

Project Narrative for :

1274 Croomsbridge Rd. Burgaw, NC
"Union Township"
PID : 3332-06-6766-0000
Acreage : 1.81
Zoning District : Rural Agricultural
Applicant : Jon McDow

- Location of project 1274 Croomsbridge Rd Burgaw, NC - Standard driveway access needed to back portion of lot where shop will be located.
- The applicant is planning to use the special use permit for the manufacturing of handmade wood furniture and sawmilling, which will take place on the property. The hours of operation vary but are typically weekdays between 8:00am and 6:30pm. There are typically only 1-3 employees, with 1-2 being there on a regular basis.
- The addition / construction of a new septic tank, driveway & metal building are planned for the next 12 months. Removal of current house will take place at some point in the future, with another house built in it's place.
- Electric, septic & water are the only utilities needed for project. The septic has already had licensed soil scientist develop a proposal, and the environmental department has been spoken to. Once the land has been closed on by the client, the application and fee will be paid to get the permit for the septic installation. Water is already in place with current well. Electric is also in place.
- The only permits that will be required will be building permits for the structure, and the permit for the septic tank.
- 1) The special use permit is requested under the Miscellaneous Artisan Manufacturing Use permit.
- 2) The requested use would 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. In fact, it should have the opposite effect, as this property has deteriorated and over grown over the years, and with the granting of the special use permit, the applicant will better the property appearance and will regularly maintain the lot.
- 3) The proposed use will not be any nuisance or hazard. It is contained to the property and should not effect anyone beyond the property. The metal building will also be sound resistant to minimize the noise of power tools used.
- 4) The requested use is in conformity with the Pender County Land Use plan and other official plans and policies adopted by the Board of County Commissioners, as described by the special use of the Miscellaneous Artisan Manufacturing guidelines.
- 5) All utilities, access roads, sanitation or other necessary facilities are already in place, with plans to address the septic tank.

- 6) The use of this property will not change traffic in any way. With the property primarily used by the owner and an employee, there will not be a lot of traffic in and out - certainly no more than you would typically have with the current rural residential zoning use.
- 7) The applicant understands that their use with the special use permit must conform to the applicable regulations of the district in which it is located.
- 8) The proposed use is for a lot size that allows plenty of space to accommodate this type of work, while remaining within the setback guidelines.

This special use permit is for a local, Wilmington based business that has been in operation since 2013. The current workshop is located in the middle of Kure beach, a commercially zoned lot amongst a lot of residential homes. The surrounding neighbors have loved having the business in place there, and have also purchased furniture to be made for their homes. They have had no issues with noise or appearance, or any complaints in general about the business operating there. The opposite has happened in fact, and they hate to hear that the business will be relocating to Burgaw.

The structure of the work to be performed here is to build custom woodworking for commercial and residential spaces. Most meetings take place at clients' homes / businesses. All power tools will be used inside of the metal building, with dust collection in place. All sawdust created will be composted and turned into soil. Noise level should be at kept at a minimum, due to the building design. The sawmill currently gets used once a month, on average.

The applicant appreciates your consideration of the special use permit.

Jon McDow,
Coastal Live Edge Custom Furniture, LLC