

#4

PLANNING STAFF REPORT PLANNED DEVELOPMENT-CHANGE OF USE

SUMMARY:

Hearing Date: May 5, 2009

Applicant: John Grim

Property Owner: IBIS Land Management, LLC

Development Proposal: The proposal consists of changing the current use of the property from Garden & Landscape Plants & Supplies to Indoor & Outdoor Recreation Establishments, Privately Operated.

Location and Land Use: The proposed project is located along the west side of U.S. Hwy 17, approximately 1/8 mile south of the Belvedere Plantation Subdivision entrance on Long Leaf Drive (S.R. 1675). The property is classified as Urban Growth Area, as defined in the 2005 Pender County Future Land Use Plan.

Zoning District of Property: The property is zoned PD, Planned Development.

Staff Recommendation: Conditional approval status may be appropriate based on submission of mandatory items for final zoning approval.

Detailed Proposal Discussion:

John Grim, applicant, on behalf of IBIS Land Management, LLC, owner, is requesting a change of use from the current Garden and Landscape Plants & Supplies to Indoor & Outdoor Recreation Establishments, Privately Operated. According to the applicant's submitted site plan and narrative, the project consists of 14.71 acres and this would contain a host of events such as, but not limited to, concerts, rodeos, carnival rides, children's play areas, skills challenges, concessions, and vendors. The applicant is proposing to hold events twice monthly (weekends) which would cease by dusk.

Ingress and egress to the property will utilize the existing driveway and parking will be on-site, being located towards the northeastern portion of the property. Traffic control is proposed to be managed by parking attendants utilizing emergency equipment and lighting devices to divert traffic as safely and quickly as possible.

The applicant is proposing no permanent structures to be built on-site, all materials relevant to the events held will be portable and set up specifically for that event, and then removed. This will include the stage for concerts, any children's games, vendors, waste facilities, etc.

Staff Analysis:

The applicant's proposed activities are to be limited as to what the Pender County Zoning Ordinance allows and what the Planning Board approves. The use of camping is not currently permitted in the Planned Development District without a Special Use Permit. Concerts, rodeos, small carnival rides, children's play areas, skills challenges, concessions and vendors would be considered in the use of Indoor & Outdoor Recreation Establishments, Privately Operated.

Parking and attendance will be limited upon the amount of parking spaces the applicant can provide. The current regulations state that for Recreational Facilities, one parking space for each employee plus one parking space for every two participants at full capacity must be provided. According to the development plan

submitted, there are approximately 400± parking spaces provided, roughly allowing about 800 patrons at full capacity.

Interior vehicular access areas and circulation shows that there is a distinguished "loop" on the property in which vehicular circulation can be obtained as prescribed in §17 Planned Development. Access areas will be determined by the North Carolina Department of Transportation (NCDOT).

Traffic will be analyzed through the NCDOT driveway permitting process. Currently the property's physical driveway is approximately 30' in width. When a property changes use and is located on a state maintained right of way, a driveway permit must be obtained. Preliminary discussions with the NCDOT have shown that this project may have to obtain permitting through the Congestion Management Division, depending on submitted specifications.

The waste management concerns will be alleviated via portable waste units placed on-site for events. Water and sewer/septic services will be reviewed by the Environmental Health Department during the commercial zoning approval process. All trash facilities will be permanently screened from visual sight.

The site is completely contained with fencing along with vegetation. There is approximately 100'-200' of natural vegetation adjacent to the U.S. Highway 17 right of way for public screening.

According to the site plan, the existing wetlands on the site (adjacent to US 17 R.O.W.) will not be disturbed.

Staff Recommendation:

Planning Staff is submitting the preliminary plat layout for Planning Board review. The submission as presented tonight is sufficient for Planning Board disposition.

Board Action for Master Plan Review:

Change of Use - Grim

Motion: _____ Seconded _____

Approved: _____ Denied: _____ Unanimous _____

Reynolds ___ Garrett ___ Boney ___ Marshburn ___ Millette ___ Smith ___ Williams ___

PLANNING AND COMMUNITY DEVELOPMENT

PLANNING • CODE ENFORCEMENT • BUILDING INSPECTIONS • CENTRAL PERMITTING



PLANNED DEVELOPMENT APPLICATION

Date: 20 MAR

Application Fee: \$150.00

I. PROPERTY INFORMATION:

Parcel ID #(S): 4204-21-9305-0000

Property Location: 18463 HIGHWAY 17
HAMPSTRAD NC 28443

Subdivision Name: _____ Phase: _____

Review Type: Master Preliminary Final

II. A presubmittal meeting is required 60 days prior to submission. A complete submission must be in the Planning and Community Development Department office 45 days prior to the scheduled Planning Board public hearing date. All of the information listed below must be included for the submission to be considered complete:

- Application Fee
- One addressed legal size (4½ x 9) envelope must be received for the for each of the adjacent property owners with first class postage or check payable to Pender County Planning for current postage fees
- 18 (11x17) map copies for the Planning Board
- 2 full size map copies
- CD containing maps and/or document files in .pdf format

**Please see Planned Development Requirements Checklist for further requirements.*

III. SIGNATURE OF OWNER/APPLICANT:

JOHN GRIM
John Grim

Additional Information:

According to Section 17.1 of the Pender County Zoning Ordinance, the Planning Board may approve Planned Developments in accordance with the procedures and developments standards specified in this Section and the Pender County Subdivision Ordinance. Any applicant may appeal a denial from the Planning Board to the Board of County Commissioners. Such appeal must be filed in the Planning Office within thirty (30) days of the Planning Board's written decision. The Planning Board may waive any requirements of this section that it deems necessary.

Recording of the Final Plat:

The subdivider shall file the approved final plat with the Register of Deeds of Pender County for recording within sixty (60) days after the date of approval. Otherwise, such approval shall be null and void.

March 18, 2009

JAM A RAMA
18463 Highway 17
Hampstead, N. C. 28443

Two Whom It May Concern :

We would like to thank you for the opportunity to bring our ideas to you concerning our intent to create an area for fun and entertainment within the Hampstead Community.

It is our intent to provide an arena where children and adults alike can come that will provide a place of festive fun and entertainment at an economical price. Due to the reduced disposable income for the normal working family we are trying to provide a venue of reduced costs for both the small and the large families. Since we have expertise with the entertainment industry we believe we can provide attractions at our site that not only will be suitable for the younger generation but will be economical as well.

Our first event has been tentatively scheduled for May16 and May17. This event will be a childrens carnival along with a Nashville Stage Band called "Mustang Sally". We will be providing vendor food at a much reduced price compared to other events that we have seen recently in the area.

Our second event has been scheduled for June 6 and June 7. This event will be a rodeo that will be provided by the Southern Rodeo Association. The children that attend will see live animals along with trick riding, calf roping and other normal rodeo events.

It also is our intent to provide an area for church services between the hours of 11:00 and Noon each Sunday before events start.

We welcome your input as to other things that would be attractive for the attendance of the locals. Our intent is not only to provide fun and entertainment but also provide a safe environment for all concerned.

Respectfully



John Grim

Harold Smock



Hampstead Jamboree

A new and exciting event center will be available for everyone's enjoyment here in Hampstead, North Carolina. A 14 acre parcel of land is being converted to service an array of events geared to the entertainment of family's and everyone alike. In these economic conditions people need a source for fun and games at an affordable price. We understand this and hope to create a place for people to enjoy themselves.

The planning for this is located on a 14 acre area suited to serve a multitude of events with ample parking. The schedule of events will generally be 2 per month, with a host of different shows and attractions for everyone to see. We hope to become the entertainment leader in the area. There is an endless array of events to schedule, and hope to start serving the needs of people in need of good family fun. The first event is May 2nd and 3rd.

The list of events that we are scheduling will consist of the following:

1. A stage and concert area with leading artist performing.
2. Rodeo's (100,000 sq. ft. event area)
3. Carnival rides and games
4. Children's play area with blow up attractions.
5. Overnight camping with 3-day motorcycle rallies. (1000 camp sites)
6. Skills challenge in many categories such as mechanical bull, surfing, and rope the calf.
7. Many concession stands with everyone's favorite delights.
8. Local vendors displaying their products.

There is also an exciting advertising opportunity for businesses looking for an affordable way to get allot of exposure. We have scheduled billboard, newspaper and radio advertising along with flyer distribution. Located at the site is 200 prime fence signage areas' to display your business for everyone to see at each event. Get on board now for they will go fast. We are offering at this time a couple of different options if you want to get involved.

Full sponsorship which will include these benefits for the 1st year:

- 1.Fence signage in prime spot.
- 2.Display at each event.
- 3.Company sponsor on all billboards, newspaper and radio advertising.
- 4.Free admission for your employee's with proper identification.

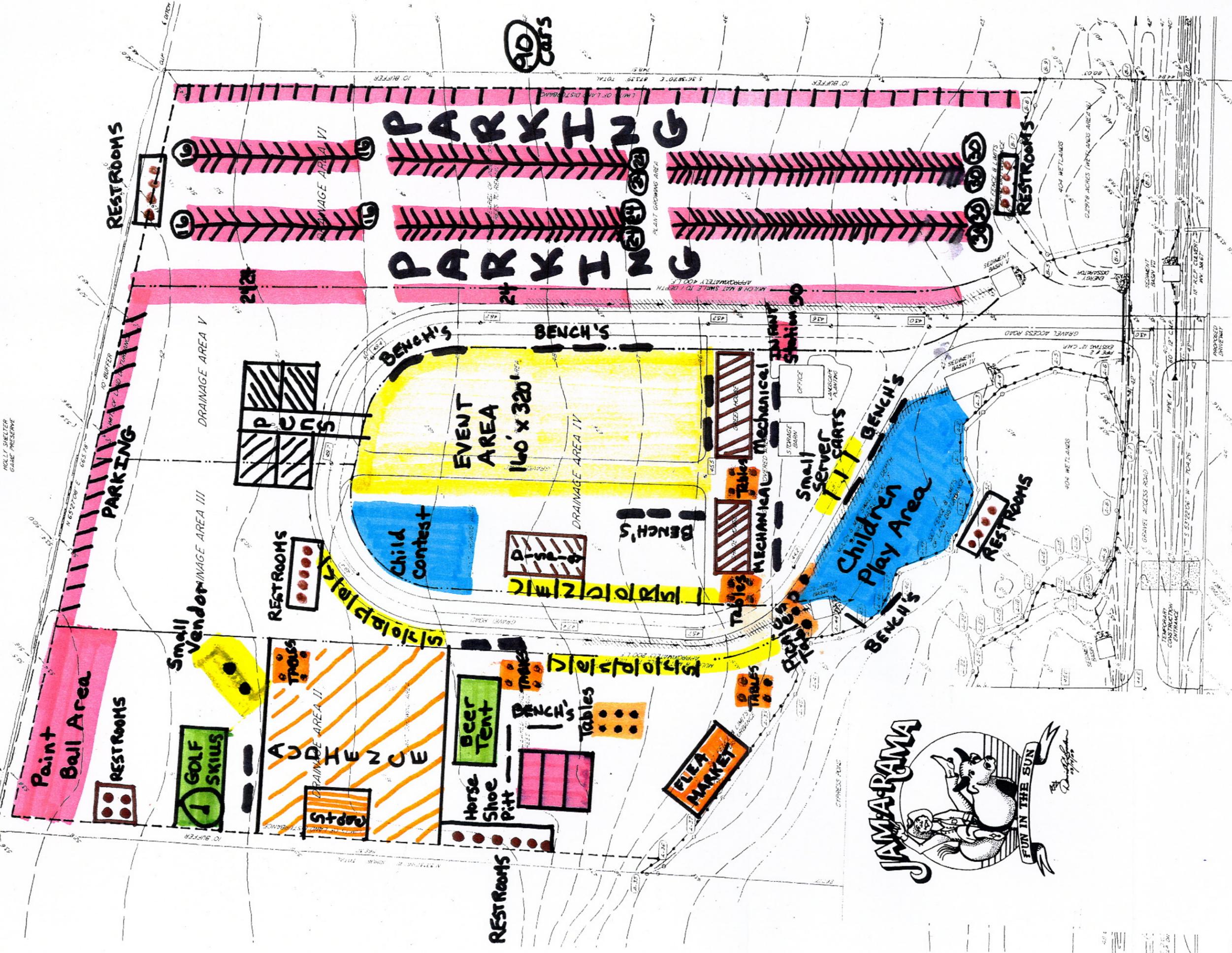
Vendor benefit (Subject to a per event only)

