

# 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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## Used Car Sales Application Information Special Use Permit

**Case Number:** SUP 2025-53

**Application Type:** Special Use Permit

**Applicant:** Perry Dobson

**Owners:** Perry Dobson

**Location:** The subject property is located on US Hwy 421 approximately 1,200 feet (quarter mile) south of the intersection of Richard Switch Road and US Hwy 421 in the Grady Township.

**Property ID #(s):** 2284-65-0161-0000

**Description:** Special Use Permit request for a Used Car Sales Business

**Total Area of Project:** Approximately 1 acre

**Current Zoning:** RA, Rural Agricultural

### Application Materials

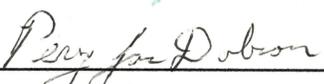
Application Package

Narrative

Site Plan

# Application

## APPLICATION FOR SPECIAL USE PERMIT

SECTION 1: APPLICANT INFORMATION			
<b>Applicant's Name:</b>	PERRY J. DOBSON	<b>Owner's Name:</b>	PERRY J. DOBSON
<b>Applicant's Address:</b>	6445 US Hwy 421	<b>Owner's Address:</b>	6445 US Hwy 421
<b>City, State, &amp; Zip</b>	CURRIE, NC 28435	<b>City, State, &amp; Zip</b>	CURRIE, NC 28435
<b>Phone Number:</b>	910-231-7113	<b>Phone Number:</b>	910-231-7113
<b>Email Address:</b>	perrydobson@gmail.com	<b>Email Address:</b>	SAME
<b>Legal relationship of applicant to landowner:</b> SELF			
SECTION 2: PROJECT INFORMATION			
<b>Property Identification Number (PIN):</b>	22846501610000	<b>Total property acreage: (rounded to the nearest whole acre)</b>	8
<b>Zoning Classification:</b>		<b>Acreage to be disturbed:</b>	.52
<b>Water Provider:</b>	WELL	<b>Wastewater Provider:</b>	SEPTIC
<b>Project Address:</b>	6415 US Hwy 421	<b>NAICS Code:</b>	
<b>Description of Project Location:</b>	METAL BUILDING AND	<b>Township:</b>	Long CREEK
	SURROUNDING .52 Acre	<b>Roads:</b>	421 <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">Public/Private</span>
<b>Describe activities to be undertaken on project site:</b>	USED CAR LOT		
	HOURS OPEN 10-5 MONDAY THRU SATURDAY		
SECTION 3: SIGNATURES			
<b>Applicant's Signature</b>		<b>Date:</b>	6-6-2025
<b>Applicant's Printed Name:</b>	PERRY J. DOBSON	<b>Date:</b>	6-6-2025
<b>Owner's Signature</b>		<b>Date:</b>	6-6-2025
<b>Owner's Printed Name:</b>	PERRY J. DOBSON	<b>Date:</b>	6-6-2025

# **Narrative**

SPECIAL USE PERMIT PROJECT NARRATIVE

June 5, 2025

I am requesting a special use permit for a portion of my property located at 6445 U S Hwy 421, Currie, NC 28435. My request is for a used auto sales lot operating from 10 – 5, Monday through Saturday weekly. I will be the only person operating this business as I live at 6445 U S Hwy 421, Currie, NC. There will not be any construction as the building and surrounding .52 acre lot has been used as a business in the past.

1. The use requested of the property is similar to other businesses in the area.
2. The requested use of the property will not impair the integrity or character of the surrounding area, nor adversely affect the safety, health, morals or welfare of the neighbors or the community.
3. The auto sales lot will only be open during the day and therefore, shall not constitute a nuisance or hazard.
4. The requested use will be in conformity with the Pender County Land Use Plan.
5. There is a deep well on the property for water and septic for sewer. The electrical service has been in place for several years. Drainage is not a problem on this lot. There is not an access road as you enter the property directly from highway 421.
6. The driveway directly off highway 421 is large enough to handle the flow of traffic expected. Also, the driveway has entrance and exit lanes.
7. The special use shall conform to the applicable regulations of the district.
8. The lot size is .52 of an acre which is suitable for the space needed for the used cars to be parked. The building is 40 ft by 60 ft and includes the office, customer lounge and a space large enough to perform maintenance on the vehicles if needed.

