**	James R. Turner
Applicant's Address:	1303 Shelter Creek Dr	**Owner's Address:**	1031 Shelter Creek Dr.
City, State, & Zip	Burgaw, N.C. 28425	**City, State, & Zip**	Burgaw NC 28425
Phone Number:	910-259-5096	**Phone Number:**	910-259-9962

Legal relationship of applicant to land owner: Lease & purchase contract

SECTION 2: PROJECT INFORMATION

Property Identification Number (PIN):	3341-53-7144-0000	**Total property acreage:**	.70 Acres
Zoning Classification:	RA	**Acreage to be disturbed:**	Ø
Project Address :	6015 Hwy 53E Burgaw N.C.	**NAICS Code:**	53/454
Description of Project Location:	Todd's mini Storage and uhaul		53/454
Describe activities to be undertaken on project site:	Rent uhaul trucks & trailers, and sell non store goods.		

SECTION 3: SIGNATURES

Applicant's Signature	Todd Thrower	**Date:**	5/4/11
Owner's Signature	James R. Turner	**Date:**	5/4/11

NOTICE TO APPLICANT

1. Applicant must also submit the information described on the Special Use Checklist.
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 found on page 1 of this application
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.**

Office Use Only

☑ **General/** Fees: $300 +$10 per acre over 5 acres, Max. of $5,000 ☐ **Tower over 75 Feet/** Fees $500 ☐ **Minor Revisions /**Fees $ 100 ☐ **Mining Borrow Pit/**Fees $750 ☐ **Mining Other/** Fees $1000 + $5 per acre	**Total Fee Calculation: $** 300.00 **Application#:** SUP 11-06-20-01 **Date of Hearing:** June 20, 2011

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

CD /other digital version	☐ Y ☐ N	Plan Sets 20	# of large 0	# of ~~11X17~~ 8.5x 11 20	Other documents/Reports	☑ Y ☐ N

Payment Method:	**Cash :** ☐ $_____	**Credit Card:** ☐ Master Card ☐ Visa	**Check:** ☑ Check # 12760

Application received by:	Ashley W. Frank	Date: 5.5.11
Application completeness approved by:	Ashley W. F	Date: 5.5.11

SPECIAL USE PERMIT CHECKLIST

☑	Signed Application Form (Both Applicant and Owner)
☑	Application fee
☑	Legible list of all property owners adjacent to the property upon which the use is to be located. The list shall include the mailing address & physical address of these property owners (The application will not be advertised for public hearing until the list is accurate & complete
☑	One business size envelope legibly addressed with first class postage for each of the adjacent property owners on the above list.
☑	Project Narrative--Written description of the project (max of 3 pages) including the following: ☑ Location of the project and type of access to project site ☑ Detailed description of the activities to be undertaken on the site, including hrs. of operation, # of employees, etc. ☑ Description of all construction activities to be undertaken on the site ☑ Describe type of utilities that will serve project and status of approval from applicable providers ☑ List of all state and federal permits that will be required for the project ☑ Describe any potential impacts the project will have on the community or adjacent properties such as traffic, noise, etc. and explain efforts to mitigate these impacts (this item must be addressed by the applicant). The applicant may also wish to describe any positive benefits the project will provide for the community and/or neighbors of the project.
☑	Project Map(s)--Map or maps of the special use project site with boundaries of the project if less than the parcel boundaries. This map or maps shall be drawn to a readable scale. The scale shall be not more than 200' to the inch. The map shall display an accurate bar graph scale, date prepared, north arrow and the author of the map. This map(s) shall show the following: ☑ Boundaries of the property upon which the special use will be located, the acreage in the property and project site, with a north arrow and bar graph. ☑ Access from the site and/or project boundaries to the nearest publicly maintained road. ☑ Location of any existing structures or uses on the property and within 50' of the property. ☑ Location of the project boundaries if they do not coincide with the property boundaries. ☑ Existing and proposed structures, other on-site improvements, and location of all activities associated with the use, location of well, septic tank, and/or other utilities. ☑ Boundary of all clearing, grading, and/or land disturbing activities on the site and the calculated acreage of all land disturbing activities on the site. ☑ Parking, loading areas, and access to the project (See Article 6, Pender County UDO) ☑ Landscaping and buffering (See Article 7, Pender County UDO) ☑ All signs to be located on the property (See Article 9, Pender County UDO) ☑ Pedestrian walks, area lighting and flood lighting. ☑ Existing natural features of the site including, wooded areas, tree lines, ponds, streams, other water bodies or ditches on or adjacent to the site, designated flood hazard areas & known or designated wetlands on the site. ☑ Drainage plan and/or direction of flow of runoff from the project and site. ☐ After review by the Planning and Community Development Department, additional information may be required to be submitted. ☑ Two full size and twenty reduced size (max. 11"x17") copies of this map(s) shall be submitted.

