



REQUEST FOR BOARD ACTION

ITEM NO. 15

DATE OF MEETING: September 28, 2015

REQUESTED BY: Megan O'Hare, Senior Planner, Planning & Community Development

SHORT TITLE: Resolution Requesting Approval of a Special Use Permit (SUP) for the Operation of a Museum.

BACKGROUND: James R. Fullwood, applicant and owner, is requesting approval of a Special Use Permit for the operation of a historical school museum (NAICS 712). The property is zoned RA, Rural Agricultural zoning district and according to the Pender County Unified Development Ordinance §5.2.3 Table of Permitted Uses; museums, historical sites and similar institutions (NAICS 712) are permitted via Special Use Permit. There is one (1) tract associated with this request and is located at 77 Union Chapel Road (SR 1123). The subject property may be further identified by Pender County PIN 2287-35-2949-0000.

SPECIFIC ACTION REQUESTED: To Hold a Public Hearing and Consider the Approval of a Special Use Permit for a museum.

PLANNING STAFF REPORT
Special Use Permit

SUMMARY:

Hearing Date: September 28, 2015

Applicant: James R. Fullwood

Property Owner: James R. Fullwood

Case Number: 11455

Land Use Proposed: James R. Fullwood, applicant and owner, is requesting approval of a Special Use Permit for the operation of a historical school museum (NAICS 712).

Property Record Number and Location: There is one (1) tract associated with this request and is located at 77 Union Chapel Road (SR 1123). The subject property is located along the south side of Union Chapel Road (SR 1123) approximately 500 feet west of the intersection of Union Chapel Road (SR 1123) and US HWY 421 in Burgaw, NC and may be identified by Pender County PIN 2287-35-2949-0000.

Zoning District of Property: The property is zoned RA, Rural Agricultural zoning district and according to the Pender County Unified Development Ordinance §5.2.3 Table of Permitted Uses; museums, historical sites and similar institutions (NAICS 712) are permitted via Special Use Permit.

HISTORY:

The existing structure on the subject property was previously a school, but is currently vacant and has not been in use since 1953. The applicant intends on restoring and maintaining the now vacant and dilapidated school. According to the applicant's submitted narrative, the Union Chapel School was the hub of the community during the 1930s and was also a "Rosenwald" school built to educate African American children during the "Jim Crow" era (Attachment 1).

According to the National Trust for Historic Preservation, between 1912-1932 philanthropist Julius Rosenwald helped fund over five thousand schools, vocational shops, and teacher's homes across the southern United States which were built primarily for the education of African-American children. The Rosenwald rural school building program was a joint effort between Julius Rosenwald and Booker T. Washington to improve the quality of education in the rural South. The need arose from the chronic underfunding of public education for African-American children in the South, who were required to attend segregated schools. By 1928, one in every five rural schools in the South for black students was a Rosenwald school. According to the North Carolina State Historic Preservation Office, more than eight hundred (800) Rosenwald schools were built in North Carolina, with many more unidentified and needing preservation.

PROJECT DESCRIPTION:

James R. Fullwood, applicant and owner, is requesting approval of a Special Use Permit for the operation of a historical school museum (NAICS 712). A museum is categorized by the North American Industry Classification System (NAICS) as; establishments primarily engaged in the preservation and exhibition of objects of historical, cultural, and/or educational value. There is one (1) tract associated with this request and is located at 77 Union Chapel Road (SR 1123). The subject property is located along the south side of Union Chapel Road (SR 1123) approximately five hundred (500') feet west of the intersection of Union Chapel Road (SR 1123) and US HWY 421 in Burgaw, NC and may be identified by Pender County PIN 2287-35-2949-0000.

The property is zoned RA, Rural Agricultural zoning district and according to the Pender County Unified Development Ordinance §5.2.3 Table of Permitted Uses; museums, historical sites and similar institutions (NAICS 712) are permitted via Special Use Permit.

The ± 0.86 acre parcel is currently occupied by a vacant historical structure (Attachment 2) which is approximately nine hundred fifty-four (954) square feet that was once the location of a school. The project proposal includes restoration of the current school structure, as well as, the construction of an accessory structure six hundred eighty (680) square feet to house exhibits, artifacts, and public restrooms, as shown on the applicant's site plan.

Hours of Operation

The applicant's narrative states that the facility will operate by appointment only during daylight hours, except in the case of special events. One volunteer employee will be on site during all hours of operation.

Landscape and Buffers

All landscape and buffers are to be approved in accordance with Section 8.2.8, Project Boundary Buffer of the Pender County Unified Development Ordinance. The vast majority of the existing site is covered with existing vegetation which may be sufficient for buffering, however all buffers will be examined at Site Development Plan submittal.

All commercial or uses other than residential uses (excluding industrial uses) in the Residential Districts shall provide a Buffer A along all street boundaries. A Buffer C is required along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than one (1) acre and when a single family structure is within fifty (50) feet of the boundary of the development. A Buffer B is required along all other non-street boundaries (Attachment 3).

Parking

Section 7.10 of the Pender County Unified Development Ordinance requires museums to provide one (1) off-street parking space for every 300 square feet of floor area, with a minimum of ten (10) spaces. Ten (10) spaces are shown on the applicant's submitted site plan.

Driveway Access

The site is accessed directly on Union Chapel Road (SR 1123). This driveway is subject to review and approval by the NCDOT through a driveway permit which may be required at the Site Development Plan submittal. At this time no additional site access points have been proposed.

Utilities

This museum proposal includes a traditional on-site septic which is subject to review and approval by the Pender County Environmental Health Department. A private well for water connection is proposed, also subject to review and approval by the Environmental Health Department.

Prior to the issuance of final zoning approval, a Major Site Development Plan must be submitted and approved in accordance with applicable provisions of the Pender County Unified Development Ordinance. All other applicable Federal, State and local permits must be obtained for the project.

Use Type	Ref NAICS	Zoning Districts									
		RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
MISCELLANEOUS USES											
Museums, Historical Sites and Similar Institutions	721	S					P	P	P		

EVALUATION:

- A. *Public Notifications:*** Advertisements for the proposal have been placed in the *Pender-Topsail Post & Voice*. Adjacent property owners were notified by first class mail; as well as a sign advertising the public hearing was placed on the subject property.
- B. *Basis for Granting SUP:*** See Attachment A for approval procedures (§3.12.3 of Unified Development Ordinance) and revocation procedures (§3.12.4 of Unified Development Ordinance).
- C. *Unified Development Ordinance Compliance:*** The property is currently zoned RA, Rural Agricultural, and according to the Pender County Unified Development Ordinance §5.2.3 Table of Permitted Uses; museums are permitted via Special Use Permit in the RA, Rural Agricultural zoning district.
- D. *2010 Comprehensive Land Use Plan Compliance:*** The subject property is classified as Mixed Use in the *2010 Comprehensive Land Use Plan*. The Mixed Use land use classification designates locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas containing a mixture of commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian and transit friendly manner.
- a. The SUP request may be supported by policies within the 2010 Comprehensive Land Use Plan:
 - i. **Policy 1A.1.5** - The County supports a pro-business/pro-growth attitude, balanced by a concern for preserving the natural assets and quality of life factors that make the area attractive to visitors and permanent residents alike
 - ii. **Policy 4C.1.3** - Support the development of commercial/office/institutional land uses at major intersections along the US 421 South to serve the local economy and the traveling public and transportation-related market demands.
 - iii. **Policy 6B.1.3** - Consider prioritizing historic, cultural or architecturally significant properties for public acquisition/protection.
- This SUP request does not conflict with any goals and policies in the 2010 Pender County Comprehensive Land Use Plan.
- E. *Existing Land Use in Area:*** The subject parcel is bordered by low density residential properties to the north, south, and east, as well as agricultural farm land to the west.
- F. *Site Access Conditions:*** The applicant is showing direct access to Union Chapel Road (SR 1123) and is subject to review and approval by the NCDOT through a driveway permit which may be required at the Site Development Plan submittal.
- G. *Conditions To Consider In Issuing the Special Use Permit For This Project:***
1. The project shall comply with all requirements of the Pender County Unified Development Ordinance.
 2. 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.
 3. The applicant shall meet all other local, state and federal regulations.
 4. 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.
 5. There will be no set hours of operation, rather, visitors will use the facility by appointment only.

Attachment A

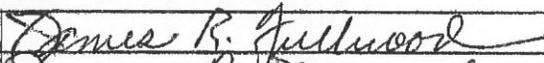
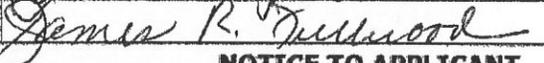
3.12.3 Procedures for Reviewing Applications

- 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.

3.12.4 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.