The owner of the business, Perry J. Dobson (myself), is the only resident close to the perimeter of the project boundaries. My address is listed above.

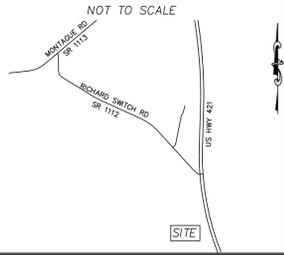
I appreciate any and all consideration to approve this Special Use Permit Application.



Perry J. Dobson, Property Owner

# Site Plan

# LOCATION MAP



## SITE DATA:

PROPOSED LAND USE: COMMERCIAL  
 IMPERVIOUS SURFACES (ONSITE) -  
 EXISTING

BUILDINGS - 10,530 SF  
 TOTAL - 10,530 SF

LOT COVERAGE =  $10,530 / 341,946 = 0.030$  (3%)  
 TOTAL BUA =  $30,916 / 341,946 = 0.090$  (9% IMPERVIOUS)

PARKING: [ARTICLE 7]  
 REQUIRED:  
 - 1 SPACE PER 500 SF OF FLOOR SPACE  
 500 / 2400 SF = 4.8 (5 SPACES)  
 PROVIDED:  
 34 USED VEHICLE INVENTORY / DISPLAY SPACES  
 8 CUSTOMER / VEHICLE SERVICE SPACES  
 5 EMPLOYEE SPACES  
 1 ACCESSIBLE SPACE  
 48 TOTAL SPACES

	REQUIRED	PROVIDED
FRONT	30 FT	37.1 FT
SIDE	15 FT	93.5 FT, 87.8 FT
REAR	30 FT	233.3 FT

STORMWATER CLASSIFICATION  
 RECEIVING STREAM BEAR BRANCH  
 RIVER BASIN CAPE FEAR  
 STREAM INDEX NUMBER 18-68-19  
 WATER CLASSIFICATION C, SW

## GENERAL NOTES:

- PENDER COUNTY PIN: 2284-65-0161-0000
- DB 4692 PG 2723
- TOTAL PROJECT AREA: (7.85 AC)
- EXISTING ZONING DISTRICT: RA
- CAMA LAND CLASSIFICATION: RURAL
- THIS SITE IS LOCATED WITHIN ZONE "X" ACCORDING TO FEMA FIRM COMMUNITY PANEL NUMBER 3720228400K, EFFECTIVE DATE 1/17/25
- SITE ADDRESS: 6415 US HWY 421
- NO WETLANDS LOCATED ONSITE
- STORMWATER DRAINS TO BEAR BRANCH, C, SW 18-68-19
- LAND OWNER - PERRY JAMES DOBSON  
6445 US HWY 421  
CURRIE, NC 28435

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6445 US HWY 421  
CURRIE, NC 28435

