

# Pender County Planning and Community Development

## Planning Division

805 S. Walker Street  
PO Box 1519  
Burgaw, NC 28425



Phone: 910-259-1202  
Fax: 910-259-1295  
[www.pendercountync.gov](http://www.pendercountync.gov)

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## Smith Customs Application Information Special Use Permit

**Case Number:** SUP 2025-51

**Application Type:** Special Use Permit

**Applicant:** Tyler Smith

**Owners:** Erin Travers

**Location:** The subject property is located between Hwy 40 and Hwy 117 across from JL Powell Road in the Union District

**Property ID #(s):** 3313-93-0798-0000

**Description:** Special Use Permit requesting location to sell used and rebuilt vehicles

**Total Area of Project:** 12.365 ac

**Current Zoning:** RA, Rural Agricultural

### Application Materials

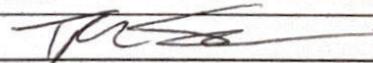
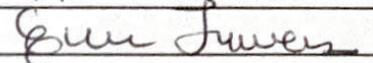
Application Package

Narrative

Site Plan

# **APPLICATION**

## APPLICATION FOR SPECIAL USE PERMIT

THIS SECTION FOR OFFICE USE			
Application No.	SUP	Date	
Application Fee	\$	Invoice Number	
Pre-Application Conference		Hearing Date	
<b>SECTION 1: APPLICANT INFORMATION</b>			
Applicant's Name:	TYLER SMITH	Owner's Name:	Erin Travers
Applicant's Address:	8233 US-117	Owner's Address:	1364 Wallace Hwy
City, State, & Zip	WILLARD, NC 28478	City, State, & Zip	Harrells, NC 28444
Phone Number:	(304) 553-4221	Phone Number:	910-990-0233
Email Address:	smithcustoms35@aol.com	Email Address:	etravers@clinton.k12.nc.us
Legal relationship of applicant to landowner:			
<b>SECTION 2: PROJECT INFORMATION</b>			
Property Identification Number (PIN):	3313-93-0798-0000	Total property acreage: (rounded up to the nearest whole acre)	13
Zoning Classification:	RA	Acreage to be disturbed:	6
Water Provider:	WELL WATER	Wastewater Provider:	SEPTIC TANK
Project Address:	8233 US-117 WILLARD, NC 28478	NAICS Code:	44120
Description of Project Location:	LAND HAS PREVIOUSLY BEEN USED FOR SALVAGE YARD & AUTOMOTIVE SHOP FOR MANY YEARS	Township:	
		Roads:	Public/Private
Describe activities to be undertaken on project site:	THE LOCATION WILL SERVE AS A LOCATION TO BE USED & REBUILT VEHICLES.		
<b>SECTION 3: SIGNATURES</b>			
Applicant's Signature		Date:	02/03/2025
Applicant's Printed Name:	TYLER SMITH	Date:	02/03/2025
Owner's Signature		Date:	02/03/2025
Owner's Printed Name:	Erin Travers	Date:	02/03/2025
<b>NOTICE TO APPLICANT</b>			
<ol style="list-style-type: none"> <li>1. Applicant must also submit the information described on the Special Use Checklist.</li> <li>2. Applicant or agent authorized in writing must attend the public hearing.</li> <li>3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Board of Commissioners or other authorized person agrees to table or delay the hearing.</li> <li>4. Applicant may wish to review the required findings for approval of a Special Use Permit found on page 1 of this application</li> <li>5. Permit will become void after 12 months if a final zoning permit is not obtained, unless specifically requested at the time of public hearing.</li> </ol>			

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## Special Use Permit Submission

Applications will be considered for the Board of County Commissioners hearing and reviewed by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1.  **Pre-submittal Meeting**  
Date of Meeting 2/5/25
2.  **Signed Application**
3.  **Payment**  
Invoice generated upon receipt of application for online payment. **Do not include check with application.** \$300 for the first 5 acres; \$10 per acre over 5 acres of the project area (rounded to the nearest whole acre)
4.  **Site Plan**  
All Site Plans submitted must be in accordance with Section 3.12.2 of the Unified Development Ordinance.
5.  **Digital Submission**  
For all documents submitted in paper copy, provide a digital copy. These may be emailed or uploaded to a share folder. *Physical media such as CD or USB drives will not be accepted.*
6.  **Adjacent Property List**  
The applicant shall provide to the Administrator a numbered list of names and addresses including the applicant, the owner, and owners of all properties located within 500-feet of the perimeter of the project bounds of the property under consideration as obtained from the county tax listings and tax abstract.
7.  **Adjacent Property Envelopes**  
The applicant shall provide a set of business envelopes addressed to the applicant, the owner, and each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with first class postage adhered. Do not include return address or company branding on envelopes.
8.  **Project Narrative**  
A description of the proposed Special Use Permit including response to the standards set forth in Section 3.12.3.G of the Unified Development Ordinance.