- 1.Fence signage
- 2.Display at event.
- 3.Option to retain same rate for 2010 if you sign up for all events for 2009.

This is an overview of what we have planned. There is a tremendous opportunity. So get on board and this can be an opportunity for your business to be seen by everyone. The spaces will go fast act today.

Sincerely
Harold Smock
General Manager
Haroldsmock@ymail.com
910-297-5086

HOLLY SHELTER
GARE PRESERVE



Each Event:

- Children Play area; contest
- Clowns
- Adult Contest
- Carnival rides
- Always a band (Live concert's)
- Golf Skills
- Vendor Area's
- Flea Market; YARD Sale's
- Roping Contest

- Calf Catching contest
- Take Home the Bacon contest
- Horsehoe Tournaments
- Mechanical Bull
- Mechanical Surf Board
- Mechanical Horse Calf
- Bench Seats throughout
- Picnic Tables
- Infant station
- Restrooms throughout



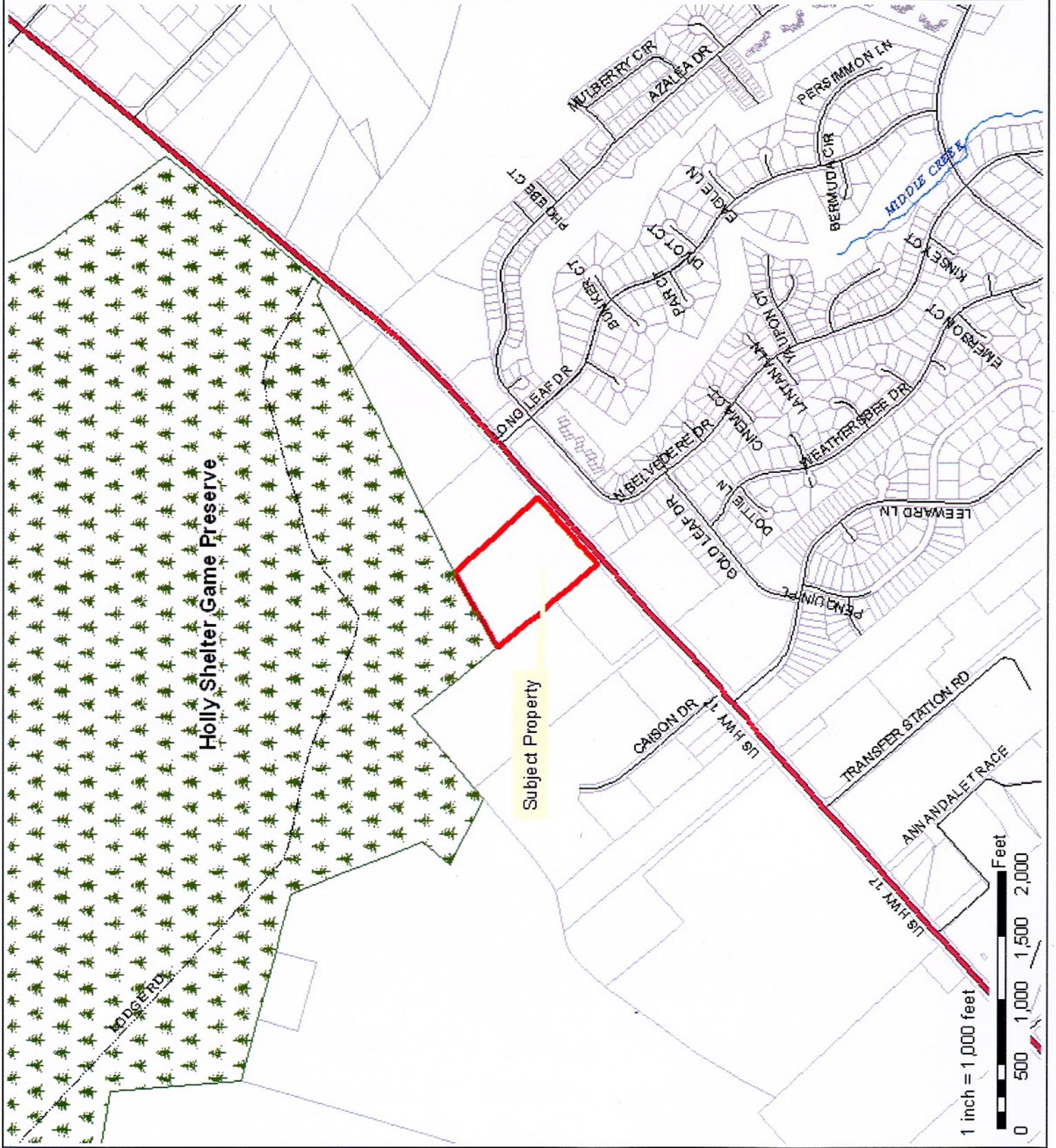


**Applicant -
John Grim**

**PD-Change of Use
Indoor & Outdoor
Recreation
Establishments