## DEVELOPMENT NOTES:

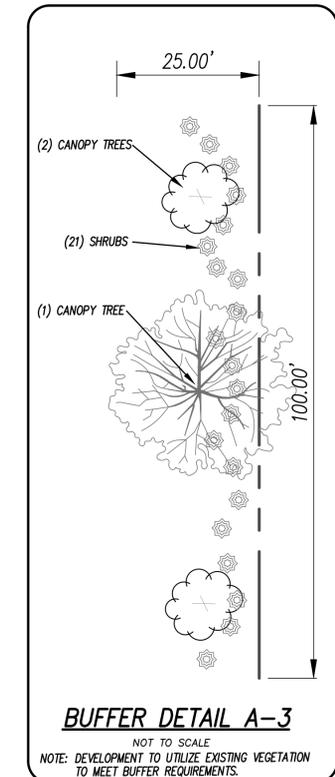
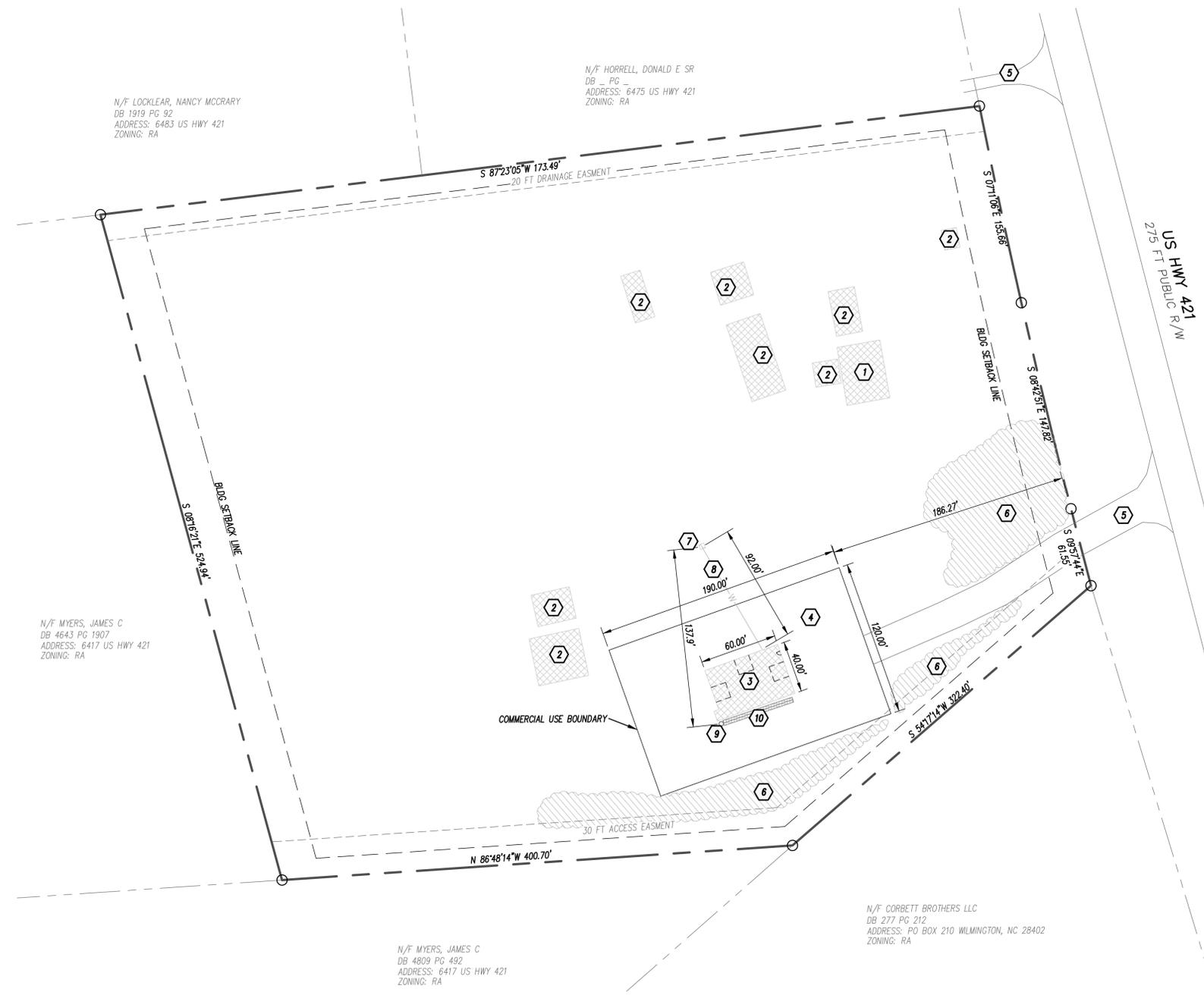
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF EXISTING UTILITIES DURING CONSTRUCTION. CALL U-LOCO AT 1-800-632-4949. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR AND REPLACEMENT OF ANY UTILITIES, CURB AND GUTTER, SIDEWALK PANELS, PAVEMENT, ETC. THAT MAY BE DAMAGED DURING CONSTRUCTION. DAMAGED ITEMS SHALL BE REPAIRED TO AT LEAST THE QUALITY OR WORKMANSHIP FOUND IN THE ORIGINAL ITEM.
- SOLID WASTE DISPOSAL WILL BE HANDLED BY THE CONTRACTOR.
- ALL DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PENDER COUNTY UDO.
- APPROVAL OF SPECIAL-USE PLAN DOES NOT CONSTITUTE APPROVAL OF PROPOSED SIGNAGE FOR THIS SITE. A SEPARATE SIGN PERMIT MUST BE OBTAINED.
- THE DEVELOPMENT SHALL COMPLY WITH ALL COUNTY TECHNICAL STANDARDS AND DEVELOPMENT REGULATIONS.
- LIGHTING PLAN NOT PROVIDED FOR THIS PROJECT. EXTERIOR LIGHTING TO MEET 2018 NCRC FOR SAFETY & INGRESS / EGRESS.