APPLICATION FOR SPECIAL USE PERMIT

THIS SECTION FOR OFFICE USE			
Application No.	SUP 11455	Date	8-14-15
Application Fee	\$ 300.00	Receipt No.	152124
Pre-Application Conference	7-23-15	Hearing Date	9-28-15
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	James R Fullwood	Owner's Name:	James R Fullwood
Applicant's Address:	6305 Virgilia Ct.	Owner's Address:	6305 Virgilia Ct.
City, State, & Zip	Raliegh, NC 27616	City, State, & Zip	Raliegh, NC 27616
Phone Number:	919.800.1720	Phone Number:	919.800.1720
Legal relationship of applicant to land owner: Same person			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	2287-35-2949-0000	Total property acreage:	.86ac
Zoning Classification:	RA	Acreage to be disturbed:	1200 sqft (.0275ac)
Project Address :	77 UNION CHAPEL RD	NAICS Code:	712110/236220
Description of Project Location:	1,747 feet NW of the intersection of US 421 and Malpass Corner road (driven distance)		
Describe activities to be undertaken on project site:	Construction of a museum area adjacent to historic school building. Well and Septice field to support museum building. historic building to restored to era condition for display.		
SECTION 3: SIGNATURES Agent: Sparks Engineering, Pllc			
Applicant's Signature		Date:	8-13-2015
Owner's Signature		Date:	8-13-2015
NOTICE TO APPLICANT			
<ol style="list-style-type: none"> 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. 			

Sparks Engineering, Pllc Ronald W. Sparks, PE 309 Greenfield st, Wilmington, NC 28401-6221 910.232.4278
 mail@sparksengineeringpllc.com

Office Use Only			
<input checked="" type="checkbox"/> General/ Fees: \$300 +\$10 per acre over 5 acres, Max. of \$5,000 <input type="checkbox"/> Tower over 75 Feet/ Fees \$500 <input type="checkbox"/> Minor Revisions /Fees \$100 <input type="checkbox"/> Mining Fees \$750		Total Fee Calculation: \$ 300.00 Application#: 11455 Date of Hearing: 9-28-15	
Attachments Included with Application: (Please include # of copies)			
CD /other digital version	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Plan Sets	# of large 2 # of 11X17 20
Payment Method:	<input type="checkbox"/> Cash : \$ _____ <input type="checkbox"/> Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa	Check:	<input checked="" type="checkbox"/> Check # 089082
Application received by:	<i>Pete O'Neil</i>		Date: 8-17-15
Application completeness approved by:	<i>Pete O'Neil</i>		Date: 8-18-15

Special Use Permit Checklist

<input checked="" type="checkbox"/>	Signed Application Form (Both Applicant and Owner)
<input checked="" type="checkbox"/>	Application fee
<input checked="" type="checkbox"/>	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)
<input checked="" type="checkbox"/>	One business size envelope legibly addressed with first class postage for each of the adjacent property owners on the above list.
<input checked="" type="checkbox"/>	Project Narrative --Written description of the project (max of 3 pages) including the following: <input checked="" type="checkbox"/> Location of the project and type of access to project site <input checked="" type="checkbox"/> Detailed description of the activities to be undertaken on the site, including hrs. of operation, # of employees, etc. <input checked="" type="checkbox"/> Description of all construction activities to be undertaken on the site <input checked="" type="checkbox"/> Describe type of utilities that will serve project and status of approval from applicable providers <input checked="" type="checkbox"/> List of all state and federal permits that will be required for the project <input checked="" type="checkbox"/> Applicant <u>must specifically address the 8 written findings</u> for Special Use Permit approval which are identified on page 1 of this application and in the Pender County Unified Development Ordinance (Section 3.12.3.G.). 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. The applicant may also wish to describe any positive benefits the project will provide for the community and/or neighbors of the project.
<input checked="" type="checkbox"/>	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 <u>readable</u> 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: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> Access from the site and/or project boundaries to the nearest publicly maintained road. <input checked="" type="checkbox"/> Location of any existing structures or uses on the property and within 50' of the property. <input checked="" type="checkbox"/> Location of the project boundaries if they do not coincide with the property boundaries. <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> Parking, loading areas, and access to the project (See Article 7, Pender County UDO) <input checked="" type="checkbox"/> Landscaping and buffering (See Article 8, Pender County UDO) <input checked="" type="checkbox"/> All signs to be located on the property (See Article 10, Pender County UDO) <input checked="" type="checkbox"/> Pedestrian walks, area lighting and flood lighting. <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> Drainage plan and/or direction of flow of runoff from the project and site. <input checked="" type="checkbox"/> After review by the Planning and Community Development Department, additional information may be required to be submitted. <input checked="" type="checkbox"/> 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	

Print Form



Turning Your Visions Into Realities ©

309 Greenfield St.
Wilmington, NC 28401-6221
910.232.4278
mail@SparksEngineeringPllc.com
SparksEngineeringPllc.com

August 13, 2015

Pender County Planning and Community Development
805 S. Walker Street
P.O. Box 1519
Burgaw, NC 28425

RE: Special Use Permit for 77 Union Chapel Rd

Dear Sir/Madam,

Project location: project is located 1,747 feet North West of the intersection of US 421 and Malpass Corner Road. across highway US 421 from Malpass Corner Elementary School.

Planned Activities: Activities are by appointment. Tours of the historic Union Chapel (Ronsenwald) school and viewing of the exhibits that are to housed in the new accessory building. Hours of operation will be daylight hours unless special events are held at the site. The single staffer is a volunteer.

Construction activities: Owner plans to restore the Union Chapel school as an historic time capsule of the era. He also plans to build the accessory museum building to house the restrooms and support areas for museum site. Septic fields , well, power and other required appurtenances' that support the museum are to be constructed. The accessory building is 680 sqft and schools is 954 sqft.

Permits required; County building permits are required for building, HVAC, Plumbing, Electrical, drainage etc will be required. There may be some state and federal historic regulations to be complied with which are associated with future grants that may be pursued by the owner.

Per Pender County regulations we offer the following Findings of fact.

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; This project is of the special uses outlined in the ordinance for this district. It is compatible with the farms houses and nearby church.*
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; The proposed use of this property and the museum addition is to make available the historic building to people who would like to study the Ronsewall school era. No activities adverse to the safety, health, moral's or welfare of the community or the immediate neighbors will happen in the completed facilities.

3. *The proposed use shall not constitute a nuisance or hazard;* No hazardous activities will occur on this site. No manufacturing or any industrial processes will occur on this site.

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;* This site and buildings will conform to Pender County Land Use Plan and NC state building codes for the historic building and the new museum building.

5. *Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being provided;* Facilities will be provided for this site and project. well and septic are pending the approval of applicable agencies, drainage is adequate for this use and any other issues brought up during the building approval process will be addressed.

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;* Traffic volume for this site is project to be very low volume and sporadic due to its educational nature. Students of history who visit would not generate significant volume of traffic.

7. *That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located;* We affirm that the special use shall in all other respects conform the all applicable regulations of the district in which it is located

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.;* We also affirm that the proposed use shall not adversely affect the surrounding uses and that the lot is of sufficient size to satisfy the space requirements.

History ;

The Union Chapel school was the hub of the community during its years of operation during the early 1930's . some of the students that attended this school still live near this school. This school is one of the "Ronsenwald" schools built to educate black children during the "Jim Crow" era.

Attached is the "Wikipedia" article on Rosenwald schools and photo of current state of Union Chapel School site.

If you have any questions please call.

At your service,



Ronald W. Sparks, PE
Sparks Engineering, PLLC

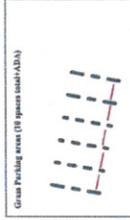


Location Map

Site data table

Asphalt: 8000
Power: New Underground services
Existing drive ways to remain
Parking to grass except for ADA space
Existing school street 954 wpt
New Masonry: 400 sqft
New structure area: 1,000 sqft (new building and parking)
Site area: 100,000 sqft (total site area)
Off street parking
Existing trees and shrub buffer to remain.
Discharge flow
New Flood Light

This is not located within a protected watershed district



Scale 1" = 20'



Not for Construction

SPARKS ENGINEERING, INC.
 309 Greenfield Dr.
 Raleigh, NC 27601-6211
 919.232.4778

Union Chapel Elementary School (Rosenwall School)
 77 Union Chapel Rd.
 Burgaw, NC

C1

SITE

These drawings are instruments of service and as such constitute the property of the Engineer. No portion of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, without the prior written consent of the Engineer. All drawings and specifications are to be returned to the Engineer. Unauthorised use subject to fine of \$100,000.



Turning Your Visions Into Realities ©

Union Chapel School existing conditions August 13, 2015



Rosenwald School

From Wikipedia, the free encyclopedia

For individual schools named Rosenwald School, see List of Rosenwald schools.