RETURN COMPLETED APPLICATION TO:
Pender County Planning & Community Development
P.O. Box 1519
Burgaw, NC 28425

Pender County zoning and inspections

Special use Permit Written description

1: Rental of Uhaul trucks and trailers.
Location will be front of property behind the fenced in area.
All paper work will be done in storage facility office.
There will be no employees this will be owner run
Hours of operation are 8 am to 7 pm seven days a week current storage facility is 24 hour day access
We are currently using the drive way that's been in place for 15 years. Uhaul trucks come in and out of this facility to drop off and pick up goods even if I don't rent these trucks. There are 10,000 other storage facilities throughout the U.S. that rent uhaul trucks in the same fashion. There was a dealership on site at this location for years and never caused a problem to the community. This is not a big dealership we maintain on average two too four trucks and two or three trailers. This service would benefit the Burgaw area because currently we do not have a location that is open all weekend when people in our community do the most moving. This also helps because I don't have to put up a bunch of big signs to advertise my storage facility since uhaul advertises for me on the internet.. Uhaul would not cause my neighbors any problems this business will be in the front of the property so trucks would only crank and leave and return. There would be no difference in noise to the area we are located on a major highway with plenty of highway noise. No trucks will be rented after 7Pm in the evening .
Renting of this equipment would not need any additional utilities We are willing to build a privacy fence on back of property since neighbor in back seems to have problems with everything that goes on at this facility and seeks out the county with every issue. WE have about fifty feet of woods between this property and the neighbors home I would think this would be a good buffer. The neighbors to the sides that are closer have no problems and say they don't hear the trucks. There is no noise to speak of at this facility. The storage doors opening and closing are louder than a truck cranking and leaving the property. Uhaul customers are only on the property for an average of five minutes. We don't have any lines of people or any parking issues.

Trucks will be parked in Front of property in fenced in area parking area is 40x60. Trailers will be parked in front of property in fenced in area parking area is 20x50. No uhaul equipment should ever be stored in the back of the property.

2. We need the ability to have non store sales.
As with any Storage facility when customers abandon property and when we have to foreclose on rental units we need to be able to sell the merchandise according to state law. As of know with the zoning the way it is it appears we do not have the ability to sell stuff of f of this property. This would keep a storage facility from operating as per state law. This has been called a flea market by the county planning and community development office. We do have sales of used merchandise some from the foreclosure of building and some stuff has been collected threw the years. These sales are usually in storage buildings. With all merchandise being stored on site and all is put away in a storage building and locked bye 5 o'clock pm. There have never been more than five or six people here at a time and customers usually do not stay longer than 5 min or so. WE do not rent merchant tables or rent tents for merchants. We do rent a limited number of storage units that's does have these sales. These units are contained to one building on the inside of the property. All sales never start before 8am and are over bye 5pm . This does not draw large crowds nor do we have a lot of traffic. I cant see where this has an impact on the community. Some of my neighbors do attend these sales. We have never caused a disturbance to our neighbors . You cant see these sales from the neighbors yards they are blocked bye the buildings.