Privately Operated
5/5/2009**



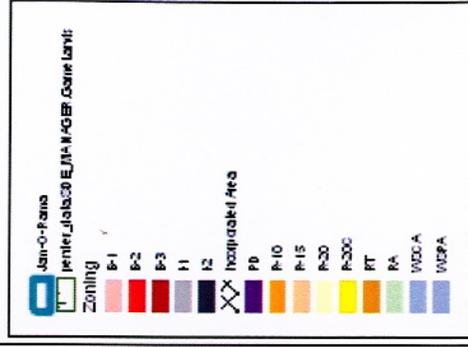
Vicinity Map



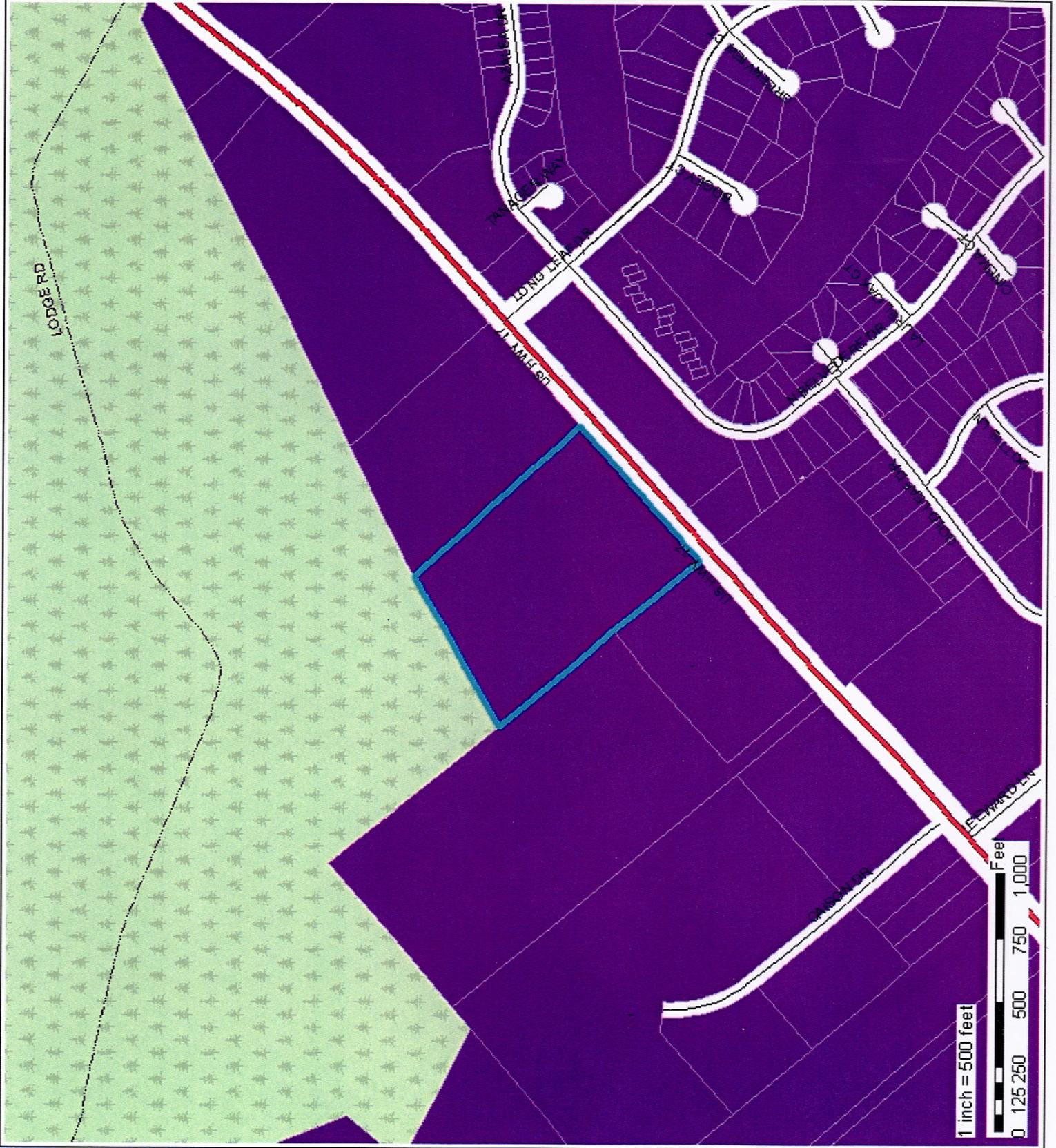


**Applicant -
John Grim**

**PD-Change of Use
Indoor & Outdoor
Recreation
Establishments
Privately Operated
5/15/2009**



Zoning Map



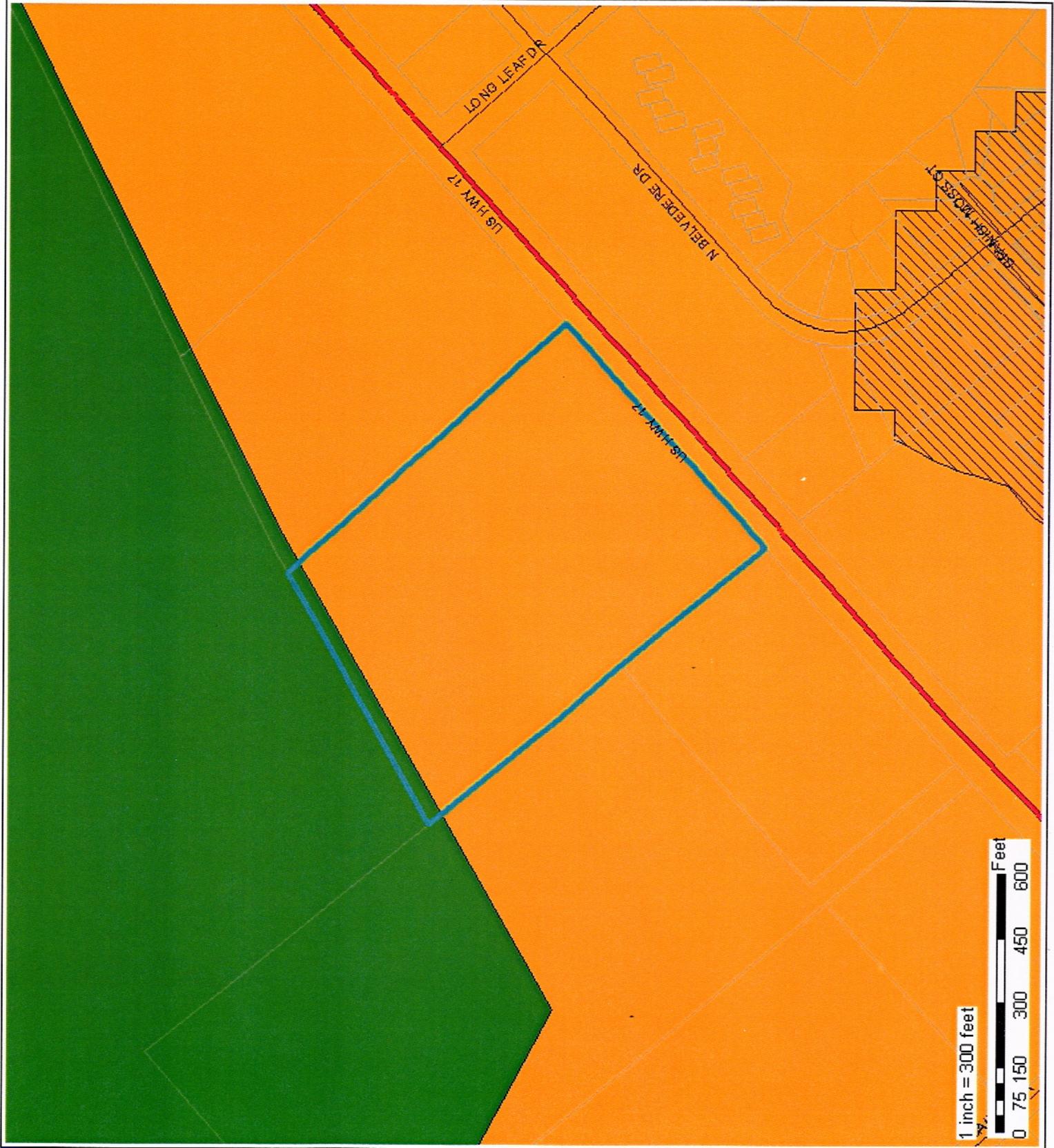


**Applicant -
John Grim**

**PD-Change of Use
Indoor & Outdoor
Recreation
Establishments
Privately Operated
5/15/2009**



CAMA Land Use

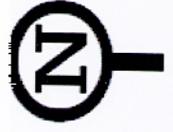




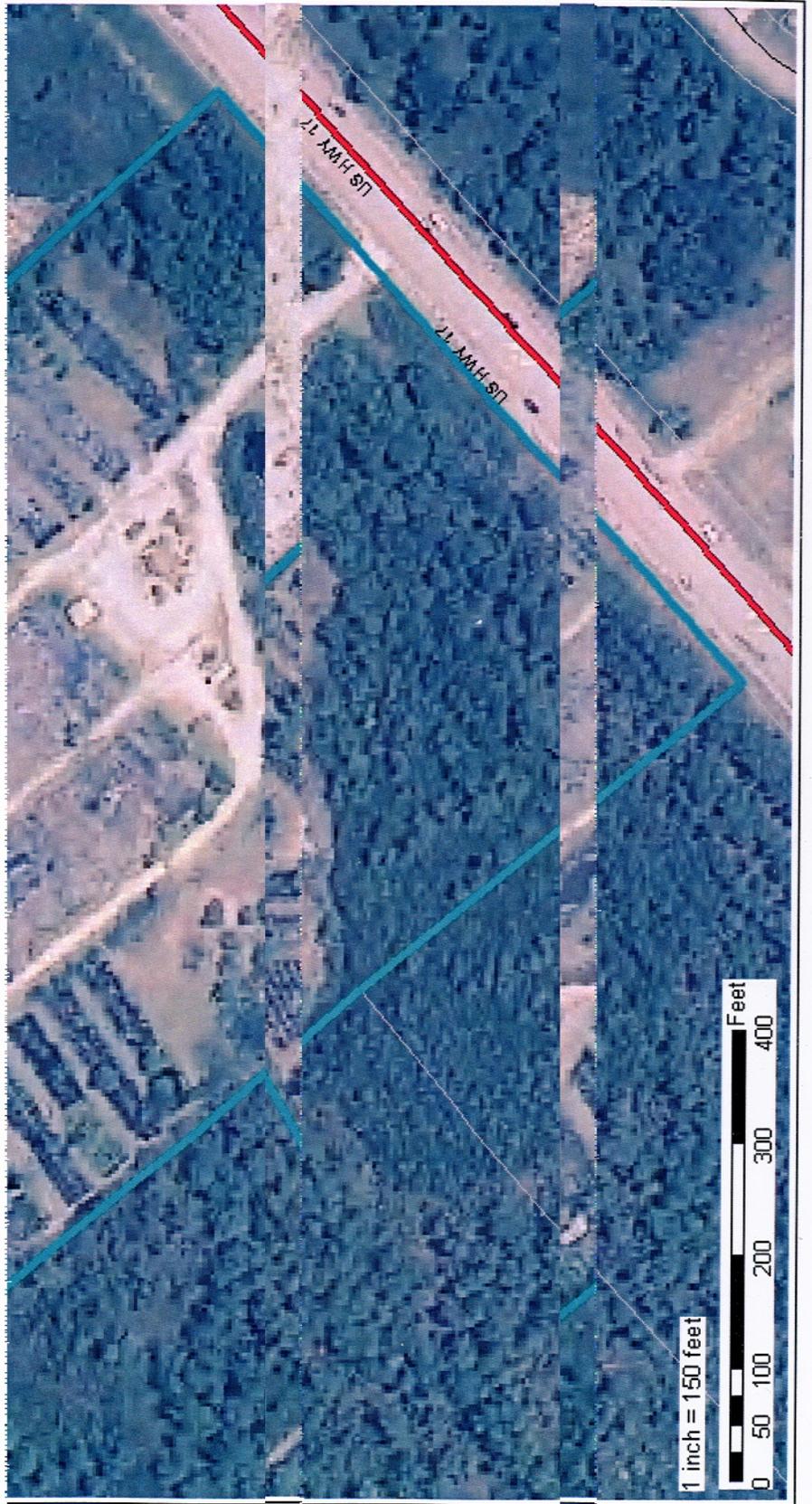
Applicant
John Grim

**PD-Change of Use
Indoor & Outdoor
Recreation
Establishments
Privately Operated**
5/15/2009

Applicant



Aerial Map



1 inch = 150 feet





TRIS
LAND MANAGEMENT

IBIS
LAND MANAGEMENT



Adopted by:

Onslow County

Date:

Pender County

Date:

Holly Ridge

Date:

Surf City

Date:

North Topsail Beach

Date:

Topsail Beach

Date:

NCDOT

Date:

Endorsed by:

Cape Fear RPO

Date:

Down East RPO

Date:

Recommended by:

Transportation Planning Branch

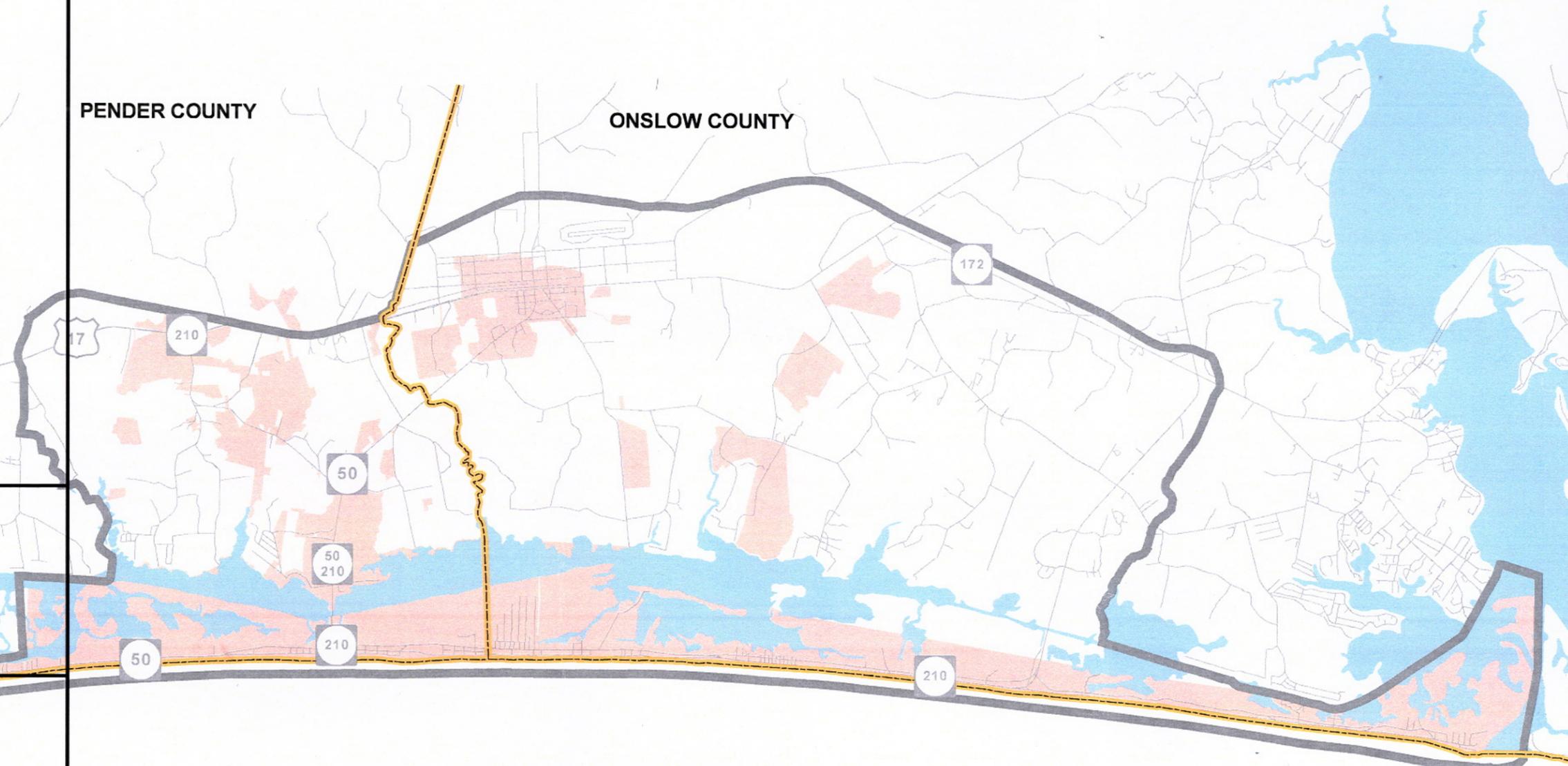
Date:

NOTES: Sheet 3: There are no existing or recommended public transportation and rail routes in the planning area.

PENDER COUNTY

ONslow COUNTY

ATLANTIC OCEAN



Plan date: 2/26/09

Sheet 1 of 5

Base map date: September 2008



Refer to CTP document for more details



Legend

- Roads
- Water
- County Boundary
- Study Area
- Municipal Boundary

Sheet 1 Adoption Sheet

Sheet 2 Highway Map

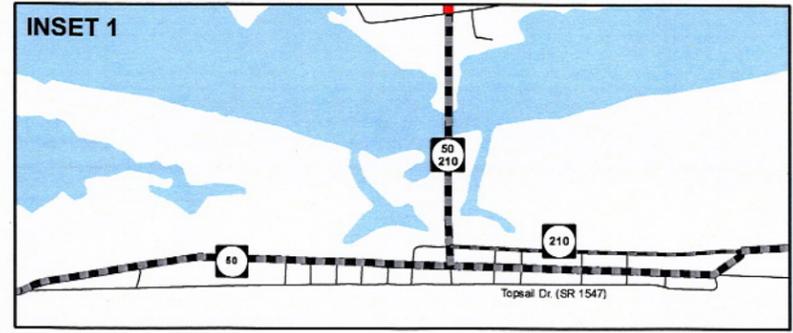
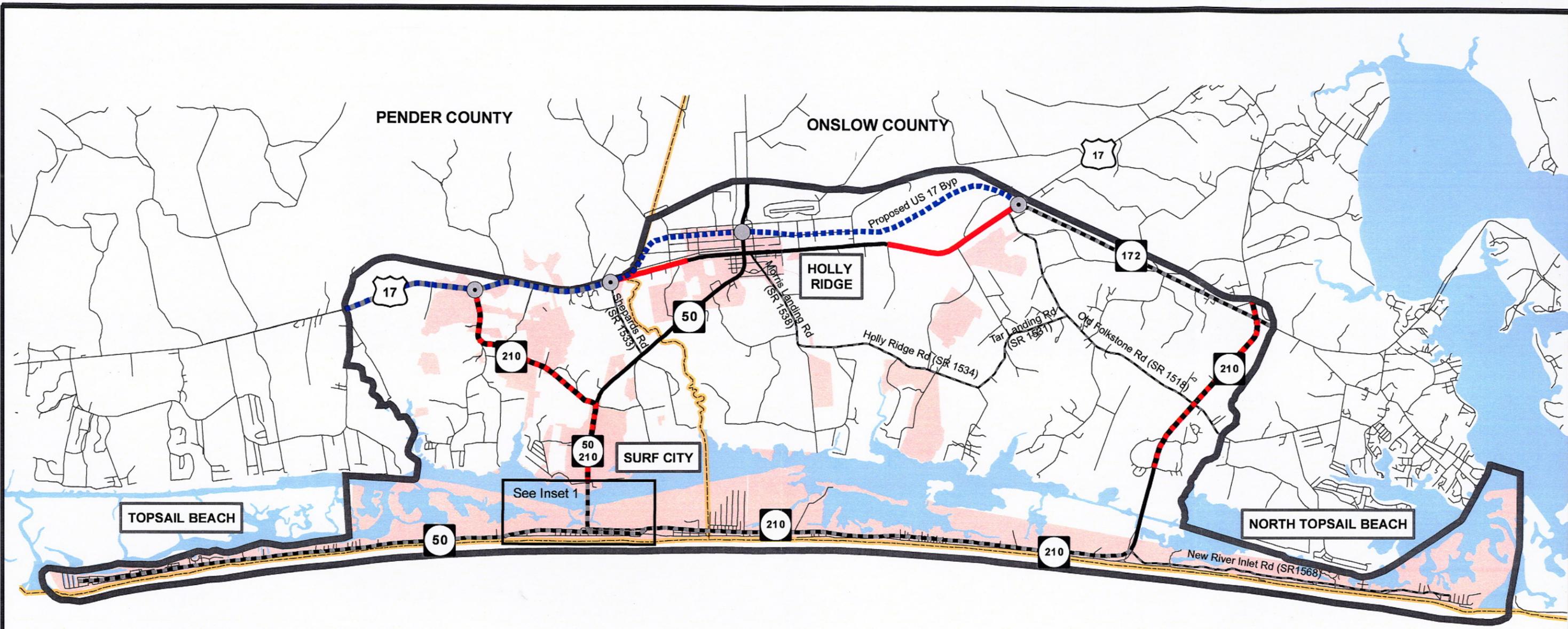
Sheet 3 Public Transportation and Rail Map

Sheet 4 Bicycle Map

Sheet 5 Pedestrian Map

DRAFT

**Adoption Sheet
Topsail Area
North Carolina
Comprehensive
Transportation Plan**



ATLANTIC OCEAN

Plan date: 2/27/09

Sheet 2 of 5

Base map date: September 2008



Refer to CTP document for more details

Freeways

- Existing
- Needs Improvement
- Recommended

Expressways

- Existing
- Needs Improvement
- Recommended

Boulevards

- Existing
- Needs Improvement
- Recommended

Other Major Thoroughfares

- Existing
- Needs Improvement
- Recommended

Minor Thoroughfares

- Existing
- Needs Improvement
- Recommended

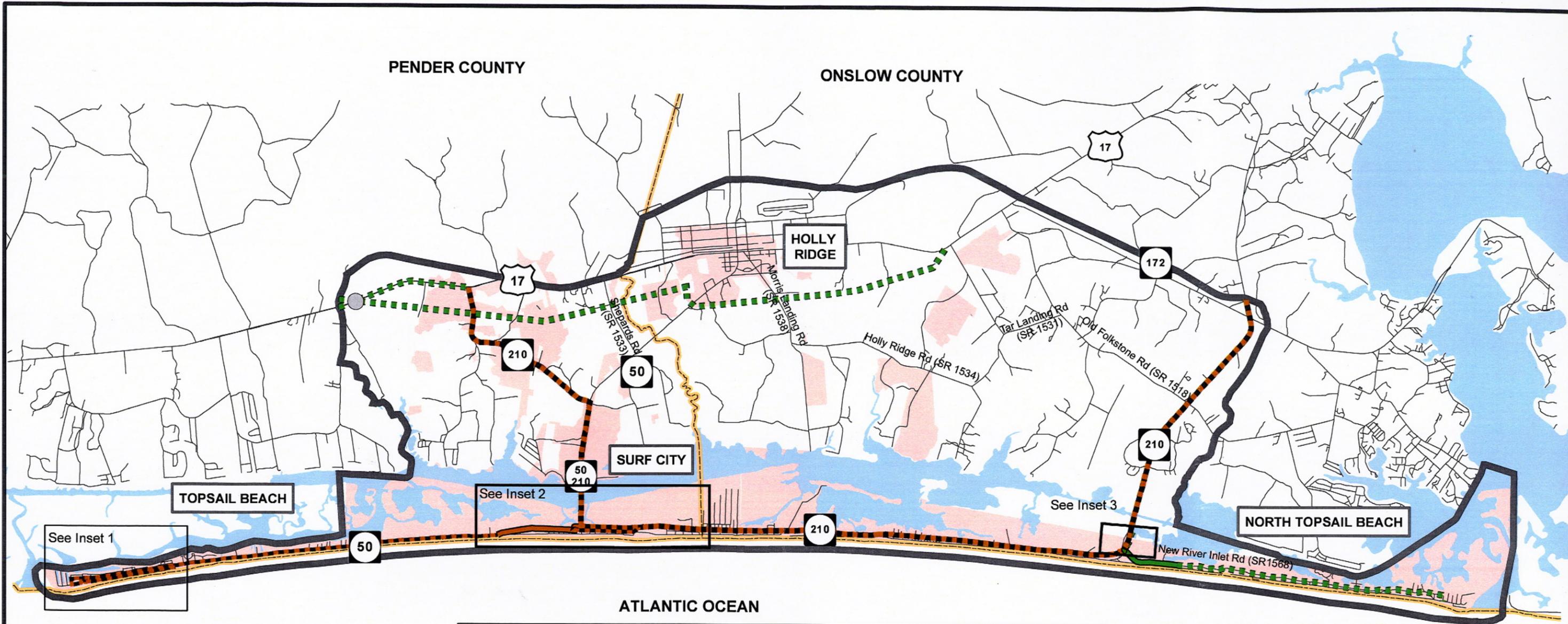
- Existing Interchange
- Proposed Interchange
- Existing Grade Separation
- Proposed Grade Separation

