NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE
230 Government Center Drive, Suite 110
Wilmington, North Carolina
Telephone (910) 798-7165
FAX (910) 798-7053
planningdevelopment.nhcgov.com

SPECIAL USE PERMIT
Application

Applicant/Agent Information	**Property Owner(s)** *If different than Applicant/Agent*
Name CINDEE WOLF	**Owner Name** CWEST, L.L.C.
Company DESIGN SOLUTIONS	**Owner Name 2**
Address PO BOX 7221	**Address** 701 E CHATHAM STREET, SUITE 201
City, State, Zip WILMINGTON, NC 28406	**City, State, Zip** CARY, NC 27511
Phone 910-620-2374	**Phone** 919-604-6166
Email CWOLF@LOBODEMAR.BIZ	**Email** CURTISR@WESTBROOKCARY.COM CONTACT: CURTIS WESTBROOK

Subject Property Information
Address/Location 9533 & 9617 RIVER ROAD
Parcel Identification Number(s) 313114.23.7533 & 313114.23.7752
Total Parcel(s) Acreage 3.60 AC.+/-
Existing Zoning and Use(s) R-15 / MOBILE HOME PARK RESIDENCES
Future Land Use Classification GENERAL RESIDENTIAL

Application Tracking Information *(Staff Only)*		
Case Number S17-04	**Date/Time received:** 12/1/2017	**Received by:** BS

Proposed Use(s) & Written Description

Please list the proposed use or uses of the subject property, and provide the purpose of the Special Use Permit and a description of the project (please provide additional pages if needed).

THE PROPOSED PLAN IS TO DEVELOP AN RV & TRAVEL TRAILER PARK WITH FORTY-THREE (43+/-) CAMP SITES. PHASE I WILL BE AN IMPROVEMENT OF THE CURRENTLY VACANT PARCEL. PHASE 2 COVERS A PARCEL THAT CURRENTLY HAS SEVERAL EXISTING MOBILE HOME RESIDENCES AND A CONCRETE BLOCK STRUCTURE.. THE INTENT IS NOT TO DISPLACE THE CURRENT RESIDENTS, BUT TO TRANSITION AS THOSE HOMES BECOME OBSOLETE FOR ADDITIONAL LOTS. IMPROVEMENTS WILL INCLUDE STABILIZED DRIVES THROUGHOUT THE PARK FOR SAFE CIRCULATION AND EASY ACCESS FOR EMERGENCY VEHICLES. ELECTRIC & WATER HOOKUP SERVICES WILL BE AVAILABLE, ALONG WITH A SOLID WASTE DUMPING STATION.

THE PARCELS ARE ZONED R-15 AND REQUIRE A SPECIAL USE PERMIT FOR THE DEFINED USE.

Traffic Impact Worksheet

Please provide the estimated number of trips generated for the proposed use(s) based off the most recent version of the Institute of Transportation Engineers (ITE) Trip Generation Manual. A Traffic Impact Analysis (TIA) must be completed for all proposed developments that generate more than 100 peak hour trips, and the TIA must be included with this application.

ITE Land Use: (416) CAMPGROUND / RECREATIONAL VEHICLE PARK

Trip Generation Variable (gross floor area, dwelling units, etc.): 43+/- CAMP SITES

AM Peak Hour Trips: @ 0.32 = 14 PM Peak Hour Trips: @0.48 = 21

CRITERIA REQUIRED FOR APPROVAL OF A SPECIAL USE PERMIT

For each of the four required conclusions listed below, include or attach a statement that explains how any existing conditions, proposed development features, or other relevant facts would allow the Board of County Commissioners to reach the required conclusion, and attach any additional documents or materials that provide supporting factual evidence. The considerations listed under each required conclusion are simply those suggested to help the applicant understand what may be considered in determining whether a required conclusion can be met. You should address any additional considerations potentially raised by the proposed use or development.