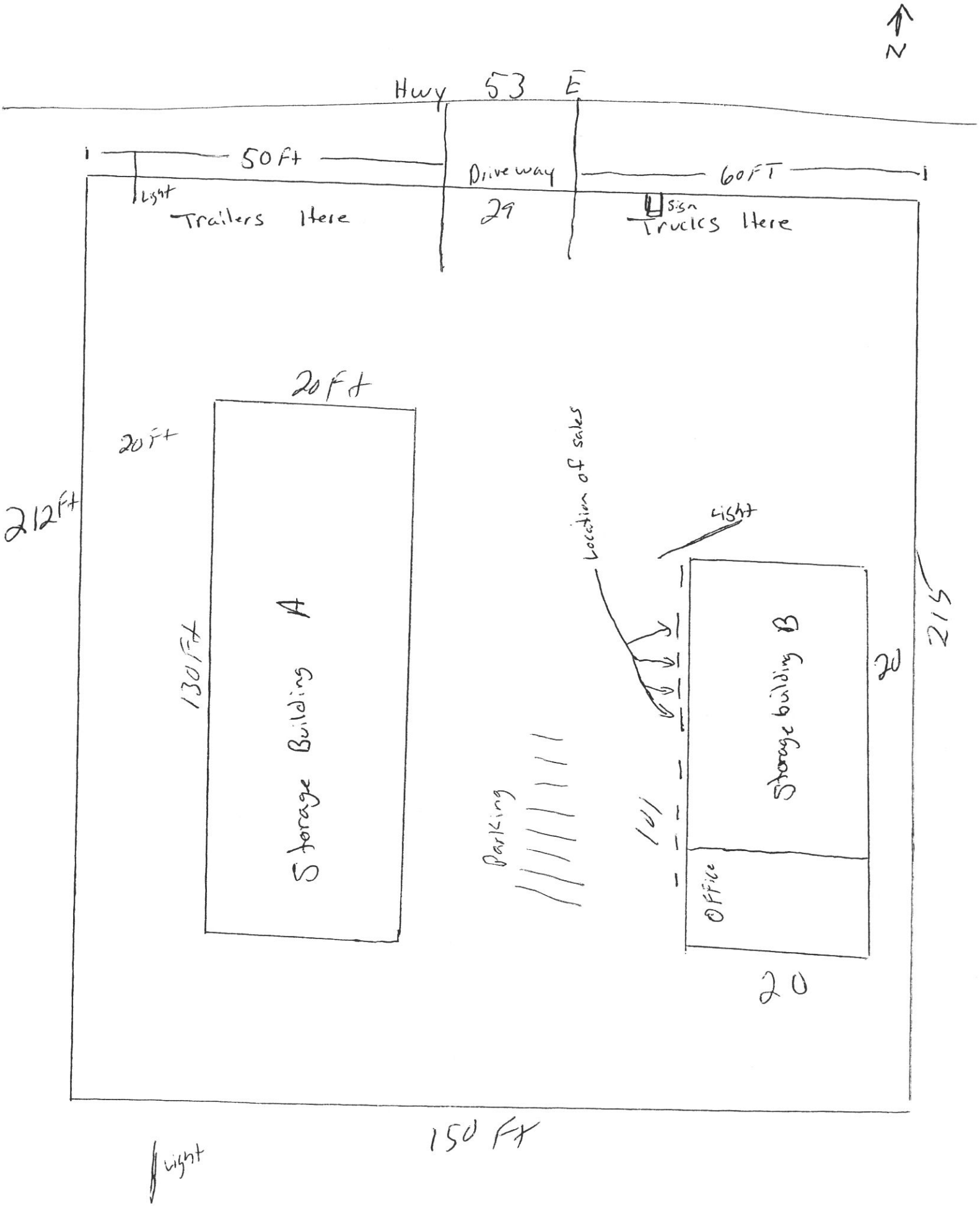
To Whom it may concern

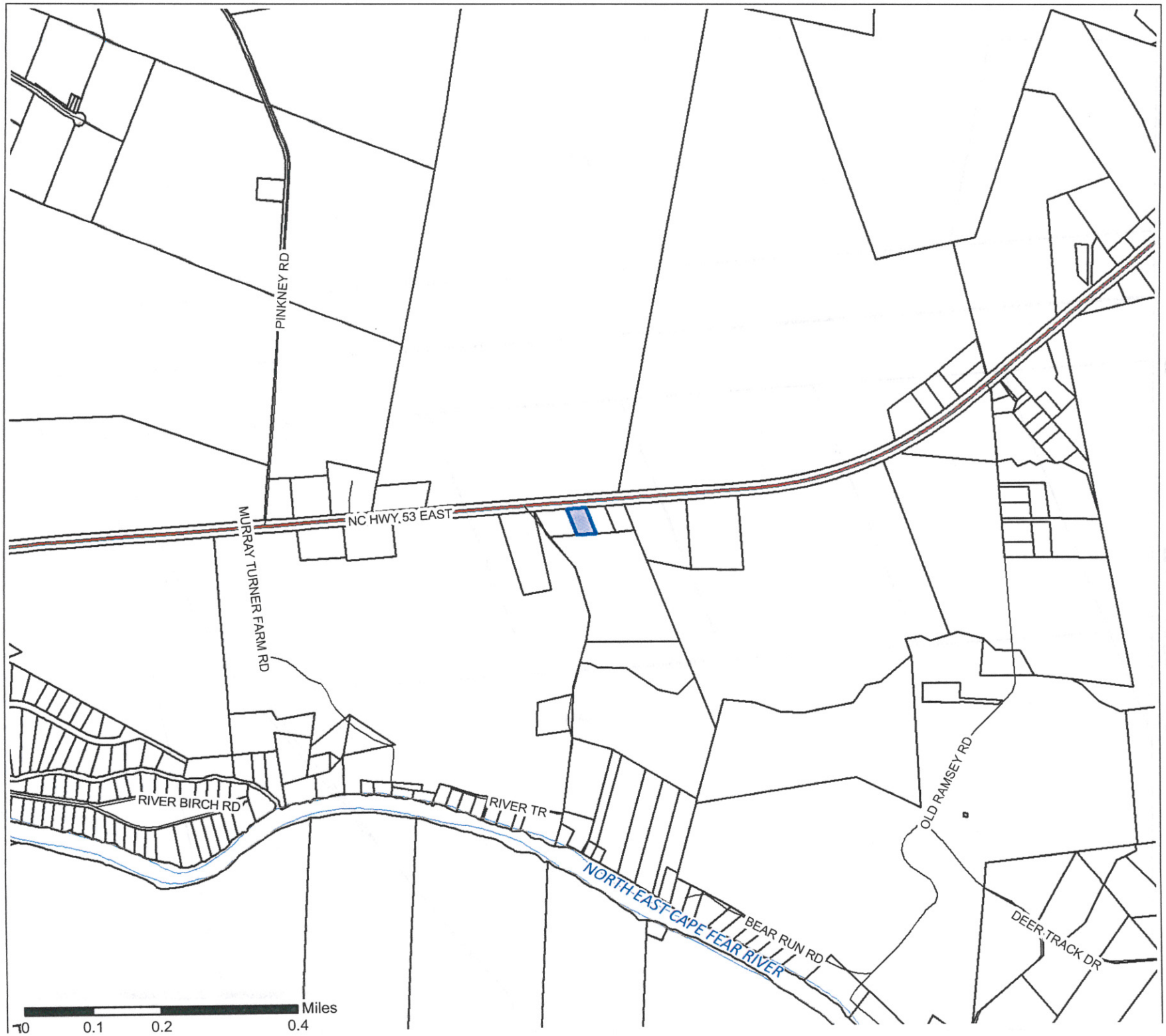
My name is Joseph Peterson. I live at 39 River trail right next door to the storage buildings. I have lived there going on eleven years the buildings were there when I bought my property. Its not any kind of inconvenience to me because I would not even know they were there unless I looked.

Them having yard sales and renting Haul trucks does not bother me. I don't understand why the person that is complaining is doing so . Because there is a wooded buffer between the storage building and houses and a chain link fence. There should not be any complaints as far as im concerned. My home is the closest the storage buildings .