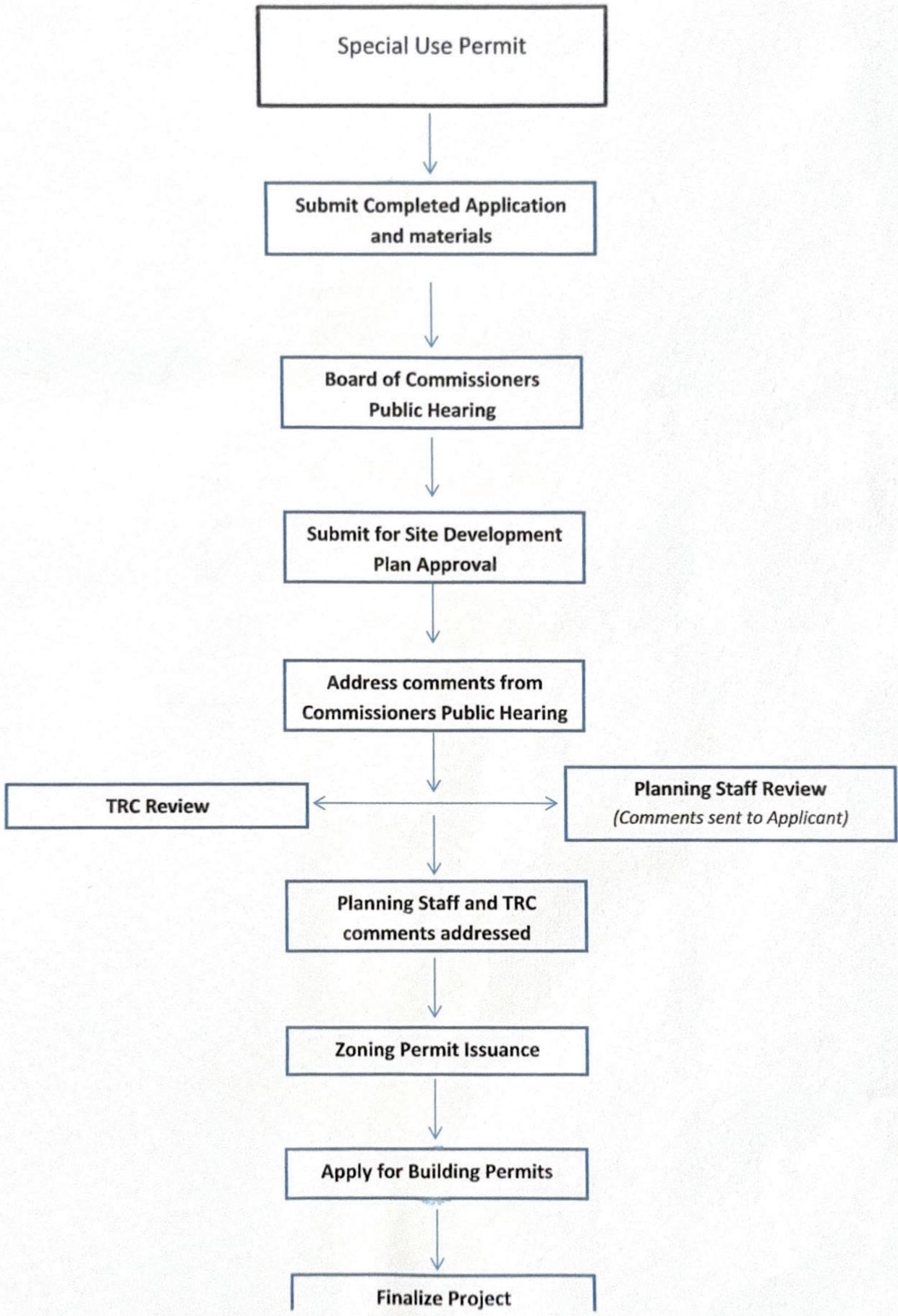
I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant \_\_\_\_\_

Date \_\_\_\_\_

Printed Name \_\_\_\_\_

Staff Initials:	_____
Date:	_____



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## SPECIAL USE PERMIT APPLICATION

### GENERAL

1. An applicant shall be required to schedule a pre-submittal meeting with the Administrator at least thirty (30) days prior to submission of an application.
2. Any information the applicant wishes to submit to assist in making the above findings may be included as part of the Project Narrative or as a supplement labeled "Support Information-Required Findings" (max. 1 page).
3. Where construction, location or relocation is proposed to be done upon a residence, place of business or place of public assembly, no permit required for electrical, plumbing, heating, air conditioning or other construction, location or relocation activity under any provision of general or special law shall be issued until an authorization for wastewater system construction has been issued under G.S. 130A-336 or authorization has been obtained under G.S. 130A-337(c).