DRAFT

**Highway Map
Topsail Area
North Carolina
Comprehensive
Transportation Plan**

PENDER COUNTY

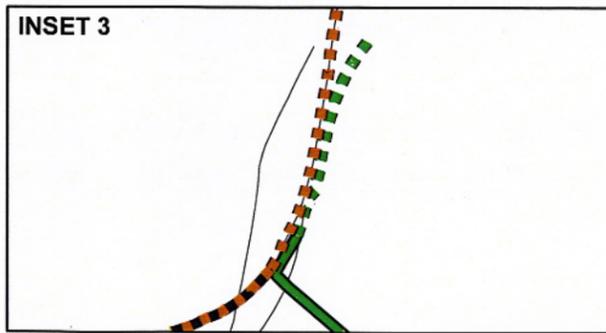
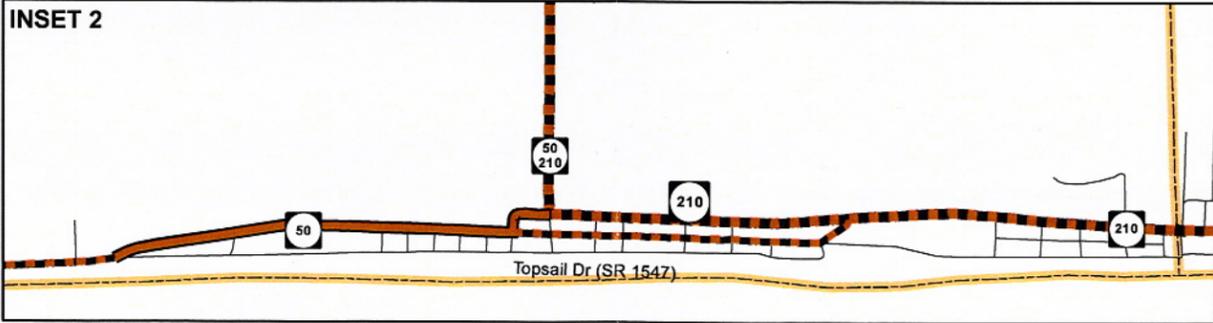
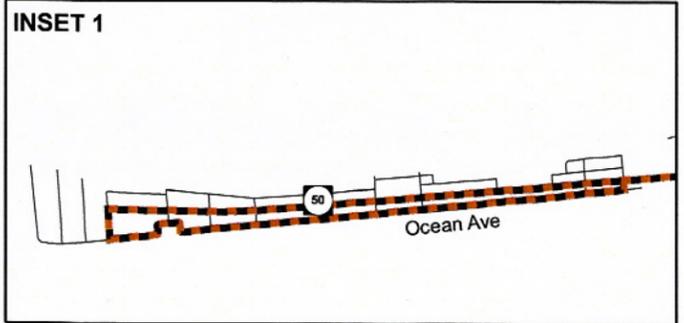
ONslow COUNTY



See Inset 1

See Inset 2

See Inset 3



Plan date: 2/27/09

Sheet 4 of 5

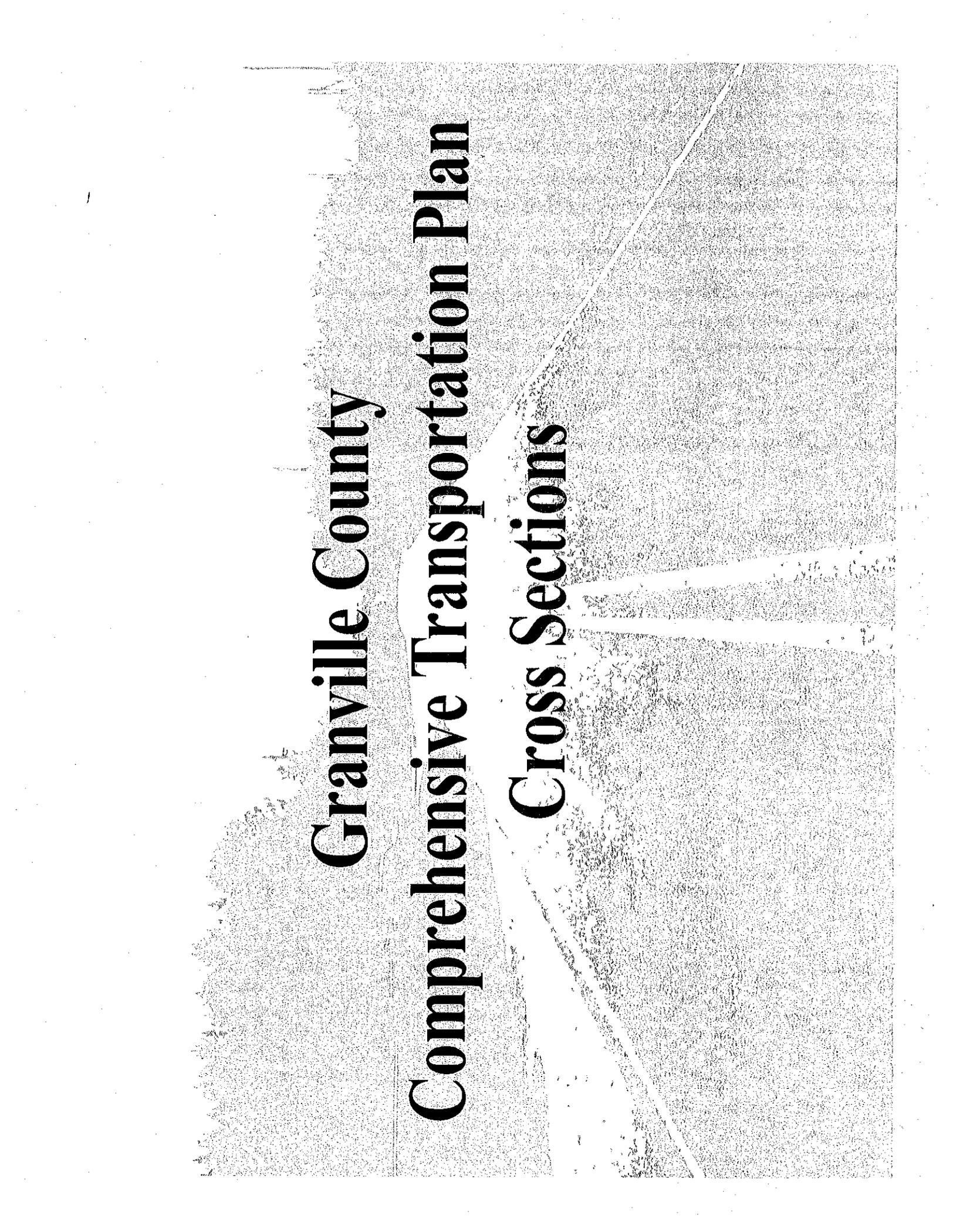
Base map date: September 2008



Refer to CTP document for more details

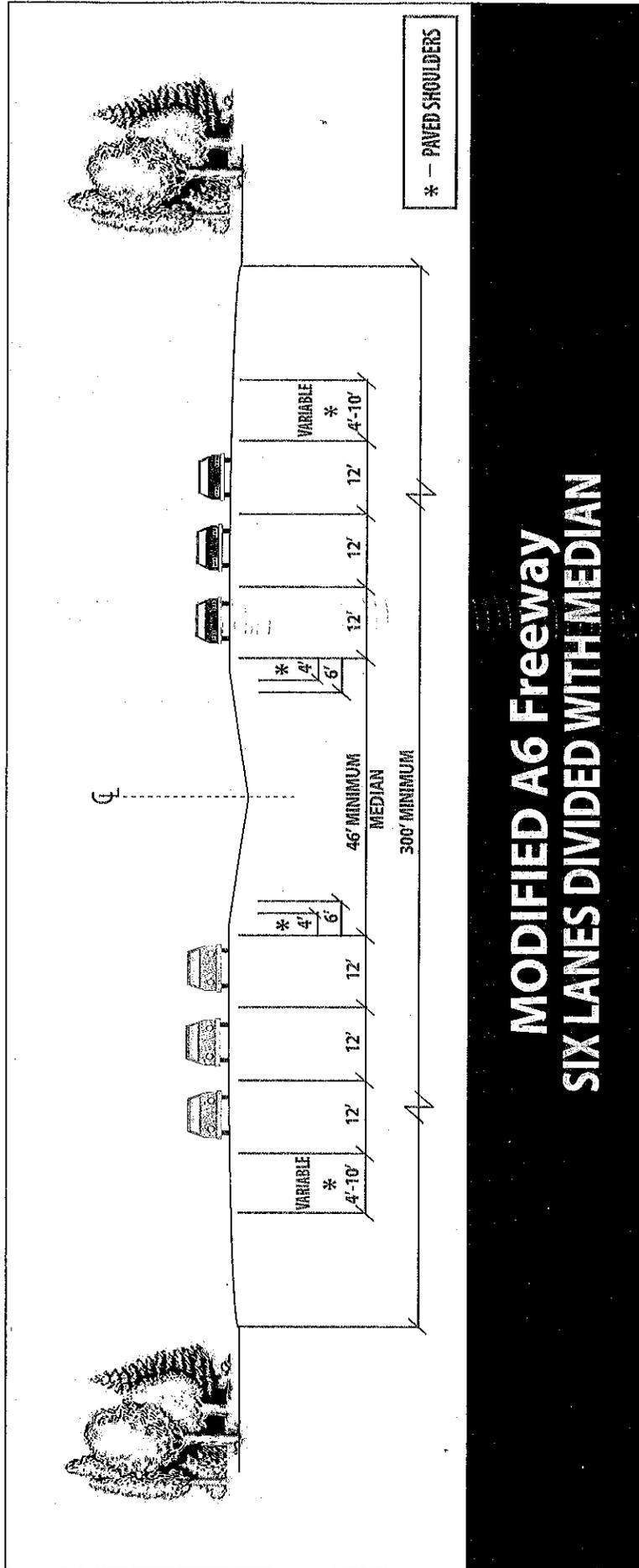
- | | | | | | | | | | |
|----------------|-----------------|-----------------|--------------------------|--------------------|-----------------|--------------------------|--------------------|----------------------------------|----------------------------------|
| On Road | Off Road | Existing | Needs Improvement | Recommended | Existing | Needs Improvement | Recommended | Existing Grade Separation | Proposed Grade Separation |
| | | | | | | | | | |
| | | | | | | | | | |

DRAFT
Bicycle Map
Topsail Area
 North Carolina
Comprehensive
Transportation Plan

An aerial photograph of a road network, likely in Granville County, North Carolina. The roads are shown as a grid of light-colored lines against a darker, textured background. A specific path is highlighted in white, starting from the bottom left and moving towards the top right, with several turns. The text is overlaid on this image.