## LEGEND

- EXISTING BOUNDARY
- W- EXISTING WATER
- SS- EXISTING SEWER
- - - EXISTING CONTOUR
- - - EXISTING STORM DRAIN

## KEYNOTES

- |  |  |
|--|--|
| ① EXISTING SINGLE FAMILY RESIDENCE               | ⑦ EXISTING WELL / PUMP HOUSE                         |
| ② EXISTING OUT BUILDING                          | ⑧ EXISTING 1" PVC WATER LINE                         |
| ③ EXISTING STEEL BUILDING PROPOSED SALES OFFICE  | ⑨ EXISTING SEPTIC TANK                               |
| ④ EXISTING GRAVEL / GRASSED VEHICLE DISPLAY AREA | ⑩ EXISTING LEACH FIELD SINGLE ROW 4" PERFORATED PIPE |
| ⑤ EXISTING DRIVEWAY                              |  |
| ⑥ EXISTING VEGETATION                            |  |



LICENSE # C-2710  
 ENGINEERING  
 LAND PLANNING  
 COMMERCIAL / RESIDENTIAL

P.O. BOX 4041  
 WILMINGTON, NC 28406  
 (910) 791-4441

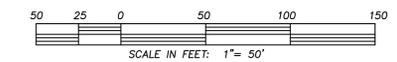
SPECIAL USE PLAN  
 USED CAR SALES LOT  
 for  
**6415 US HWY 421**

SPECIAL USE PLAN - USED CAR SALES LOT for  
**6415 US HWY 421**  
 LOCATED IN GRADY TOWNSHIP  
 PENDER COUNTY, NORTH CAROLINA  
 OWNER: PERRY JAMES DOBSON  
 6445 US HWY 421  
 CURRIE, NC 28435