A **Rosenwald School** was the name informally applied to over five thousand schools, shops, and teachers' homes in the United States which were built primarily for the education of African-Americans in the early 20th century. The need arose from the chronic underfunding of public education for African-American children in the South, who were required to attend segregated schools. Julius Rosenwald, an American clothier who became part-owner and president of Sears, Roebuck and Company, was the founder of The Rosenwald Fund, through which he contributed seed money for many of the schools and other philanthropic causes. To promote collaboration between white and black citizens, Rosenwald required communities to commit public funds to the schools, as well as to contribute additional cash donations. Millions of dollars were raised by African-American rural communities across the South to fund better education for their children. Despite Rosenwald's matching donations toward the construction of black schools, by the mid-1930s, white schools in the South were worth, per student, over five times what black schools were worth per student (in majority-black Mississippi, this ratio was more than 13 to one).^[1]

Contents

- 1 Julius Rosenwald
- 2 Rosenwald Fund
- 3 Preservation
- 4 See also
- 5 References
- 6 External links



Russell School, Durham, N.C.

Julius Rosenwald

Julius Rosenwald (1862–1932) was a German-Jewish immigrant's son and became a clothier by trade, after learning the business from relatives in New York City. His first business went bankrupt; however, another he began in Chicago, Illinois became a leading supplier to Richard Sears' business. Sears, Roebuck and Company was a growing mail-order business which served many rural Americans. Anticipating demand by using the variations of sizes in American men and their clothing determined during the American Civil War, Rosenwald helped plan the growth in what many years later marketers would call "the softer side of Sears": clothing. In 1895, he became one of its investors, eventually serving as the president of Sears from 1908 to 1922. He was its chairman until his death in 1932.

After the 1906 reorganization of the Sears company as a public stock corporation by the financial services firm of Goldman Sachs, one of the senior partners, Paul Sachs, often stayed with the Rosenwald family at their home during his many trips to Chicago. Julius Rosenwald and Sachs would often discuss America's social situation, agreeing that the plight of African Americans was the most serious problem in the United States.



Julius Rosenwald

Sachs introduced Rosenwald to Booker T. Washington, the famed educator who in 1881 had been the first principal of the normal school which grew to become Tuskegee University in Alabama. Dr. Washington, who had gained the respect of many American leaders including U.S. President Theodore Roosevelt, had also obtained financial support from wealthy philanthropists such as Andrew Carnegie, George Eastman and Henry Huttleston Rogers. He encouraged Rosenwald, as he had others, to address the poor state of African-American education in the U.S.

In 1912, Rosenwald was asked to serve on the Board of Directors of Tuskegee, a position he also held for the remainder of his life. Rosenwald endowed Tuskegee so that Washington could spend less time traveling to seek funding and devote more time towards management of the school. As urged by Dr. Washington, Rosenwald provided funds for the construction of six small schools in rural Alabama, which were constructed and opened in 1913 and 1914 and overseen by Tuskegee.

Rosenwald Fund



Because many schools lacked electricity, the fund designed architectural plans that made the most of natural light

Julius Rosenwald and his family established The Rosenwald Fund in 1917 for "the well-being of mankind." Unlike other endowed foundations, which were designed to fund themselves in perpetuity, The Rosenwald Fund was intended to use all of its funds for philanthropic purposes. It donated over 70 million dollars to public schools, colleges and universities, museums, Jewish charities and black institutions before funds were completely depleted in 1948.

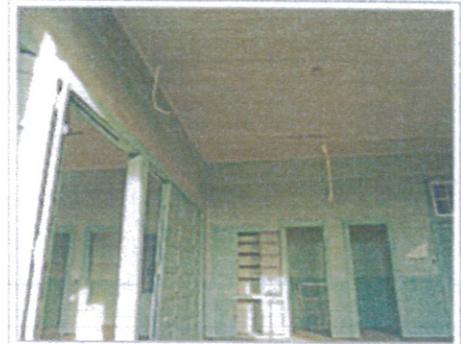
The school building program was one of the largest programs administered by the Rosenwald Fund. Using state-of-the-art architectural plans designed by professors at Tuskegee Institute,^[2] the Fund spent more than four million dollars to build 4,977 schools, 217 teachers' homes, and 163 shop buildings in 883 counties in 15 states, from Maryland to Texas. The Rosenwald Fund used a system of matching grants. Black communities raised more than \$4.7 million to aid in construction [1] (<http://ford.claiborneone.org/>).

These schools became known as "Rosenwald Schools." By 1932,

the facilities could accommodate one-third of all African-American children in Southern schools. Research has found that the Rosenwald program accounts for a sizable portion of the educational gains of rural Southern blacks. This research also found significant effects on school attendance, literacy, years of schooling, cognitive test scores, and Northern migration, with gains highest in the most disadvantaged counties.^[3]

Preservation

In some communities, surviving structures have been preserved because of the deep meaning they had for African-Americans as symbols of their leaders' (https://en.wikipedia.org/w/index.php?title=Rosenwald_School&action=edit§ion=3) and communities' dedication to education. Others were threatened by lack of funds in rural areas, changing style of education to consolidated and integrated schools, and other social changes. In 2002, the National Trust for Historic Preservation named Rosenwald Schools near the top of the country's most endangered places [2] (<http://home.hamptonroads.com/stories/story.cfm?story=100899&ran=189503>) and created a campaign to raise awareness and money for preservation. At least 23 former Rosenwald Schools are listed on the National Register of Historic Places.[4]



Interior of a Rosenwald School

Some schools have been put to new uses. Walnut Cove Colored School in Stokes County, North Carolina won a National Preservation Honor Award for its rehabilitation for use as a senior citizens' community center. The Hope Rosenwald School in Pomaria, South Carolina will be used as a community center, too. The Highland Park School in Prince George's County, Maryland had been in continuous use by the school system. It was recently renovated for use as a Headstart Center. The Canetuck Rosenwald School in Currie, North Carolina has been renovated by the local Black community and is actively used as a community center.

Rosenwald Schools in the 21st Century



Arbeka Rosenwald School in Arbeka, Oklahoma



Cusseta Industrial High School in Cusseta, Georgia.



Douglass School in Lawton, Oklahoma



Free Hills Community Center in Free Hill, Tennessee



Freetown Rosenwald School in Glen Burnie, Maryland



Hannah Rosenwald School in Newberry County, South Carolina



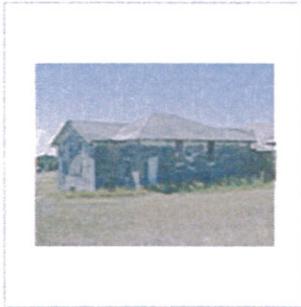
Hope Rosenwald School in Pomaria, South Carolina



Hopewell Rosenwald School in McCormick County, South Carolina



Rosenwald Hall in Lima, Oklahoma



Kiowa County Sep. #1 in Hobart, Oklahoma



Lincoln Grade School in Lehigh, Oklahoma



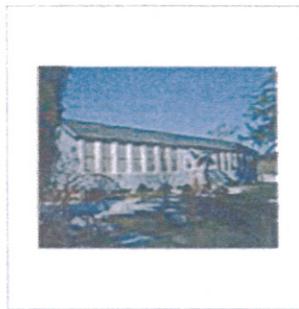
Lincoln School in Pikeville, Tennessee



Lockhart Vocational High School in Lockhart, Texas



Lula G. Scott Community Center, Severn, Maryland



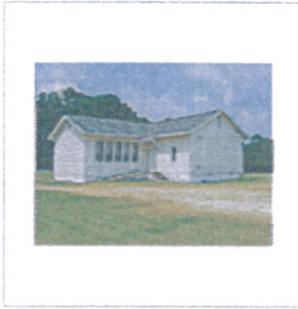
Marley Neck Rosenwald School in Anne Arundel County, Maryland



Merritt Rosenwald School in Midway, Alabama



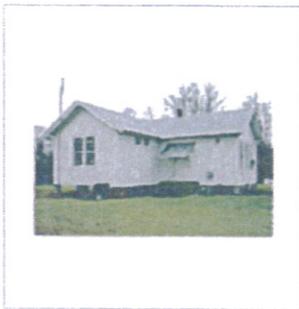
Milner-Rosenwald Academy, Mount Dora, Florida



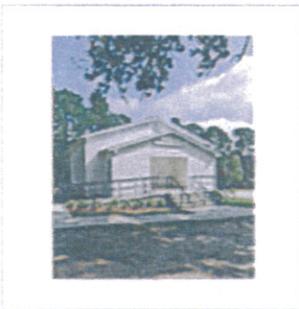
Mount Sinai School in Autauga County, Alabama



New Hope Rosenwald School, in Fredonia, Alabama



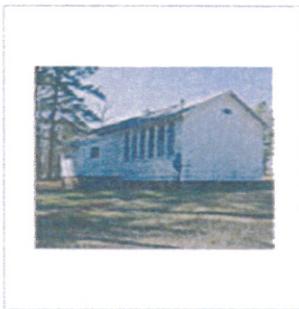
Oak Grove School (Prairieville, Alabama) in Hale County, Alabama



Pine Grove School in Richland County, South Carolina



Pleasant Hill School in McCurtain County, Oklahoma



Pleasant Hill School in Cass County, Texas



Retreat Rosenwald School in Oconee County, South Carolina



Shiloh Missionary Baptist Church and Rosenwald School in Notasulga, Alabama



Queenstown Rosenwald School in Severn, Maryland



Tankersley Rosenwald School in Hope Hull, Alabama



Union School in Stella, Oklahoma



J.W. Randolph School
in Pass Christian,
Mississippi

See also

- List of Rosenwald schools
- Jane Addams
- Grace Abbott
- Emil Hirsch
- Julian Mack
- Beauregard Parish Training School
- Booker T. Washington Tuskegee

References

1. Neil R. McMillen, *Dark Journey: Black Mississippians in the Age of Jim Crow*, at 84 (University of Illinois Press 1990)
2. "History of the Rosenwald School Program" (<http://www.preservationnation.org/travel-and-sites/sites/southern-region/rosenwald-schools/history.html#Tuskegee>). National Trust for Historic Preservation. Retrieved December 14, 2013.
3. Federal Reserve Bank of Chicago, *The Impact of Rosenwald Schools on Black Achievement, September 2011* (http://www.chicagofed.org/digital_assets/publications/working_papers/2009/wp2009_26.pdf)
4. "National Register Information System" (http://nrhp.focus.nps.gov/natreg/docs/All_Data.html). *National Register of Historic Places*. National Park Service. 2009-03-13.