1. The use will not materially endanger the public health or safety if located where proposed and approved.
   Considerations:
   - Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersections with curb cuts
   - Provision of services and utilities, including sewer, water, electrical, garbage collections, fire protection
   - Soil erosion and sedimentation
   - Protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater
   - Anticipated air discharges, including possible adverse effects on air quality

   THE SITE IS LOCATED ALONG RIVER RD, A MINOR ARTERIAL, NEAR TO ITS INTERSECTION WITH CAROLINA BEACH RD, A PRINCIPAL THOROUGHFARE. TWO DRIVEWAYS WILL PROVIDE SAFE CIRCULATION THROUGH THE PROJECT. THEIR IMPROVEMENT WILL BE COORDINATED WITH NCDOT. FIRE SERVICE IS BY NHC FEDERAL POINT STATION #19. DETAILED DESIGN AND PERMITTING WOULD BE REQUIRED PRIOR TO THE ONSET OF IMPROVEMENTS CONSTRUCTION. THE EXISTING CONDITIONS INCLUDE NO STORMWATER MANAGEMENT, BUT THE UPGRADED FACILITY WILL HAVE MEANS FOR WATER QUALITY ENHANCEMENT AND DETENTION OF RUNOFF FROM THE NEW SURFACES.

2. The use meets all required conditions and specifications of the Zoning Ordinance.

   THE PROPOSED USE AS AN RV & TRAVEL TRAILER PARK IS PERMITTED BY SPECIAL USE IN THE RESIDENTIAL DISTRICTS. A SITE PLAN SHOWING BOTH THE EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS HAS BEEN PREPARED IN ACCORDANCE TO ORDINACNE REQUIREMENTS AND TECHNICAL STANDARDS. SPECIFIC CONDITONS ARE DEFINED IN THE NHC MOBILE HOME & TRAVEL TRALIER PARK ORDINANCE, ARE ADDRESSED IN THE SITE PLAN, AND WILL BE REVIEWED FOR FULL COMPLIANCE PRIOR TO CONSTRUCTION PERMITTING.

CRITERIA REQUIRED FOR APPROVAL OF A SPECIAL USE PERMIT
(continued)

3. The use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.
   Considerations:
   - The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved (i.e. buffers, hours of operation, etc)
   - Whether the proposed development is so necessary to the public health, safety, and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property

HALF OF THE PROJECT AREA HAS BEEN OCCUPIED BY MOBILE HOME RESIDENCES FOR MANY YEARS. THERE HAS BEEN NO EVIDENCE OF AN ADVERSE EFFECT ON THE LAND VALUES OF SURROUNDING PROPERTIES. THE PROPOSED NEW PROJECT WILL PROVIDE COMPLIANCE WITH CURRENT REGULATIONS, VISUAL SCREENING AND ENHANCEMENT OF THE OVERALL AESTHETICS.

4. The location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the New Hanover County Comprehensive Land Use Plan.
   Considerations:
   - The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved (i.e. buffers, hours of operation, etc)
   - Consistency with the Comprehensive Plan's goals, objectives for the various planning areas, its definitions of the various land use classifications and activity centers, and its locational standards

THE TRACT IS LOCATED IN THE "GENERAL RESIDENTIAL" PLACE-TYPE, WHICH IS INTENDED TO SUPPORT LOWER-DENSITY HOUSING AND RECREATIONAL OPPORTUNITIES. THESE PARCELS ARE ADJACENT TO THE NHC SNOWS CUT PUBLIC PARK, ACROSS THE WATERWAY FROM THE CAROLINA BEACH STATE PARK, AND NEAR THE OCEANFRONT BEACHES. THEIR LOCATION MAKES PERFECT SENSE FOR THIS TYPE OF USE. OUR COMPREHENSIVE PLAN FOCUSES ON INCREASING PUBLIC ACCESS TO THE WATER & NATURAL RESOURCES. ENHANCEMENT OF THE UNIQUE ENVIRONMENT, CHARACTER AND HISTORY OF THE AREA IS STRONGLY ENCOURAGED.