### APPROVAL STANDARDS

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.

Conditions and Guarantees - Prior to the granting of any special use, the Board of Commissioners may stipulate such conditions and restrictions upon the establishment, location, or construction, maintenance, and operation of the special use as it deems necessary for the protection of the public and to secure compliance with the standards and requirements specified in this ordinance. In all cases in which special uses are granted, the Board of Commissioners shall require such evidence and guarantees as it may deem necessary to assure that conditions stipulated in connection therewith are being and will be complied with.

## Special Use Permit Specific Requirements

**1. Project Narrative**--Written description of the project (max of 3 pages) including the following:

- Location of the project and type of access to project site
- Detailed description of the activities to be undertaken on the site, including hrs. of operation, # of employees, etc.
- Description of all construction activities to be undertaken on the site
- Describe type of utilities that will serve project and status of approval from applicable providers
- List of all state and federal permits that will be required for the project
- Applicant must specifically address the 8 written findings 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.

**2. Project Map(s)**--Map or maps of the special use project site with boundaries of the project if less than the parcel boundaries. This map or maps shall be drawn to a readable scale. The scale shall be not more than 200' to the inch. The map shall display an accurate bar graph scale, date prepared, north arrow and the author of the map. This map(s) shall show the following:

- Structures. Location of all structures within fifty (50) feet of the property; location and depth, if known, of any existing utility lines in the property or along any adjacent road.
- Location of property boundaries, location of any easements for utility lines or passage which cross or occupy any portion of the property for proposed lines;
- Name, address, tax map number, acreage, zoning, township and means of access to the site (road or recorded access easement);
- Location and status of utilities: water, sewer, well, septic system, method of solid waste disposal, electrical service and natural gas if available;
- Existing topography and all proposed changes. Include calculations to show total acreage of area to be graded or disturbed;
- Existing and proposed streams, drainage ways, ponds, lagoons, wetlands, flood plains, berms, etc.
- Existing and proposed structures and on-site improvements;
- Existing and proposed fencing, vegetative screening and buffering;
- Existing and proposed signs, lighting, landscaping, walks, parking and drives;
- Detail any expected impact to the community, such as; traffic, noise, vibration, glare, odor, dust, etc. and the method being used to lessen these impacts.

**Office Use Only**

\$ 300 for the first 5 acres; \$10 per acre over 5 acres of the project area

Total Fee Calculation: \$

Application#:

Date of Hearing:

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

CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N
<b>Payment Method:</b>	<b>Cash :</b> <input type="checkbox"/> \$ _____	<b>Credit Card:</b> <input type="checkbox"/> Master Card <input type="checkbox"/> Visa		<b>Check:</b> <input type="checkbox"/> Check # _____		
Application received by:					Date:	
Application completeness approved by:					Date:	

**NARRATIVE**



# Project Narrative

## I-40 Automotive

I-40 Automotive, LLC, by and through its representative and owner, Tyler Smith, is applying for its Pender County special use permit to open and operate an auto sales and maintenance facility. The facility will be located at 8233 US-117, Willard, NC 28478. (Pender County PIN: 3313-93-0798-0000). The facility is the former Junkyard Auto Parts location. It is currently zoned residential.

I-40 Automotive will be a locally owned and operated business that will provide three primary services:

- Automobile Sales – Offering pre-owned vehicles for sale to the public.
- Mechanical Services – Providing general automotive repair and maintenance.
- Limited Salvage & Auto Part Sales – A small-scale operation of used car part sales sourced from vehicles already located on-site that will be predominantly used for vehicle repair for the business.

The business will have no negative effects on neighboring properties and will maintain a much cleaner and visually pleasing facility than the previous businesses that were located in the same location. It will also aim to bring jobs to the local community.

The entrance to the facility will be on US Highway 117 in Willard, North Carolina. The rear of the property is adjacent to the busy Interstate-40.

The business will improve and utilize existing structures and utilities. There will be no additional buildings constructed on the property. All contents and vehicles will be housed inside locked fencing, and salvage cars will be hidden by trees from both adjacent highways, as well as neighboring properties.

Below are the responses of I-40 Automotive to Pender County UDO section 3.12.3, subsections 1-8:

***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 Pender County UDO 3-28 Article 3 – Review Procedures 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:***

I-40 Automotive will operate as an automotive sales and service business, which includes used car sales, general mechanical repair, and limited auto part sales from an on-site salvage yard. These activities are consistent with and comparable to other special uses permitted in the Pender County Unified Development Ordinance. The proposed business aligns with uses such as vehicle sales, service garages, and automotive parts recycling, and is therefore appropriate for consideration under a Special Use Permit.