Granville County
Comprehensive Transportation Plan
Cross Sections

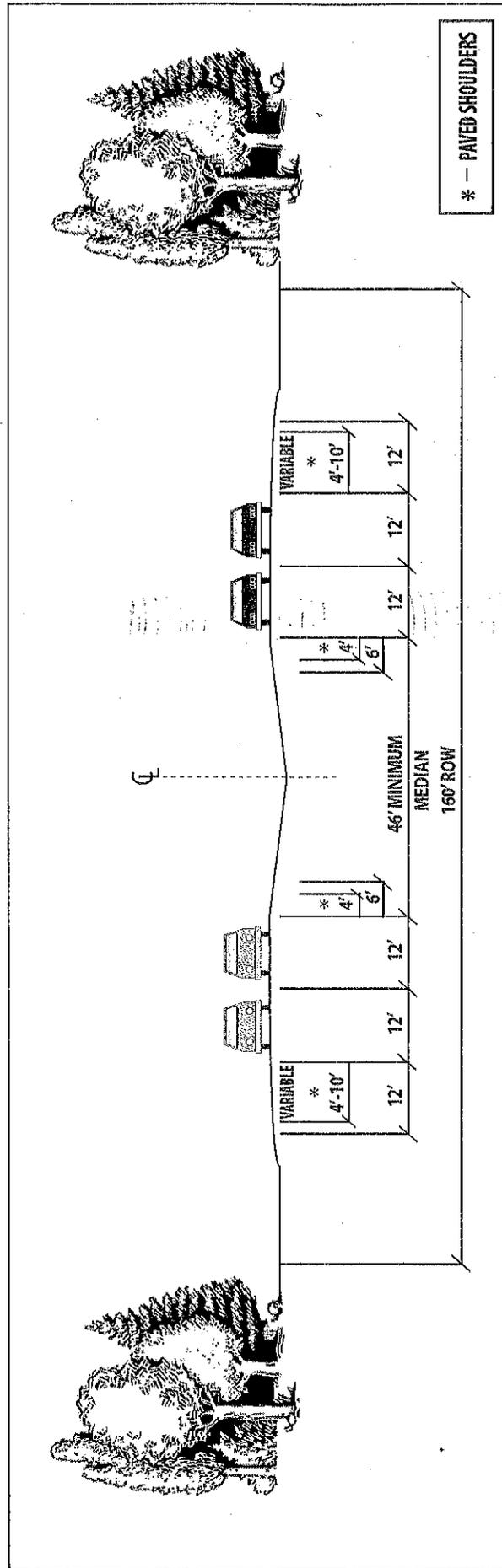
A6 (Freeway): Six-lane divided highway in rural area with fully controlled access and 46' minimum median. ROW 300' minimum.



**MODIFIED A6 Freeway
SIX LANES DIVIDED WITH MEDIAN**

Figure 1: Modified A6 Freeway

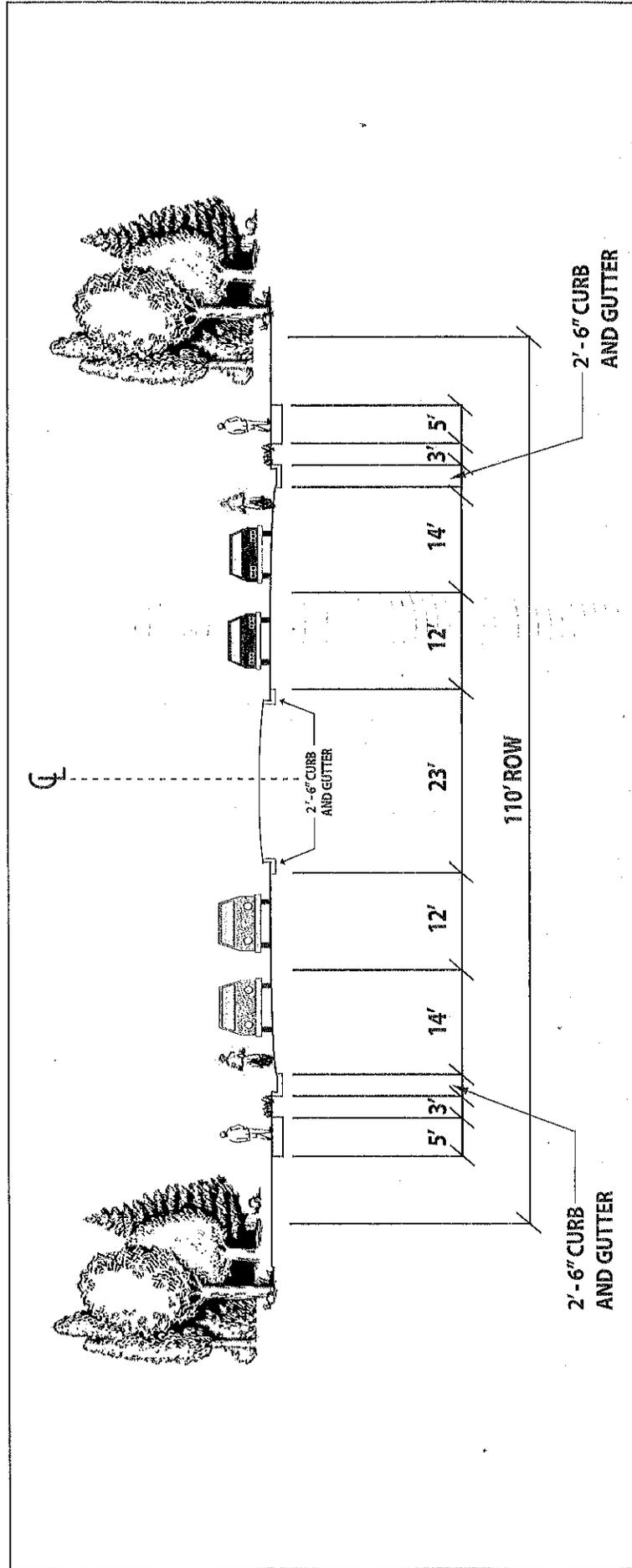
Modified F1 (Expressway/Boulevard): Four-lane divided with 46' median. Partially controlled access 160' ROW.



MODIFIED F1 Expressway / Boulevard FOUR LANES DIVIDED WITH MEDIAN

Figure 2 Modified F1 Expressway / Boulevard

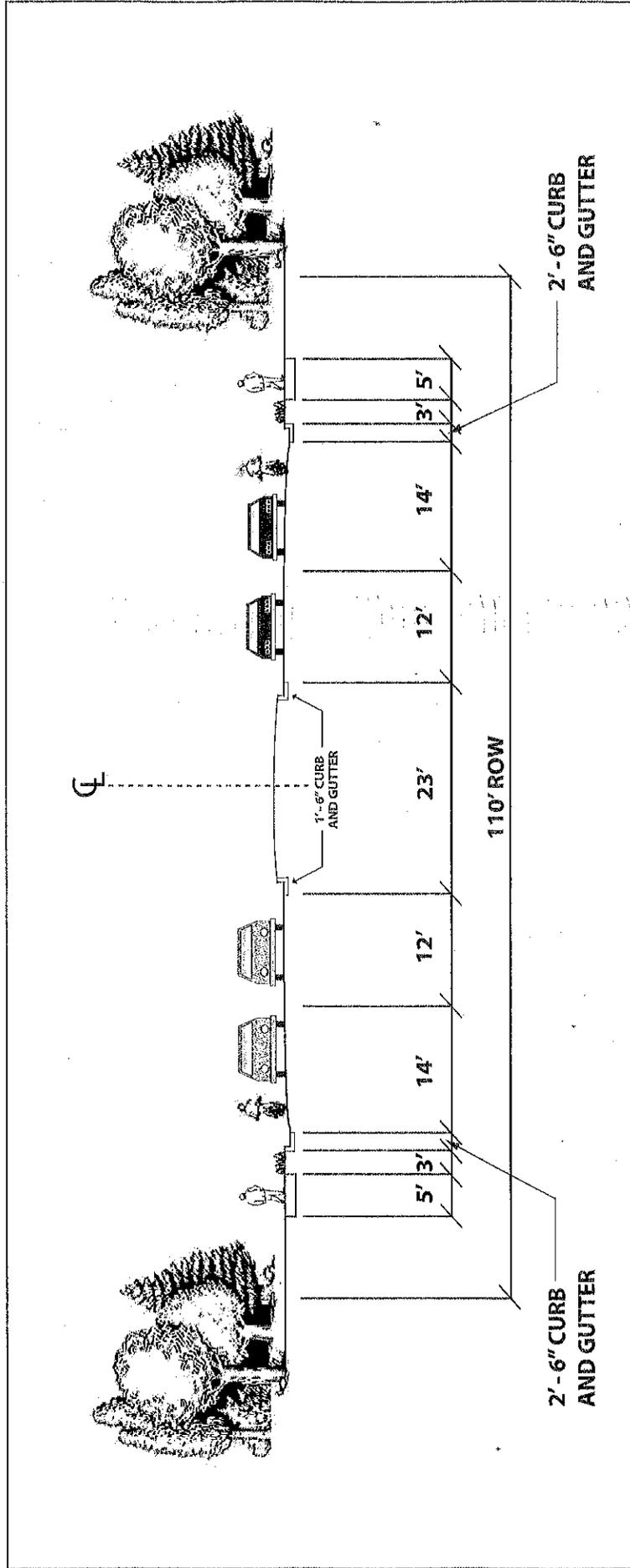
Modified E-2 (Expressway/Boulevard): Four-lane divided with Raised Median and Curb and Gutter with minimum 16' median (23' Median Recommended). Partially controlled access. 110' ROW



**MODIFIED E2 Expressway / Boulevard
FOUR LANES DIVIDED WITH RAISED MEDIAN - CURB & GUTTER**

Figure 3 Modified E2 Expressway / Boulevard

B1 (Boulevard / Major Thoroughfare Inside Town): Four-lane divided with Raised Median and Curb and Gutter and 16-ft median. 110' ROW.