External links

- Rosenwald Schools of South Carolina, An Oral History Exhibit

(<http://library.sc.edu/digital/collections/scrosenwald/index.html>)

- Diane Granat, *Saving the Rosenwald Schools* (<http://www.aliciapatterson.org/APF2004/Granat/Granat.html>)
- Rosenwald Schools Initiative (<http://www.rosenwaldschools.com/>) sponsored by the National Trust for Historic Preservation
- Rosenwald School Archives at Fisk University (<http://rosenwald.fisk.edu/>) A searchable database of



Wikimedia Commons has media related to ***Rosenwald schools***.

many of the Rosenwald Schools containing information and photos from when they were built

- History South: Rosenwald Schools (<http://www.historysouth.org/rosenwaldhome.html>)
- Rosenwald Harlanites, Inc. (<http://www.rosenwaldharlanites.org/About-Us/Who-We-Are.html>), non-profit organization created to preserve the legacy of the Rosenwald School in Harlan, Kentucky
- Shiloh Community Restoration Project (http://www.shilohcommfound.com/?page_id=8), a non-profit organization created to restore the Shiloh-Rosenwald School
- Noble Hill Wheeler (<http://www.noblehillwheeler.com/>) Memorial Center; restored 1923 Rosenwald school in NW Georgia
- Photographs of some Rosenwald Schools (<http://www.sarahhoskins.com/#/rosenwald-schools/sarahhoskinsrosenwald10>) by Sarah Hoskins

Retrieved from "https://en.wikipedia.org/w/index.php?title=Rosenwald_School&oldid=670038210"

Categories: [Historically black schools](#) | [Education in the United States](#)

| [Historically segregated African-American schools in the United States](#) | [Rosenwald schools](#)

-
- This page was last modified on 5 July 2015, at 11:15.
 - Text is available under the Creative Commons Attribution-ShareAlike License; additional terms may apply. By using this site, you agree to the Terms of Use and Privacy Policy. Wikipedia® is a registered trademark of the Wikimedia Foundation, Inc., a non-profit organization.

County PENDER

NORTH CAROLINA HISTORIC STRUCTURE SHORT DATA SHEET

READ and USE the instruction manual to complete this form. Fill it out as completely and consistently as possible. PLEASE NOTE: not all variables are provided for each question and reference to the instruction manual will be necessary. In all cases:
 0 or 00 denotes an undetermined or not applicable response
 9 or 99 denotes a variable other than those provided

SURVEY SITE NUMBER PD-100 (To be filled in by S & P Branch unless otherwise specified)

1. SITE NAME: (FORMER) UNION CHAPEL SCHOOL

3. ABBREVIATED LOCATION DESCRIPTION OR STREET ADDRESS: NW CORNER US-421 AND SR-1123

4. NEAREST TOWN/COMMUNITY: ATKINSON

5. COUNTY: P D 6. DATE RECORDED IN FIELD: MONTH 02 DAY 03 YEAR 97

7. FIELD RECORDER(S): ED TURBERG / BETH KEANE

8. TAX PARCEL # (PROPERTY ID): _____ (optional)

10. OWNER NAME: ROCKET POINT MILLING CO.

11. OWNER ADDRESS: _____

Telephone: _____

13. USE: Original Primary: 0301 Other: _____
 Present Primary: 2001 Other: _____

Resid: Farm 0101	Resid: Non-Farm 0102	Farm Bldg 0201	School 0301	Office 0401	Bank 0402	General Retail Store 0501	Industrial 0601-0614
Transportation 0801-0831	Post Office 0902	Church 1001	Clubs/Lodge 1501	Museum 1701	Cemetery 1802	Unoccupied 2001	

14. CONDITION: _____ Excellent 1 Good 2 Fair 3 Deteriorated 4 Ruin 5 Unexposed 6

ARCHITECTURAL DATA

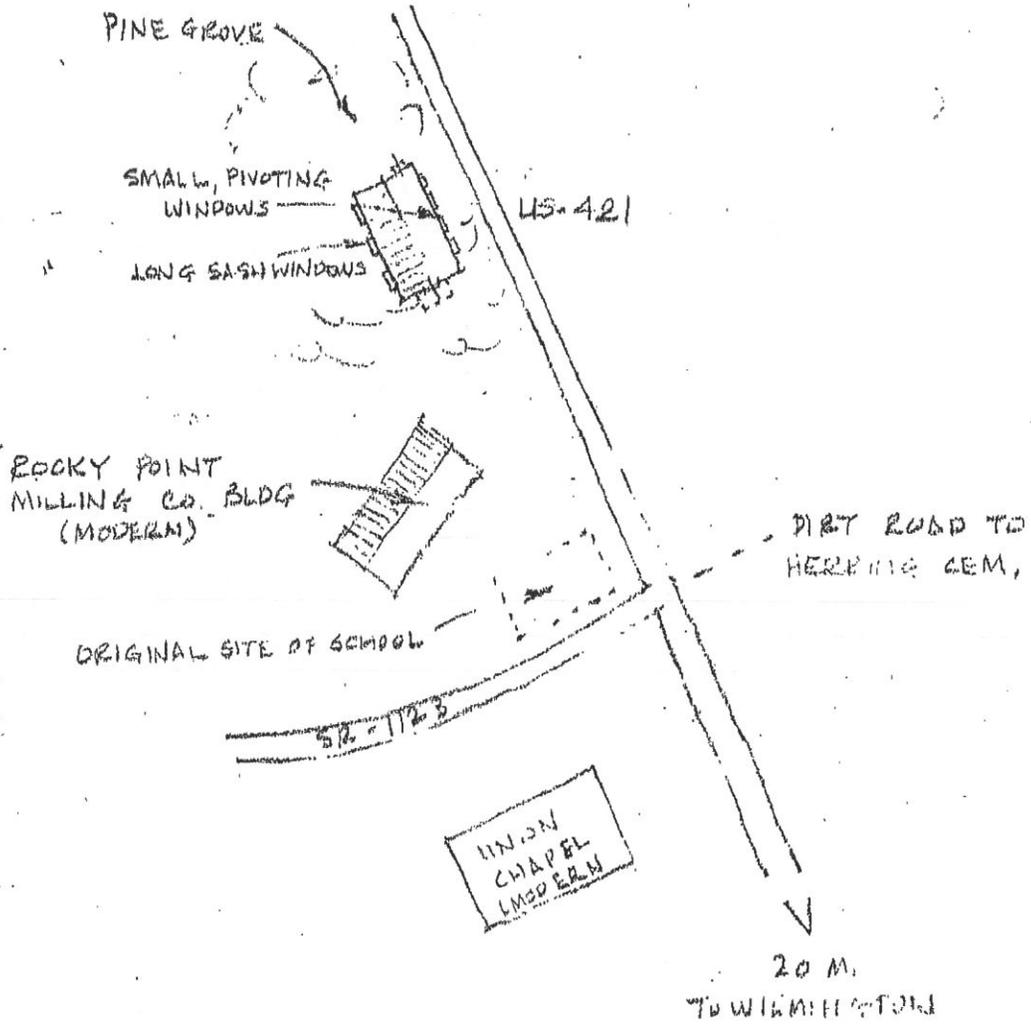
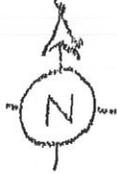
19. EXPRESSION: Exterior _____ Interior _____ High/Academic 1 National/Popular 2 Regional/Vernacular 3

21. GENERAL STYLE GROUPS:

Geo 01	Geo/Fed 02	Fed 03	Fed/Gk Rev 04	Gk Rev 05	Italianate 06	Goth Rev 07	19-20c Trad/Vern 09	Queen Anne 11
Neoclas Rev 12	Col Rev 13	Misc Vic 15	Standard Com/Indust 16	Beaux-Arts 21	Tudor Rev 22	Bungalow 25	Art Deco 26	
Ranch 35	Cape Cod 38	Period Cottage 39	Minimal Traditional 40	Craftsman 41	Four-Square 44	Rustic Revival 45		

22. PLAN (DOMESTIC): _____ Other: _____
 One Room 01 Hall & Parlor 02 Other 2 Room 03 Side Hall 06 Center Hall 07 Irregular 14 Square 17 Shotgun 18

REQUIRED PLAN OR SKETCH MAP OF SITE (Indicate roadways by name and label other major topographical features).