***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 requested use will not impair the integrity or character of the surrounding area, nor will it negatively affect the health and safety of the community. I-40 Automotive is designed to operate a clean, professionally managed business. All mechanical work will be conducted indoors to limit noise, and all waste materials, including automotive fluids, will be properly contained and disposed of according to state and federal regulations.

By implementing proper fencing, landscape buffering, and responsible business practices, I40 Automotive will ensure compatibility with neighboring properties and maintain the rural atmosphere of the area.

***3) The proposed use shall not constitute a nuisance or hazard:***

The proposed use of the property for I-40 Automotive will not constitute a nuisance or hazard. All automotive repair work will take place indoors within a fully enclosed building to limit noise, odors, and visual clutter. The outdoor vehicle sales area will be orderly and professionally maintained. All automotive fluids will be drained and stored in approved containers, with regular waste removal in compliance with state and local environmental regulations. The site will be kept clean and organized to prevent any fire, environmental,

or safety hazards. Additionally, business hours will be limited to standard daytime operations, minimizing any disruption to nearby residents.

**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:***

The requested use for I-40 Automotive is in conformity with the Pender County Land Use Plan, which supports responsible commercial development along major transportation corridors and encourages rural economic growth. The proposed use (vehicle sales and repair) is appropriate for this location given its proximity to Interstate 40 and US Highway 117.

The plan identifies the importance of promoting small business development, improving access to services in rural areas, and creating employment opportunities for residents. I-40 Automotive supports these goals by providing essential automotive services, generating local jobs, and utilizing existing infrastructure in a low-density area. Once rezoned to an appropriate commercial zoning, the use will fully align with both the intent and objectives of the Land Use Plan.

**5) *Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being provided.***

Adequate infrastructure is already in place. The property has direct access to US Highway 117, which can accommodate the expected vehicle traffic associated with business needs. Driveway access meets NCDOT and Pender County standards.

Utilities include an on-site well pump and electric supplied through Four County Electric Membership Corporation. Sanitation will be handled via an existing permitted septic system sized appropriately for the business operations.

The property currently has all the necessary infrastructure to operate safely, efficiently, and in accordance with all applicable regulations.

**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.***

Adequate measures have been taken to ensure safe access to the property, minimizing any impact on surrounding public roads. The site has direct access to US Highway 117 and is convenient to Interstate 40, which is capable of handling light to moderate commercial traffic. Dual entry and exit points are already in place and in compliance with NCDOT.

The design of the site allows vehicles, including tow trucks and trailers, to maneuver onsite without the need to back onto the public roadway, thereby reducing the risk of congestion or accidents. Customer and service vehicle parking will be clearly designated and separated from drive paths to maintain a smooth traffic flow within the property.

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

The proposed special use business will fully conform with all applicable regulations of the district in which it is located. The business will also comply with any applicable building codes, environmental regulations, and operational standards outlined by the county or state.

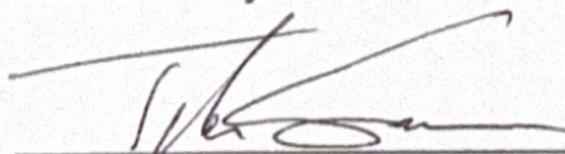
**8) The proposed use shall not adversely affect surrounding uses and shall be placed on a lot of sufficient size to satisfy the space requirements of said use.**

The proposed use will not adversely affect surrounding uses and is located on a lot of sufficient size to accommodate all operational needs. The lot size allows for proper separation from neighboring properties and ensures that all business activities occur well within the property boundaries, minimizing any impact on surrounding residential or agricultural uses.

The vegetative buffers are in place to allow the business to visually and physically separate from nearby parcels. All activities will comply with Pender County land use regulations, ensuring compatibility with adjacent land uses and preserving the character of the area.

If there are any questions or additional information is required, please contact Tyler Smith at (304) 553-4221 or [smithcustoms35@gmail.com](mailto:smithcustoms35@gmail.com).

Submitted by:



Tyler Smith

7-22-25

Date

# **SITE PLAN**

# Untitled Map

Write a description for your map.



WILLARD, NC

SITE LAYOUT

SHEET NUMBER

DATE: 7/14/2025

PROJECT NO.:

DESIGNED:

CHECKED:

SCALE: NONE

Untitled Map

Legend



CONCRETE



GRAVEL



Google Earth

map data © 2025 Airbus

WILLARD, NC

SHOP & HOUSE AREA

SHEET NUMBER

DATE:	JULY 14, 2025
PROJECT NO.:	
DESIGNED:	
CHECKED:	
SCALE:	NONE