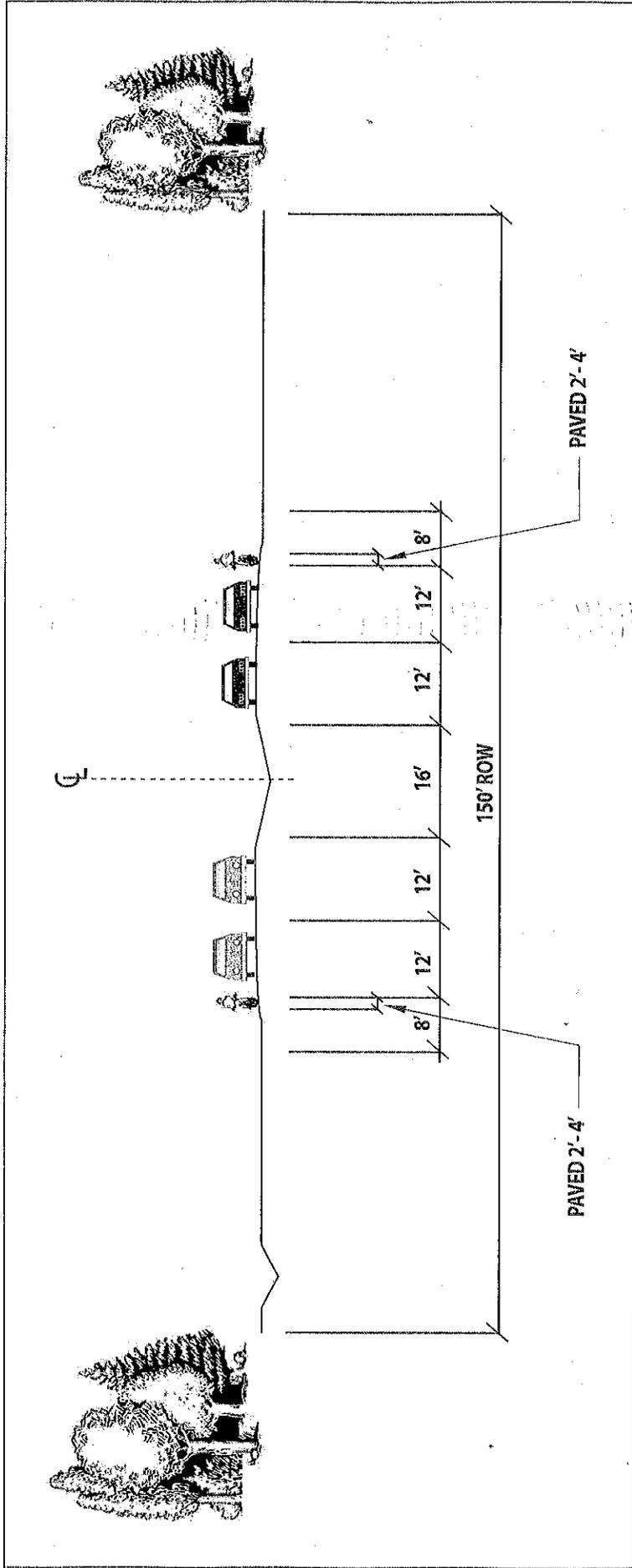


**B1 Boulevard / Major Thoroughfare Inside Town
FOUR LANE MEDIAN DIVIDED TYPICAL SECTION**

With Wide Outside Lanes

Figure 4 B1 Boulevard / Major Thoroughfare Inside Town

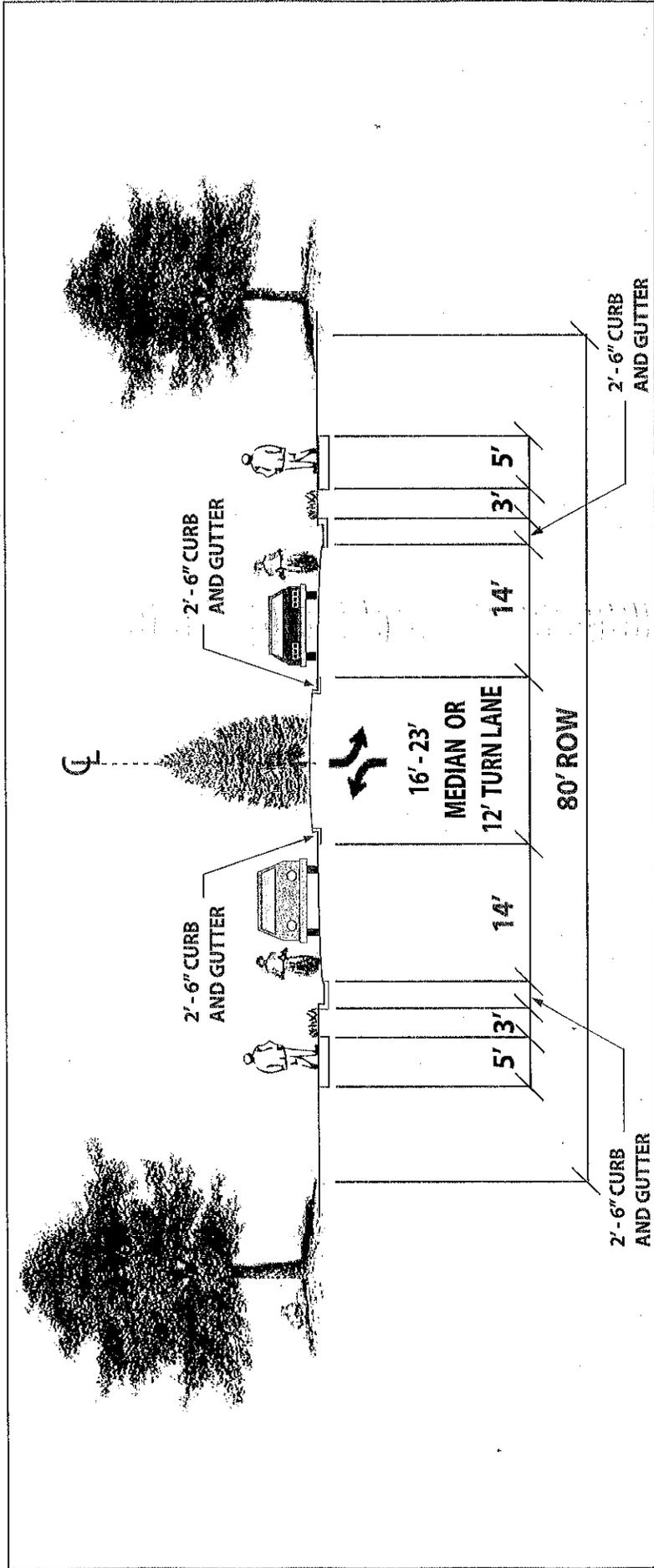
Modified B-1 (Boulevard / Major Thoroughfare Outside Town): Four-lane Divided with Median. No curb and gutter. 150' ROW



**MODIFIED B1 Boulevard / Major Thoroughfare Outside Town
 FOUR LANE MEDIAN DIVIDED TYPICAL SECTION**
 With Wide Outside Lanes, Without Sidewalk, Curb and Gutter

Figure 5 Modified B1 Boulevard / Major Thoroughfare Outside Town

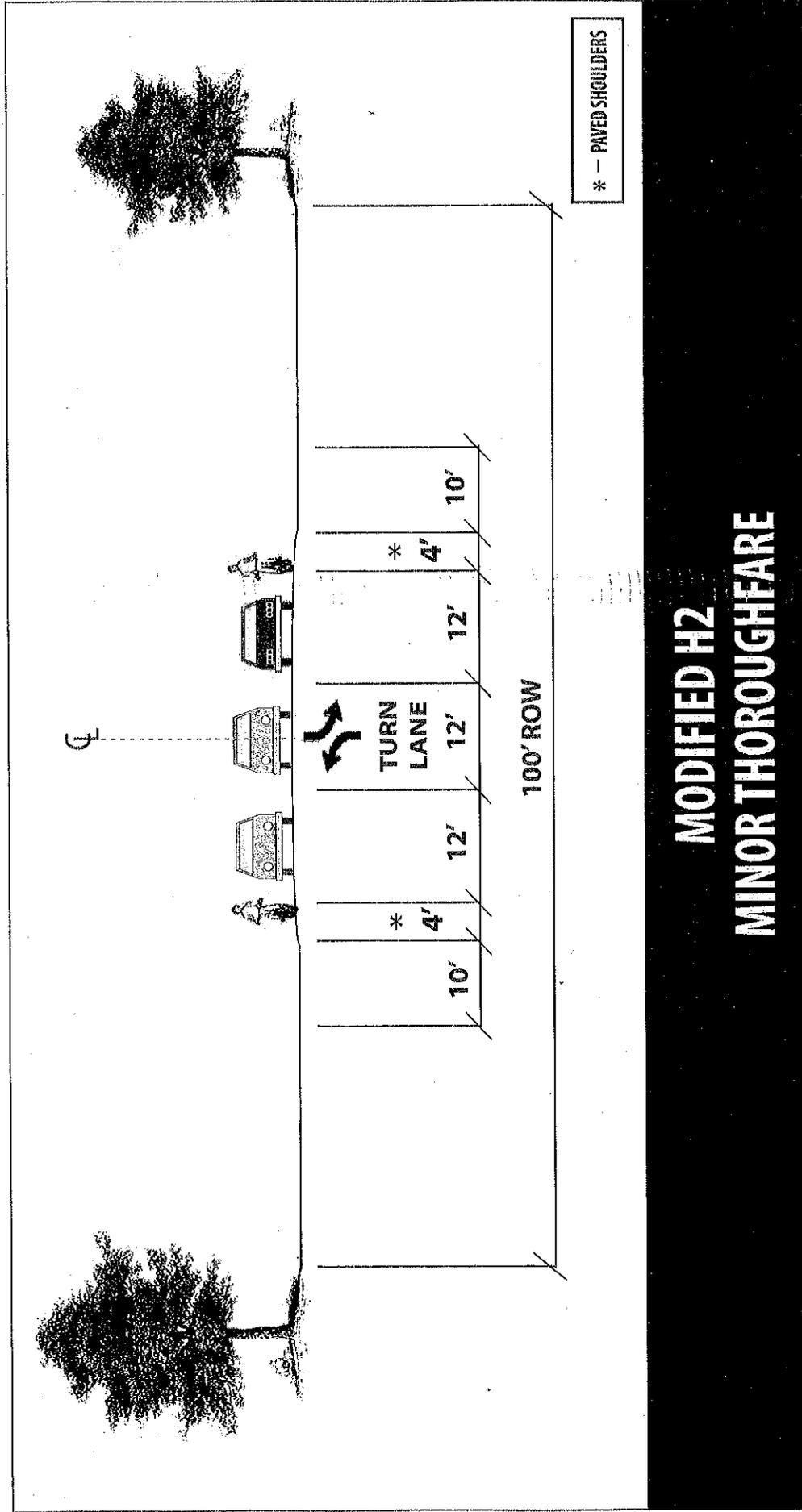
Modified H-1 (Minor Thoroughfare Inside Town): Two-lane Highway with 12' center turning lane or with 16'-23' Median with sidewalk and curb and gutter. 80' ROW