Pender Times

24 Jan. 1996



HISTORIC SITE - The old Union Chapel Schoolhouse is one of a number of old one- and two-room schoolhouses around Pender County that are steadily deteriorating.

Historic schoolhouse holds memories of great teaching

By J. Fred Newben

Behind the old Rocky Point Milling Company on Highway 421 stands a white frame building hidden by groves of pine and oak.

From all appearances, the little building appears to be a one-room "Rosenberg" schoolhouse, typical of elementary school buildings constructed throughout the South in the 1920's and 1930's.

Just a stone's throw from this old building is the home of Mrs. Nora Keith, a retired Pender County librarian. For many years, Mrs. Keith drove the County's bookmobile into rural sections of the County.

"That old building used to be called the Union Chapel Elementary

group doing one thing, and another group doing something else. How she kept seven different classes going on in one little room - all at the same time - and still managed to give us all a good education was an accomplishment that is truly amazing."

Mrs. Keith remembers that other teachers occasionally taught at Union Chapel School. Two that she remembered were Ms. Sadie Holmes and Ms. Lola Corbett.

"Before the County built that little schoolhouse, children in the Union Chapel area received their education in a log cabin which had only one door and two windows. I remember the old log school," Mrs. Keith recalled.

At recess, Mrs. Keith remem-

straw and corn shucks. Those were happy times."

Mrs. Keith said that every school day was opened with a prayer, the pledge of allegiance, and at least two songs.

"Everyone had his own seat, and everyone knew where he was suppose to be. It was very organized in spite of so many classes being bunched in one room," Mrs. Keith recalled.

Today, Mrs. Keith lives with her husband on Union Chapel Road, and each of their seven children has earned college degrees in schools far away from Union Chapel.

The small white building hidden among the pines and oaks is owned by the Rocky Point Milling Com-

senior

HISTORIC schoolhouse holds memories of great teaching

By J. Fred Newben

Behind the old Rocky Point Milling Company on Highway 421 stands a white frame building hidden by groves of pine and oak.

From all appearances, the little building appears to be a one-room "Rosenberg" schoolhouse, typical of elementary school buildings constructed throughout the South in the 1920's and 1930's.

Just a stone's throw from this old building is the home of Mrs. Nora Keith, a retired Pender County librarian. For many years, Mrs. Keith drove the County's bookmobile into rural sections of the County.

"That old building used to be called the Union Chapel Elementary School," Mrs. Keith recalled. "They say it's more than eighty years old. That's where I got all of my primary education. I attended grades one through seven there, and a lot of my girlhood memories are wrapped up in that little school."

Mrs. Keith said that, for all the years she attended Union Chapel Elementary School, she was privileged to have Mrs. Clara Marshburn as her teacher in every grade.

"Mrs. Marshburn taught me first through seventh grades. She was an excellent teacher. She had one

group doing one thing, and another group doing something else. How she kept seven different classes going on in one little room - all at the same time - and still managed to give us all a good education was an accomplishment that is truly amazing."

Mrs. Keith remembers that other teachers occasionally taught at Union Chapel School. Two that she remembered were Ms. Sadle Holmes and Ms. Lola Corbett.

"Before the County built that little schoolhouse, children in the Union Chapel area received their education in a log cabin which had only one door and two windows. I remember the old log school," Mrs. Keith recalled.

At recess, Mrs. Keith remembers, the girls rushed outside to play "ring around the rosie" and to jump rope while the boys played marbles and threw horseshoes.

"Mrs. Marshburn would come to the door when recess was over, and ring a hand bell for us to come in," she recalled.

"Students were taught practical things too, besides reading, writing, and arithmetic. Girls were taught to sew. We sewed little aprons and scarfs. The boys were taught to work with wood and to use paint. We also made baskets out of pine

straw and corn shucks. Those were happy times."

Mrs. Keith said that every school day was opened with a prayer, the pledge of allegiance, and at least two songs.

"Everyone had his own seat, and everyone knew where he was supposed to be. It was very organized in spite of so many classes being bunched in one room," Mrs. Keith recalled.

Today, Mrs. Keith lives with her husband on Union Chapel Road, and each of their seven children has earned college degrees in schools far away from Union Chapel.

The small white building hidden among the pines and oaks is owned by the Rocky Point Milling Company. Its one room, once filled with eager students, is now filled with bales of hay.

Although no movement is currently underway to preserve them, the one and two-room schoolhouses that dot the county are an important part of Pender County's history - places where young minds were molded and precious memories were created.

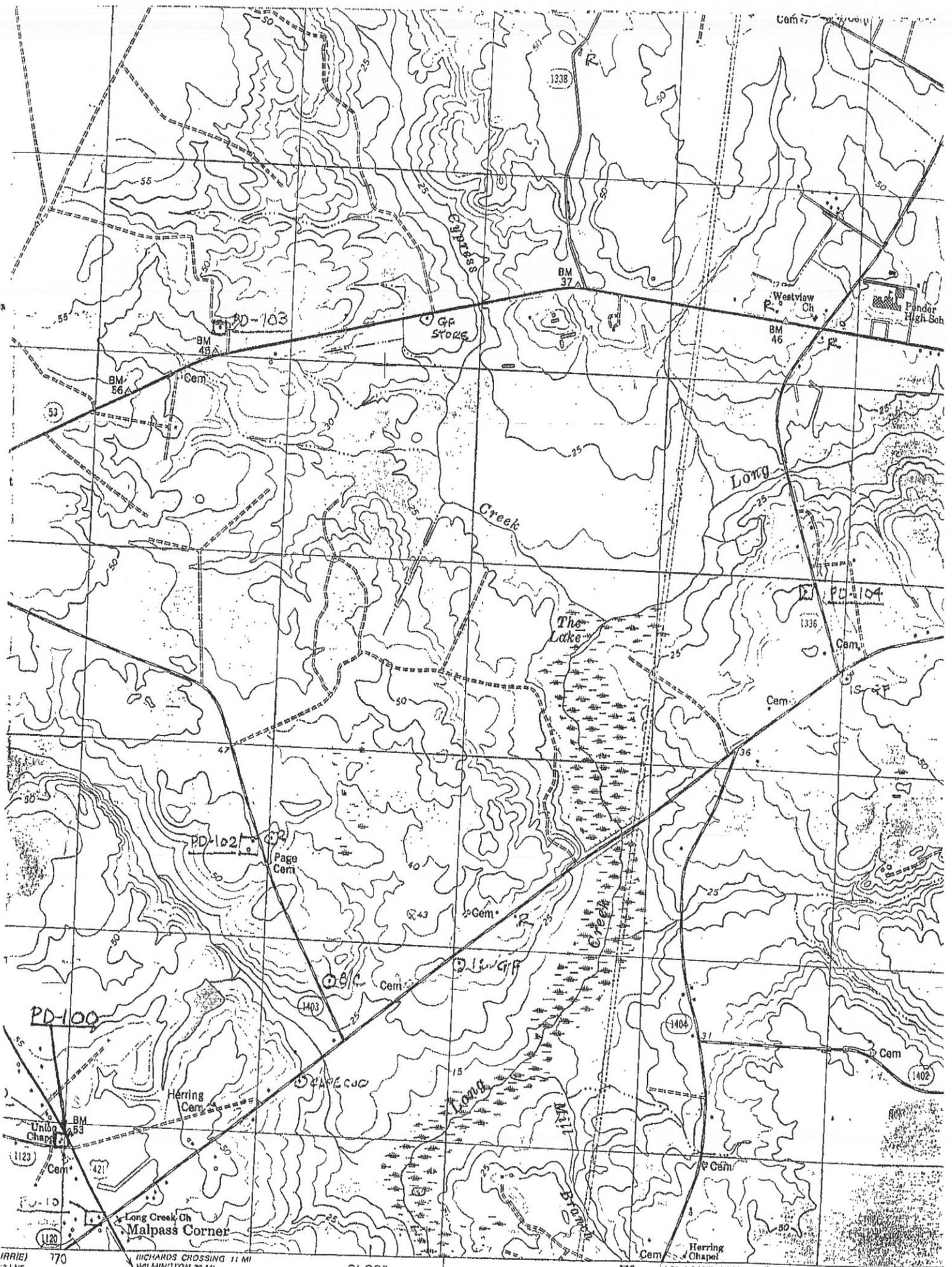
This article is part of a multi-article series to be published in The Pender Post on the historic old schoolhouses of Pender County.