Joseph Peterson

Joseph Peterson


N
Hwy 53 E
50 Ft
Driveway
29
60 FT
Light
Trailers Here
Sign
Trucks Here
20 Ft
20 Ft
212 Ft
130 Ft
Storage Building A
Location of sales
Light
Storage building B
20
215
Parking
Office
20
150 Ft
Light



COUNTY OF PENDER

Applicant:
Todd Thrower

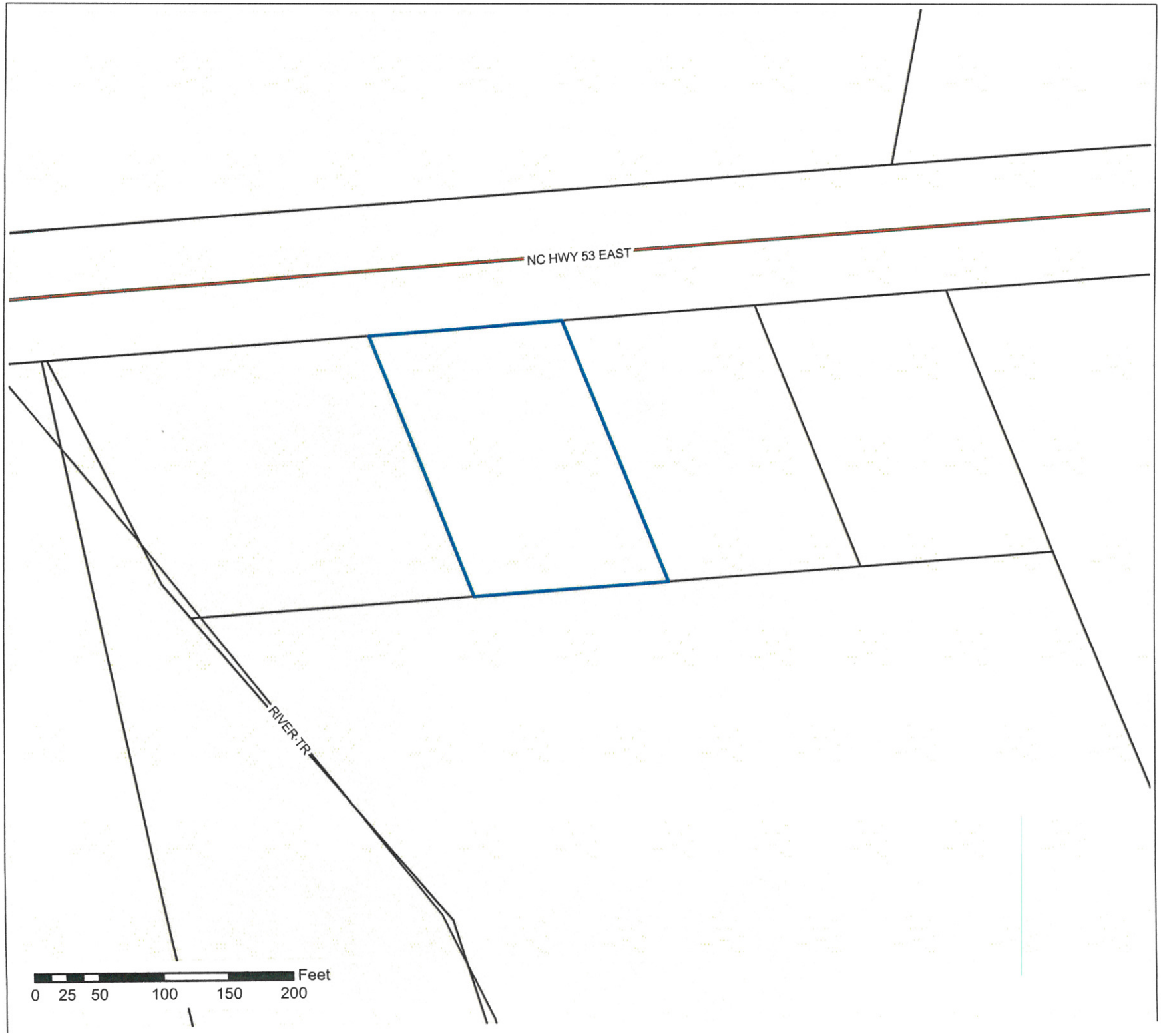
Owner:
James Turner

Special Use Permit
11-06-20-01
Thrower

Subject Property

N

Vicinity Map



Applicant:
Todd Thrower

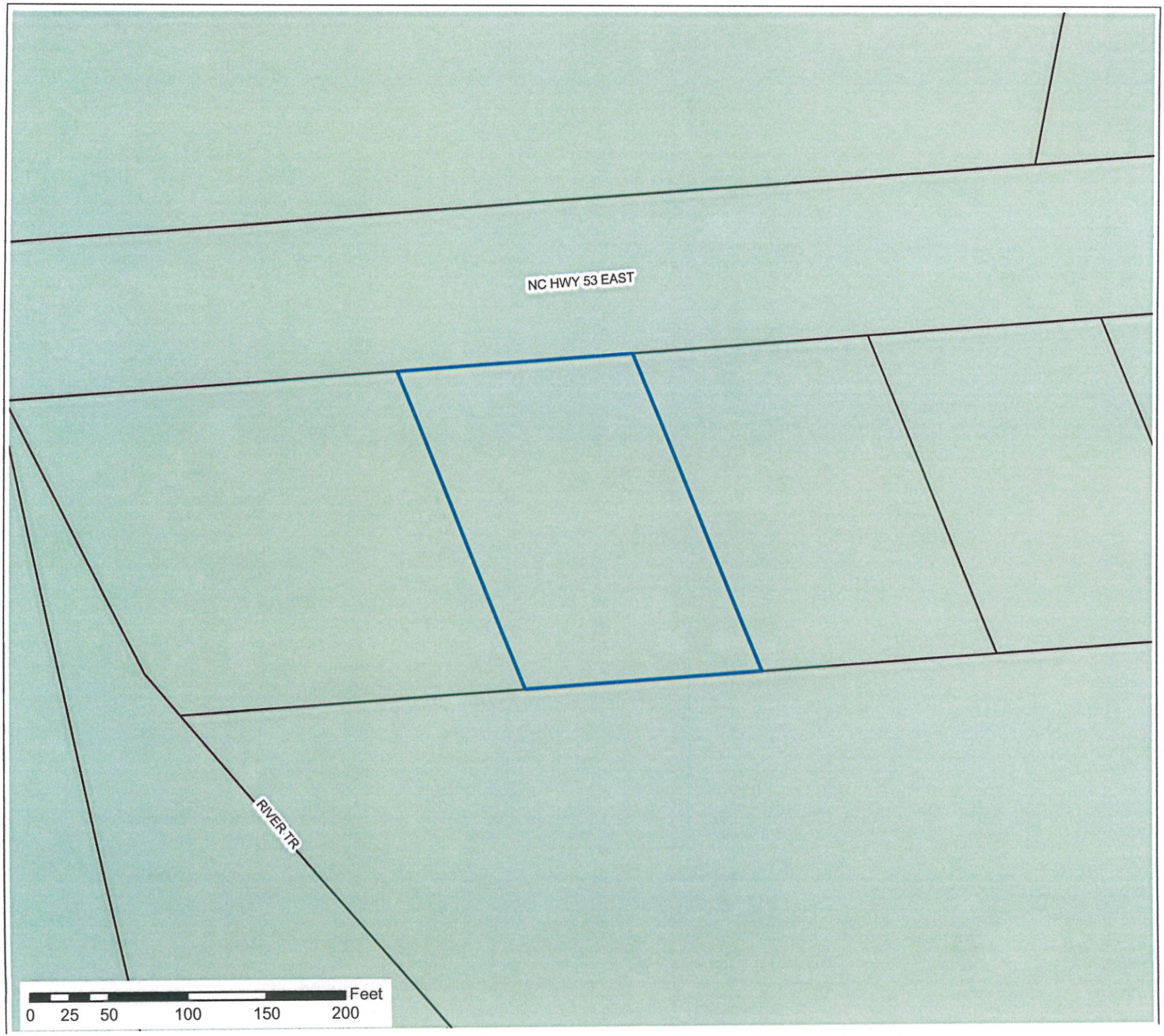