**MODIFIED H1
URBAN MINOR THOROUGHFARE**

Figure 7 Modified H1 Minor Thoroughfare Inside Town

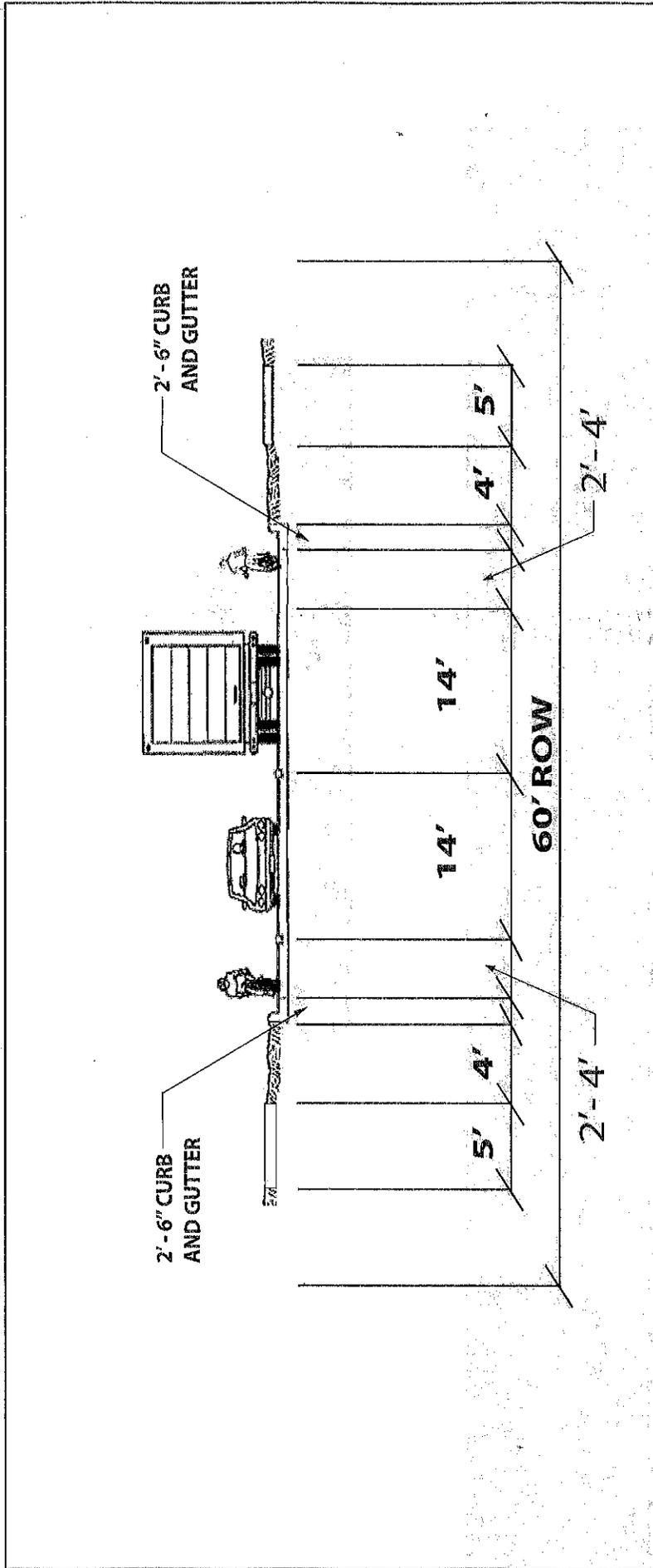
Modified H-2 (Minor Thoroughfare Outside Town): Two to Three-Lane Highway with Center turn lane where necessary with Paved Shoulders. 100' ROW



**MODIFIED H2
MINOR THOROUGHFARE**

Figure 8 Modified H2 Minor Thoroughfare Outside Town

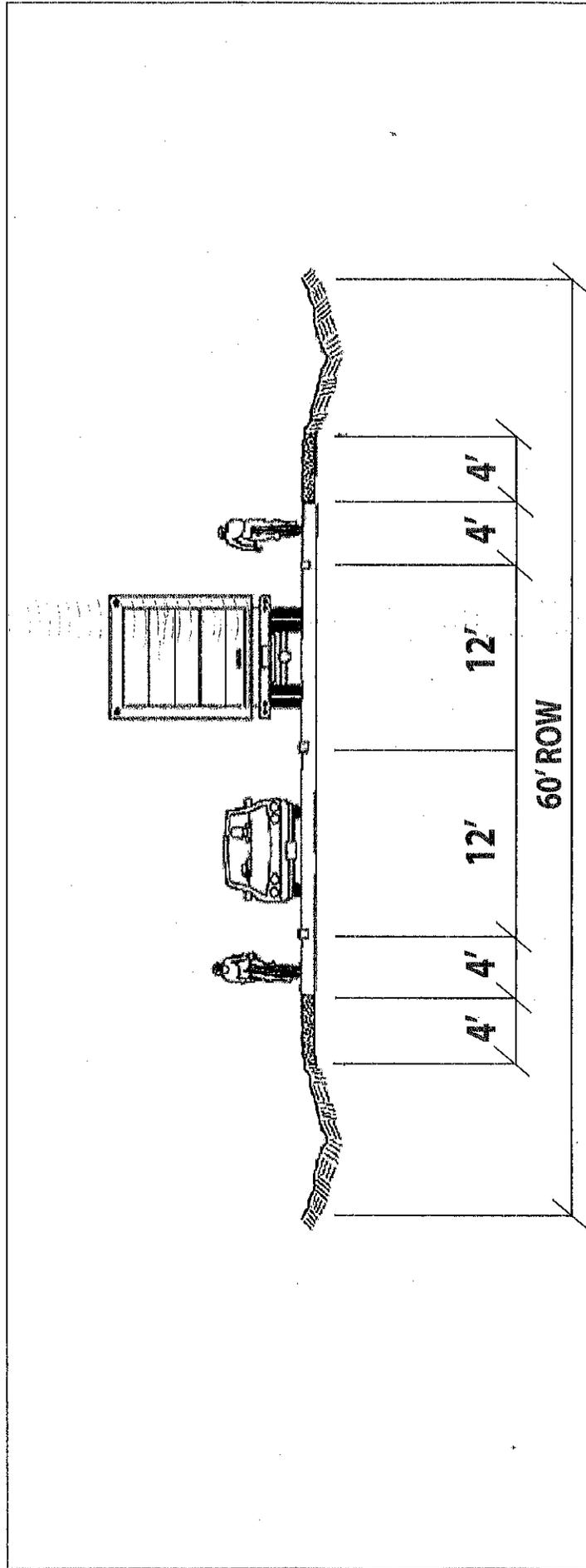
B-3 (Minor Thoroughfare): Two-lane with curb and gutter and sidewalks. 60' ROW



**B-3
MINOR THOROUGHFARE**

Figure 9 B-3 Minor Thoroughfare

B-4 (Minor Thoroughfare): Two-lane with paved shoulders. 60' ROW

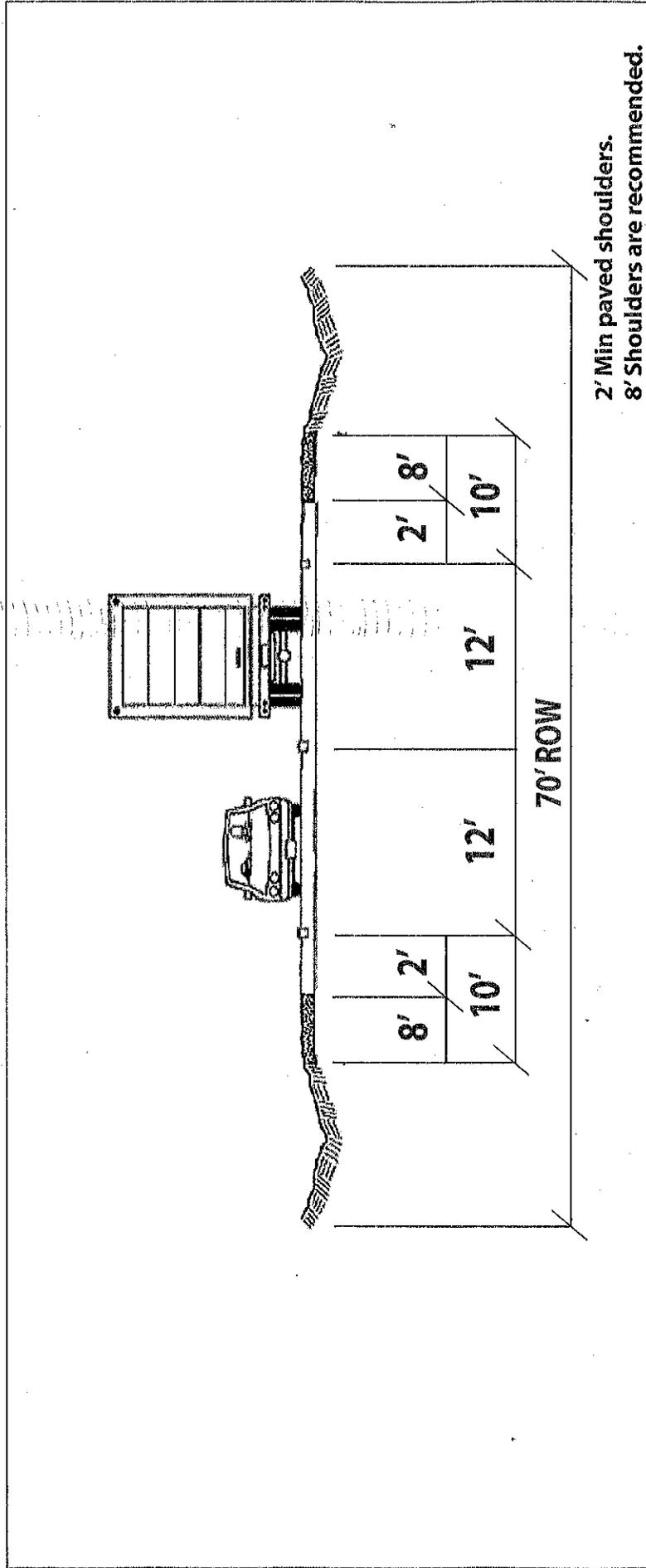


8' Shoulders are recommended.

**B-4
MINOR THOROUGHFARE**

Figure 10 B-4 Minor Thoroughfare

K (Minor Thoroughfare): Two-lane with paved shoulders. 70' ROW



**K
MINOR THOROUGHFARE**

Figure 10 B-4 Minor Thoroughfare