Burgaw vicinity, Pender County

Union Chapel School

Northwest corner, US-421 and SR-1123

Now used as a storage building for the adjacent Rocky Point Milling Company, the one-room, Rosenwald-funded schoolhouse was built c. 1920 to serve first to seventh graders in the black community surrounding Union Chapel. The one-story school has plain-edge weatherboarding and a gable-front roof with exposed rafter ends. A central door in the south elevation has five horizontal panels and is sheltered by a pent roof supported by triangular brackets. Above the entrance is a two-section, louvered attic vent. Four, pivoting windows in the east elevation each contain six panes and are placed high in the wall. Three, nine-over-nine sash windows occupy the west elevation. A rear door, similar to that at the front of the school, is in the northeast corner of the structure. The schoolhouse was originally situated at the intersection of US-421 and SR-1123. Later, it was moved north to its present location in a pine grove.



8.2.4 Prohibited Use of Buffer Area

A buffer area shall not be used for any building or use, accessory building or use, parking or loading area, storage area, or other principal or accessory uses except as specifically permitted in this Ordinance.

8.2.5 Planting in Easements

- A. Where required plantings are located in easements, the property owner shall be responsible for replacement of such required vegetation if maintenance or other utility requirements require their removal.
- B. No trees shall be planted in wet retention ponds, drainage maintenance easement, or any utility maintenance easements.
- C. Shrubs may be planted within easements, provided they are only within the outer three feet of the easement. No new trees may be planted in an easement.
- D. Existing trees may remain in dry retention ponds provided that the natural grade is undisturbed to the tree line, they are a species adapted to seasonal flooding and the pond is adequately maintained.

8.2.6 Buffer Descriptions and Options

The following descriptions list the specifications of each buffer. The requirements reflect the minimum and the developer may increase the buffer at his/her option. Buffer requirements are stated in terms of width of the buffer and the number of plant units required per one hundred (100) linear feet of buffer. The requirements of a buffer may be satisfied by any of the options under each letter designation or existing equivalent vegetation. All mathematical rounding shall be upward and shall be applied to the total amount of plant material required in the buffer, not to each one hundred (100) foot length. The required canopy and understory trees shall generally be spread uniformly along the buffer. Shrubs may be clustered when a 98% grass cover is provided in all areas of the buffer other than within 4 ft. of the base of any tree or shrub.

Buffer A

Buffer "A" This buffer is designed primarily for road frontage areas and should run parallel to the street to provide a continuous, aesthetically pleasing streetscape. The requirements for buffer "A" shall be met by any one of the following:
A-1) 15 foot wide strip with 3 canopy trees, 2 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet (width may be reduced to 10' for existing developed lots that are subject to new buffer requirements), or
A-2) 20 foot wide strip with 3 canopy trees, 2 understory trees and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 18 shrubs per 100 linear feet, or
A-3) 25 foot wide strip with 1 canopy tree, 2 understory trees and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 21 shrubs per 100 linear feet, or
A-4) 30 foot wide strip with 1 canopy tree, 2 understory trees and either a grass or other approved vegetative ground cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 32 shrubs per 100 linear feet.

Buffer B

Buffer "B" This buffer is a medium density planting area to be used primarily along non street boundary lines to provide spatial separation between similar types of uses. The requirements for buffer "B" shall be met by any one of the following:

B-1) 10 foot wide strip with 3 canopy trees, 4 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

B-2) 15 foot wide strip with 3 canopy tree, 2 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

B-3) 20 foot wide strip with 1 canopy tree, 2 understory tree and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 15 shrubs per 100 linear feet, or

B-4) 25 foot wide strip with 0 canopy trees, 5 understory trees and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 21 shrubs per 100 linear feet.

Buffer C

Buffer "C" This buffer is designed to provide a high density screen primarily along non street boundary lines to provide buffer and separation between different categories of uses such as commercial adjacent to residential uses or other non-residential uses adjacent to high density single family residential uses. The requirements for buffer "C" shall be met by any one of the following:

C-1) 10 foot wide strip with a 6 foot high wood stockade, basket weave, or other solid wood fence and 2 canopy trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

C-2) 15 foot wide strip with a 6 foot high wood stockade, basket weave, or other solid wood fence or an evergreen hedge* that will provide a continuous screen at least 6' high within 4 years and 1 canopy tree, 4 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

*Reference spacing requirements in plant list for specific species and spacing to achieve evergreen hedge

C-3) 20 foot wide strip with an evergreen hedge that will provide a continuous screen at least 6' high within 4 years and 1 canopy tree or 3 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

C-4) 25 foot wide strip with an evergreen hedge that will provide a continuous screen at least 6' high within 4 years, 2 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet.

Buffer D

Buffer "D" This buffer is a low density planting area to be used along boundary lines in rural areas between large lots or tracts with substantial buffer width and setbacks to provide spatial separation between uses that are developed at very low density. The requirements for buffer "D" shall be met by any one of the following:

D-1) 15 foot wide strip with 3 canopy trees and a grass or other approved vegetative ground cover of at least 98 % coverage (except within 4 feet of the base of any tree) per 100 linear feet, or

D-2) 20 foot wide strip with 2 canopy trees, 2 understory trees and a grass or other approved vegetative ground cover of at least 98 % coverage (except within 4 feet of the base of any tree) per 100 linear feet, or

D-3) 25 foot wide strip with 1 canopy tree, 3 understory trees and a grass or other approved vegetative ground cover of at least 98 % coverage (except within 4 feet of the base of any tree) per 100 linear feet.

8.2.4 Prohibited Use of Buffer Area

A buffer area shall not be used for any building or use, accessory building or use, parking or loading area, storage area, or other principal or accessory uses except as specifically permitted in this Ordinance.

8.2.5 Planting in Easements

- A. Where required plantings are located in easements, the property owner shall be responsible for replacement of such required vegetation if maintenance or other utility requirements require their removal.
- B. No trees shall be planted in wet retention ponds, drainage maintenance easement, or any utility maintenance easements.
- C. Shrubs may be planted within easements, provided they are only within the outer three feet of the easement. No new trees may be planted in an easement.
- D. Existing trees may remain in dry retention ponds provided that the natural grade is undisturbed to the tree line, they are a species adapted to seasonal flooding and the pond is adequately maintained.

8.2.6 Buffer Descriptions and Options

The following descriptions list the specifications of each buffer. The requirements reflect the minimum and the developer may increase the buffer at his/her option. Buffer requirements are stated in terms of width of the buffer and the number of plant units required per one hundred (100) linear feet of buffer. The requirements of a buffer may be satisfied by any of the options under each letter designation or existing equivalent vegetation. All mathematical rounding shall be upward and shall be applied to the total amount of plant material required in the buffer, not to each one hundred (100) foot length. The required canopy and understory trees shall generally be spread uniformly along the buffer. Shrubs may be clustered when a 98% grass cover is provided in all areas of the buffer other than within 4 ft. of the base of any tree or shrub.

Buffer A

Buffer "A" This buffer is designed primarily for road frontage areas and should run parallel to the street to provide a continuous, aesthetically pleasing streetscape. The requirements for buffer "A" shall be met by any one of the following:
A-1) 15 foot wide strip with 3 canopy trees, 2 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet (width may be reduced to 10' for existing developed lots that are subject to new buffer requirements), or
A-2) 20 foot wide strip with 3 canopy trees, 2 understory trees and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 18 shrubs per 100 linear feet, or
A-3) 25 foot wide strip with 1 canopy tree, 2 understory trees and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 21 shrubs per 100 linear feet, or
A-4) 30 foot wide strip with 1 canopy tree, 2 understory trees and either a grass or other approved vegetative ground cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 32 shrubs per 100 linear feet.

Buffer B

Buffer "B" This buffer is a medium density planting area to be used primarily along non street boundary lines to provide spatial separation between similar types of uses. The requirements for buffer "B" shall be met by any one of the following:

B-1) 10 foot wide strip with 3 canopy trees, 4 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

B-2) 15 foot wide strip with 3 canopy tree, 2 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

B-3) 20 foot wide strip with 1 canopy tree, 2 understory tree and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 15 shrubs per 100 linear feet, or

B-4) 25 foot wide strip with 0 canopy trees, 5 understory trees and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 21 shrubs per 100 linear feet.

Buffer C

Buffer "C" This buffer is designed to provide a high density screen primarily along non street boundary lines to provide buffer and separation between different categories of uses such as commercial adjacent to residential uses or other non-residential uses adjacent to high density single family residential uses. The requirements for buffer "C" shall be met by any one of the following:

C-1) 10 foot wide strip with a 6 foot high wood stockade, basket weave, or other solid wood fence and 2 canopy trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

C-2) 15 foot wide strip with a 6 foot high wood stockade, basket weave, or other solid wood fence or an evergreen hedge* that will provide a continuous screen at least 6' high within 4 years and 1 canopy tree, 4 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

*Reference spacing requirements in plant list for specific species and spacing to achieve evergreen hedge

C-3) 20 foot wide strip with an evergreen hedge that will provide a continuous screen at least 6' high within 4 years and 1 canopy tree or 3 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

C-4) 25 foot wide strip with an evergreen hedge that will provide a continuous screen at least 6' high within 4 years, 2 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet.