Owner:
James Turner

Special Use Permit:
11-06-20-01
Thrower

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

N

CAMA Land Use



Applicant:
Todd Thrower

Owner:
James Turner

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11-06-20-01
Thrower

Subject Property

Future Land Use

- Conservation
- Industrial
- Mixed Use
- Rural Growth
- Suburban Growth

N

2010 Comprehensive Future Land Use

COUNTY OF PENDER

Applicant:
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Owner:
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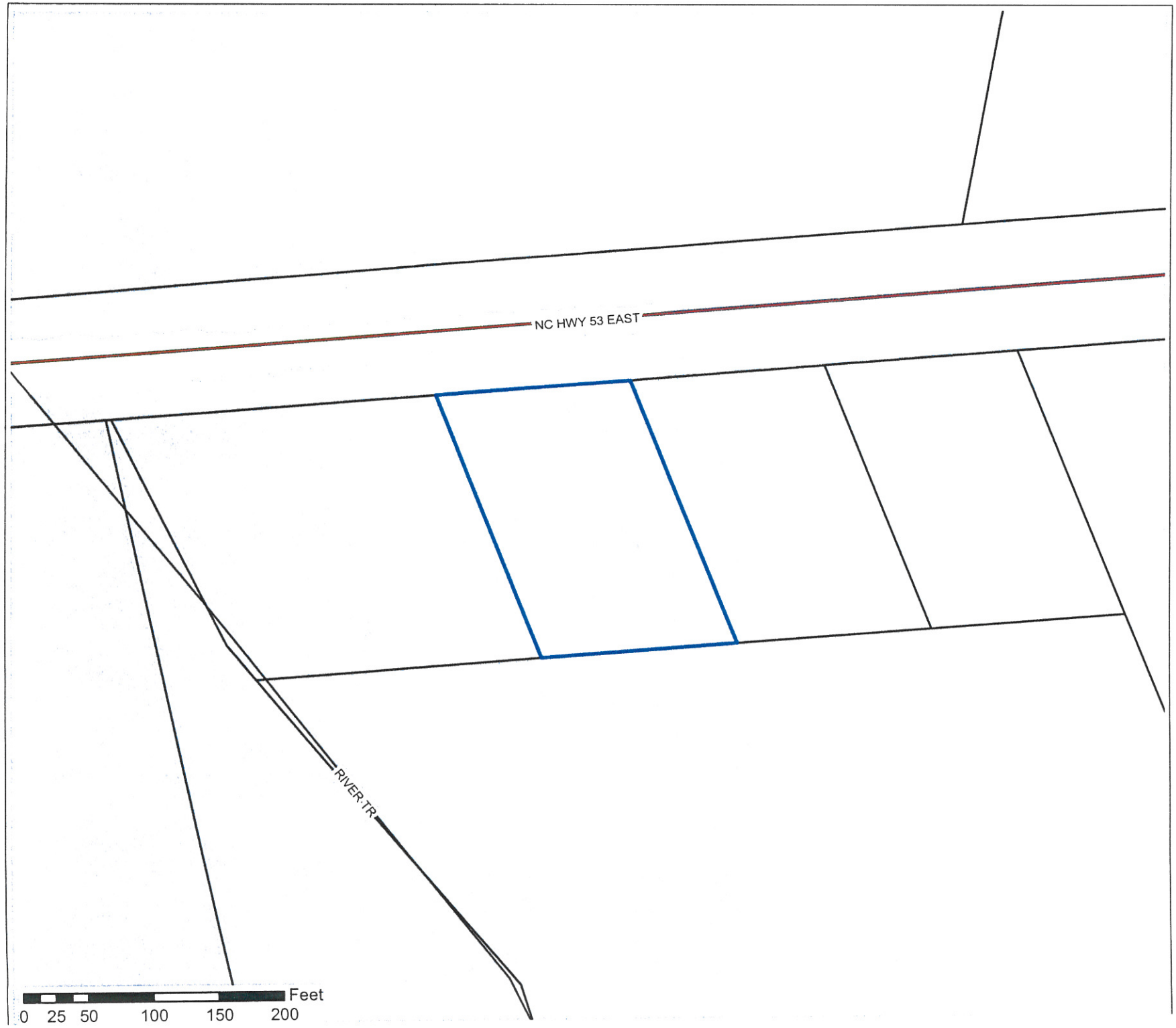
11-06-20-01
Thrower

Subject Property

N

2010 Aerial



COUNTY OF PENDER

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Todd Thrower

Owner:
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Special Use Permit
11-06-20-01
Thrower

Subject Property

Flood Hazard Areas

- A
- AE
- AEFW
- SHADED X
- VE

N

Flood Hazard Areas