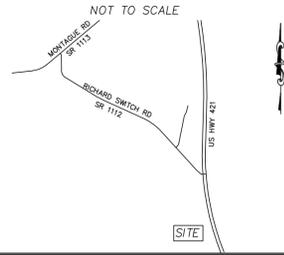
PRELIMINARY

REV. NO.	REMARKS	BY	DATE
1	REVISED PER PENDER COUNTY SPECIAL-USE REVIEW COMMENTS	JSM	10/14/25

DATE: 8/25/25  
 HORZ. SCALE: 1" = 50'  
 VERT. SCALE: N/A  
 DRAWN BY: JSM  
 CHECKED BY: HSR  
 PROJECT NO.: 25-0751

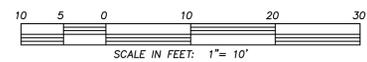
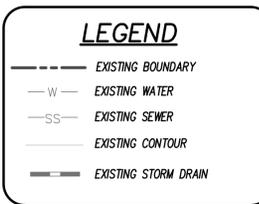
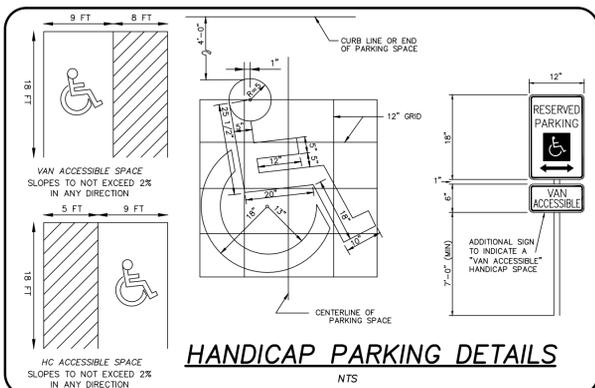
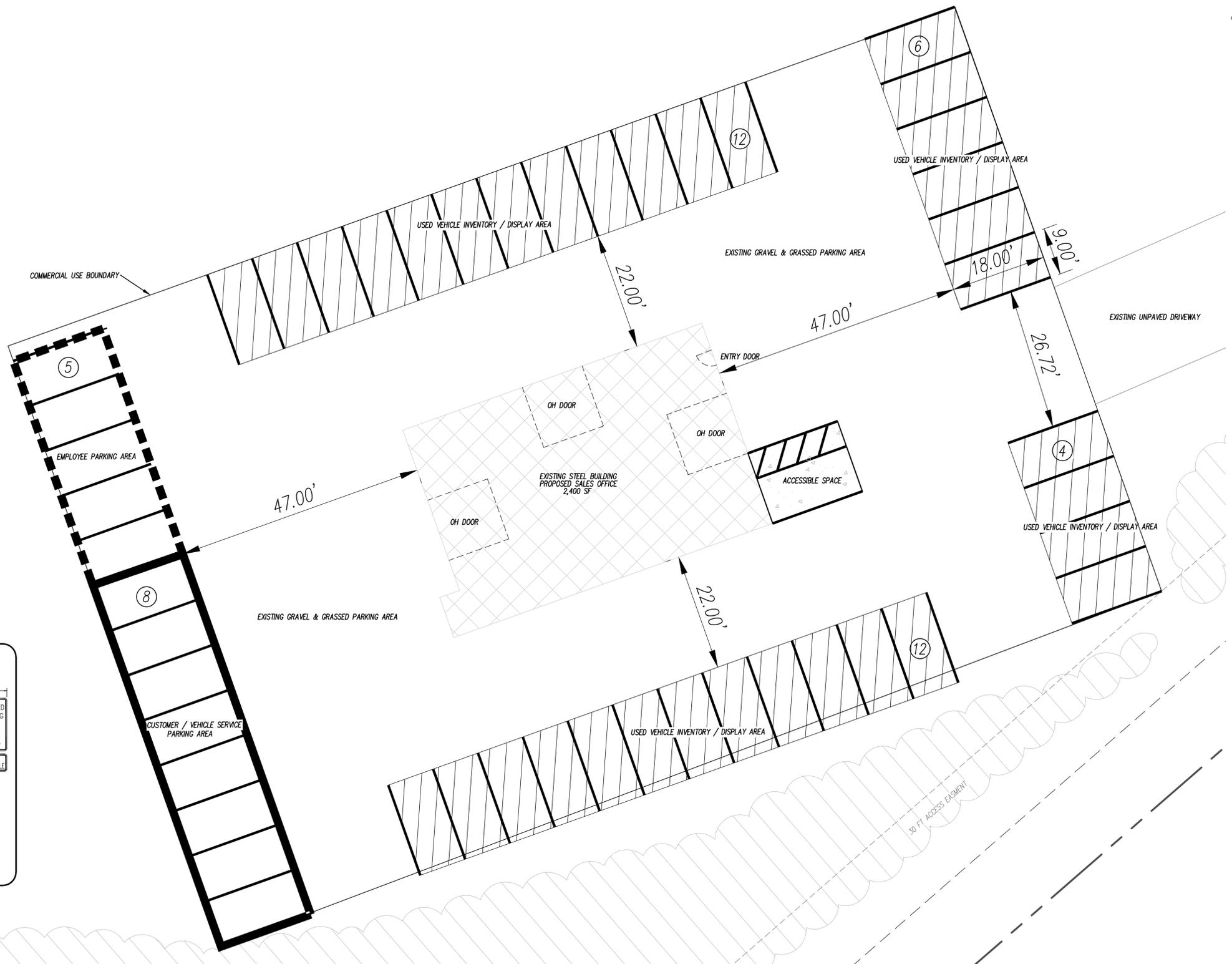


# LOCATION MAP



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**CSD ENGINEERING**  
LICENSE # C-2710  
ENGINEERING  
LAND PLANNING  
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041  
WILMINGTON, NC 28406  
(910) 791-4441

SPECIAL USE PLAN - USED CAR SALES LOT for  
**6415 US HWY 421**  
LOCATED IN GRADY TOWNSHIP  
PENDER COUNTY, NORTH CAROLINA  
OWNER: PERRY JAMES DOBSON  
6445 US HWY 421  
CURRIE, NC 28435

**PRELIMINARY**

REV. NO.	BY	DATE	REMARKS

DATE: 10/14/25  
HORZ. SCALE: 1" = 10'  
VERT. SCALE: N/A  
DRAWN BY: JSM  
CHECKED BY: HSR  
PROJECT NO.: 25-0751