Buffer D

Buffer "D" This buffer is a low density planting area to be used along boundary lines in rural areas between large lots or tracts with substantial buffer width and setbacks to provide spatial separation between uses that are developed at very low density. The requirements for buffer "D" shall be met by any one of the following:

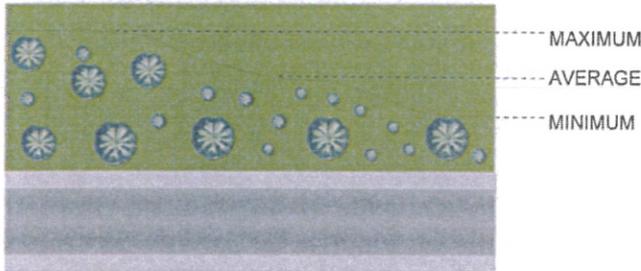
D-1) 15 foot wide strip with 3 canopy trees and a grass or other approved vegetative ground cover of at least 98 % coverage (except within 4 feet of the base of any tree) per 100 linear feet, or

D-2) 20 foot wide strip with 2 canopy trees, 2 understory trees and a grass or other approved vegetative ground cover of at least 98 % coverage (except within 4 feet of the base of any tree) per 100 linear feet, or

D-3) 25 foot wide strip with 1 canopy tree, 3 understory trees and a grass or other approved vegetative ground cover of at least 98 % coverage (except within 4 feet of the base of any tree) per 100 linear feet.

8.2.7 Buffer Depth Averaging

While the buffer depth is normally calculated as parallel to the property line, design variations are allowed and are calculated on the average depth of the buffer per 100 feet of linear width measured along the property line. Minimum depth of buffer in any case shall not be less than 50% the required depth of the buffer chosen. Maximum depth shall not be more than 150% the required depth of the buffer chosen.



8.2.8 Project Boundary Buffer

The following are the buffering requirements of listed permitted uses in each district and certain special types of development. Special uses may be required to meet additional buffer requirements, but shall in all cases be required to have at a minimum the same buffer as permitted uses. Existing vegetation that meets or exceeds the requirements of the specific buffer is desired and allowed instead of any required new plantings.

Buffers Required for Mobile Home Parks - Mobile home parks shall be required to have the following buffers:	
Location of Buffer for Mobile Home Parks	Type Buffer
Along all boundaries adjacent to a street	Buffer A
Along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the park	Buffer C
Along all other boundaries	Buffer B

Buffers Required for Multifamily and Planned Developments - Multifamily and Planned Developments shall be required to have the following buffers:	
Location of Buffer for Multi-family & Planned Developments	Type Buffer
Along all boundaries adjacent to a street	Buffer A
Along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the development	Buffer C
Along all other boundaries	Buffer B

Buffers Required for Shopping Centers - Shopping centers shall be required to have the following buffers:	
Location of Buffer for Shopping Centers	Type Buffer
Along all boundaries adjacent to a street	Buffer A
Along all boundaries adjacent to Residential Districts or uses and adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the development	Buffer C
Along all other boundaries	Buffer B

Buffers Required for All Non-residential Uses (Excludes Industrial Uses) in All Residential Districts, (RA, RP, RM, MH) - Residential uses in Residential Districts are not required to have buffers, except as required for mobile home parks, Multifamily and Planned Developments. All commercial or uses other than residential uses (excluding industrial uses) in the Residential Districts shall provide the following buffers: Uses in these districts that require a special use permit will in addition, provide other buffers as specified in the special use permit.

Location of Buffer for Non-residential Uses in the Residential Districts	Type Buffer
Along all street boundaries of the Development	Buffer A
Along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the development	Buffer C
Along all other non-street boundaries	Buffer B

Buffers Required for the Commercial Districts - All uses in the General Business and Office & Institutional Districts shall be required to have the following buffers:

Location of Buffer for GB and OI Districts	Type Buffer
Along all boundaries adjacent to street right-of-ways	Buffer A
Along all non-street boundaries adjacent to Residential Districts and adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the development	Buffer C
Along all other boundaries	Buffer B

Buffers Required For The Industrial Districts And Industrial Uses In Any Other Districts

Location of Buffer for Industrial Districts	Type Buffer
Along all street boundaries	Buffer D
Along all non-street boundaries adjacent to Residential Districts when adjacent to single family residential structures within 50' of the project boundary	Buffer C
Along all other boundaries	Buffer D

Buffers Required in the Watershed Overlays (WS-PA & WS-CA).

Type Use	Buffer Requirement Watershed Districts
Bona fide Farms	Bona fide Farms in the Watershed Critical Area District (WSCA) shall maintain a 10 foot permanently vegetated buffer adjacent to all perennial waters as shown on the most recent edition of the USGS 1:24000 (7.5 minute) topographic map. The buffer shall remain vegetated and shall be used only for access and utilities.
Silviculture Activities	Silviculture activities shall maintain buffers (Streamside Management Zones) as described in the Division of Forest Resources Rules and Best Management Practices Manual.
All activities, other than bona fide farms and silviculture activities	All activities, other than bona fide farms and silviculture activities shall maintain a 30 foot vegetated buffer adjacent to all perennial waters as shown on the most recent edition of the USGS 1:24000 (7.5 minute) topographic map. The buffer shall remain vegetated and shall be used only for access and utilities.



Applicant:
James R. Fullwood

Owner:
James R. Fullwood

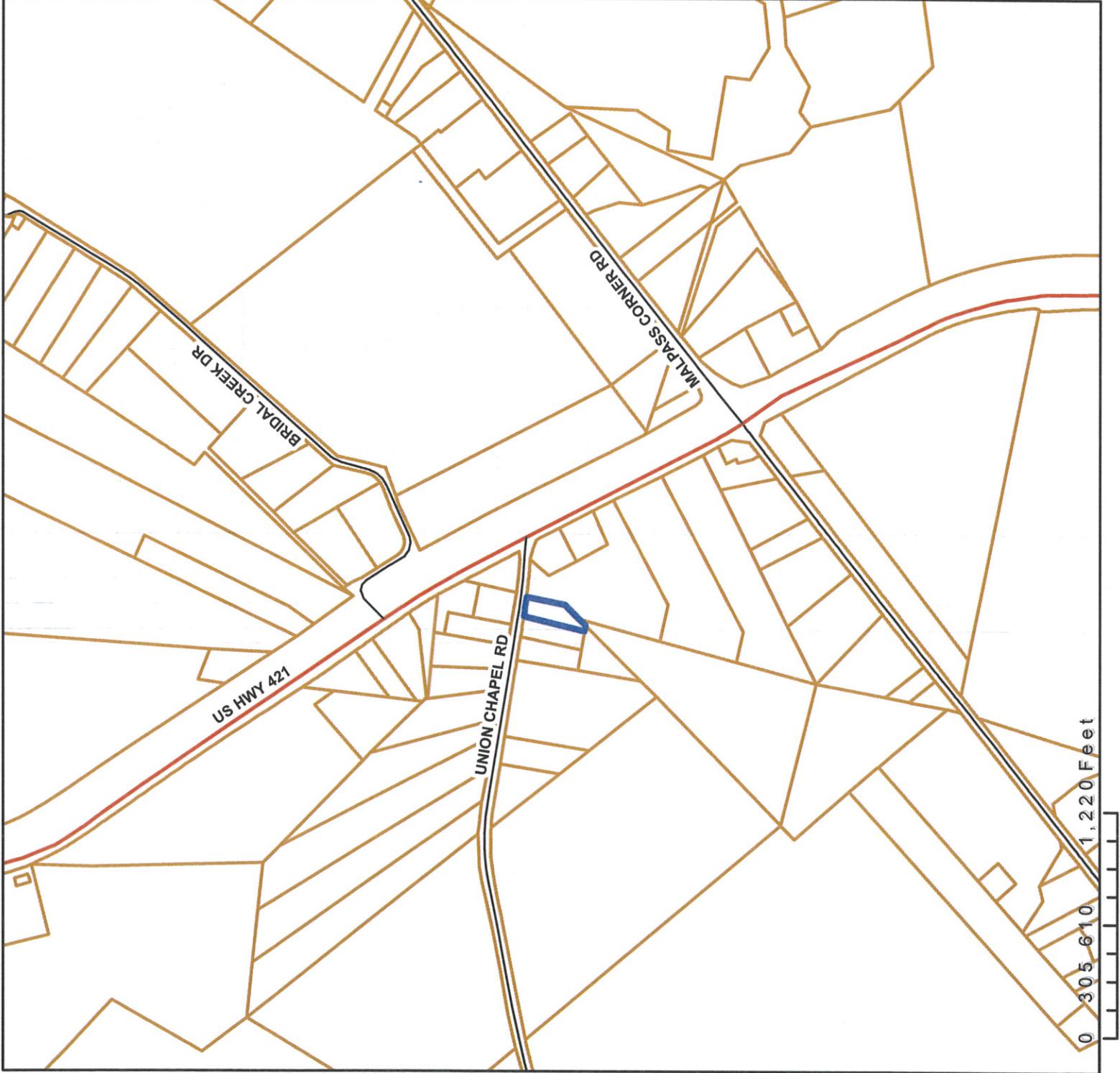
Special Use Permit:
#11455

Legend

 Subject Property



Vicinity





Applicant:
James R. Fullwood

Owner:
James R. Fullwood

Special Use Permit:
#11455

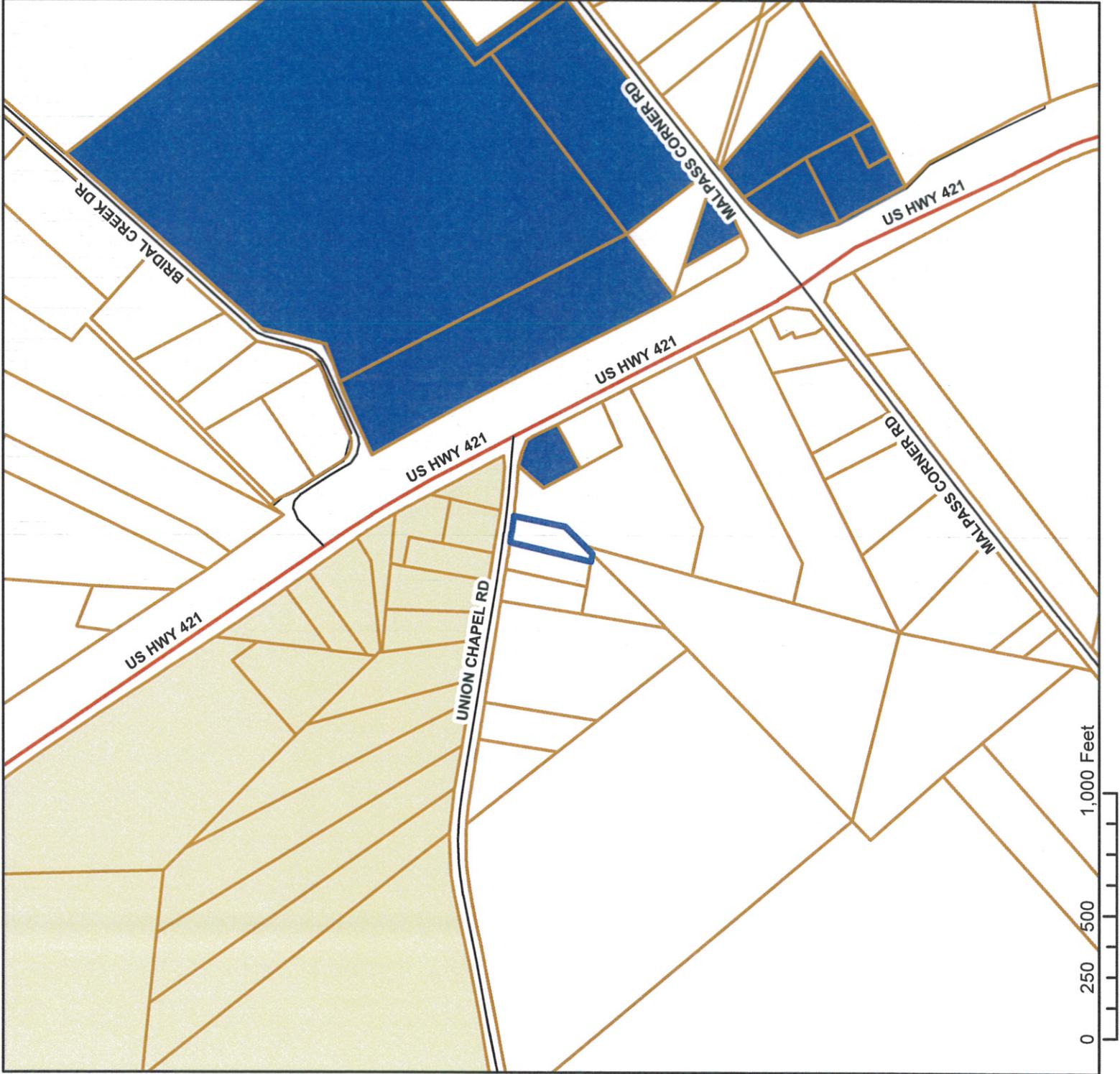
Legend

UDO Zoning

-  EC, Environmental Conservation
-  GB, General Business
-  GI, General Industrial
-  Incorporated
-  IT, Industrial Transition
-  MH, Manufactured Housing
-  O&I, Office & Institutional
-  PD, Planned Development
-  RA, Rural Agricultural
-  RA-Conditional Zoning 1
-  RP, Residential Performance
-  Subject Property



Current Zoning





Applicant:
James R. Fullwood

Owner:
James R. Fullwood

Special Use Permit:
#11455

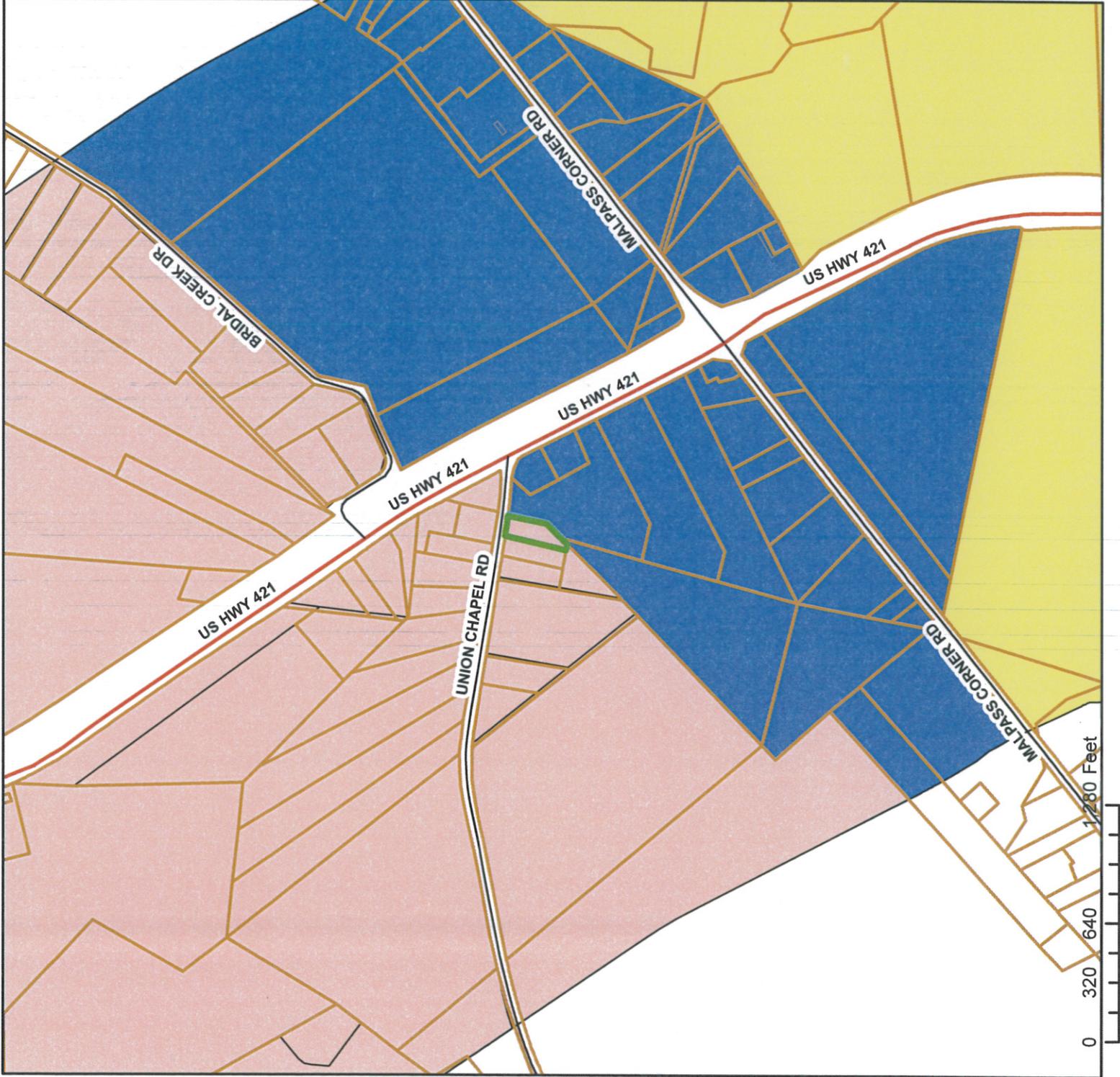
Legend

Future Land Use

-  Industrial
-  Mixed Use
-  Office, Institutional, Business
-  Rural Growth
-  Suburban Growth
-  Subject Property



Future Land Use





Applicant:
James R. Fullwood

Owner:
James R. Fullwood

Special Use Permit:
#11455

Legend

 Subject Property



2012 Aerial