APPLICATION REQUIREMENTS

Staff will use the following checklist to determine the completeness of your application. Please verify all of the listed items are included and confirm by initialing under "Applicant Initial". If an item is not applicable, mark as "N/A". Staff will confirm if an application is complete within five business days of submittal. Applications must be complete in order to process for further review.

	Required Information	Applicant Initial or N/A	Staff Initial or N/A
1	Complete Special Use Permit application.	CAW	BS
2	Application fee – ($500; $250 if application pertains to a residential use *(i.e. mobile home, duplex, family child care home)*.	CAW	BS
3	Traffic Impact Analysis (for uses that generate more than 100 peak hour trips).	CAW	N/A
4	<u>Site Plan including the following elements:</u> • Tract boundaries and total area, location of adjoining parcels and roads. • Proposed use of land, structures and other improvements. For residential uses, this shall include number, height and type of units and area to be occupied by each structure and/or subdivided boundaries. For non-residential structures, this shall include approximate square footage and height of each structure, an outline of the area it will occupy and the specific purpose for which it will be used. • Development schedule including proposed phasing. • Traffic and Parking Plan to include a statement of impact concerning local traffic near the tract, proposed right-of-way dedication, plans for access to and from the tract, location, width and right-of-way for internal streets and location, arrangement and access provision for parking areas. • All existing and proposed easements, reservations, required setbacks, rights-of-way, buffering and signage. • The one hundred (100) year floodplain line, if applicable. • Location and sizing of trees required to be protected under Section 62 of the Zoning Ordinance. • The approximate location of US Army Corps of Engineers Clean Water Act Section 404 and Rivers and Harbors Act Section 10 Wetlands, and wetlands under jurisdiction of the NC Department of Environmental Quality. • Any additional conditions and requirements, which represent greater restrictions on development and use of the tract than the corresponding General Use District regulations or other limitations on land which may be regulated by Federal or State law or Local Ordinance. • Any other information that will facilitate review of the proposed change (Ref. Article VII, as applicable).	CAW	BS
5	1 hard copy of ALL documents AND 8 hard copies of the site plan. Additional hard copies may be required by staff depending on the size of the document/site plan.	CAW	BS
6	1 PDF digital copy of ALL documents AND plans.	CAW	BS

ACKNOWLEDGEMENT AND SIGNATURES

By my signature below, I understand and accept all of the conditions, limitations and obligations of the Special Use Permit for which I am applying. I understand that the existing official zoning map is presumed to be correct. I understand that I have the burden of proving that the proposal meets the four required conclusions. I certify that this application is complete and that all information presented in this application is accurate to the best of my knowledge, information, and belief.

Authority for Appointment of Agent Form

If applicable, I also appoint the applicant/agent as listed on this application to represent me and make decisions on my behalf regarding this application during the review process. The applicant/agent is hereby authorized on my behalf to:

1. Submit an application including all required supplemental information and materials;
2. Appear at public hearings to give representation and commitments; and
3. Act on my behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of this application.

x _____
Signature of Property Owner(s)

x Curtis Westbrook - Manager
Print Name(s)

_____
Signature of Applicant/Agent

Cindee Wolf / Design Solutions
Print Name

NOTE: Form must be signed by the owner(s) of record. If there are multiple property owners a signature is required for each owner of record.

***The land owner or their attorney must be present for the application at the public hearings.**

If an applicant requests delay of consideration from the Planning Board or Board of County Commissioners before notice has been sent to the newspaper (approximately 2-3 weeks before the hearing), the item will be calendared for the next meeting and no fee will be required. If delay is requested after notice has been sent to the newspaper, the Board will act on the request at the scheduled meeting and are under no obligation to grant the continuance. If the continuance is granted, a fee in accordance with the adopted fee schedule as published on the New Hanover County Planning website will be required.

For Staff Only			
Application Received:	Completeness Determination Required By (date):	Determination Performed on (date):	Planning Board Meeting:
12/1/2017	12/8/2017	12/5/2017	1/4/2018

Project Narrative for
Snows Cut RV & Travel Trailer Park

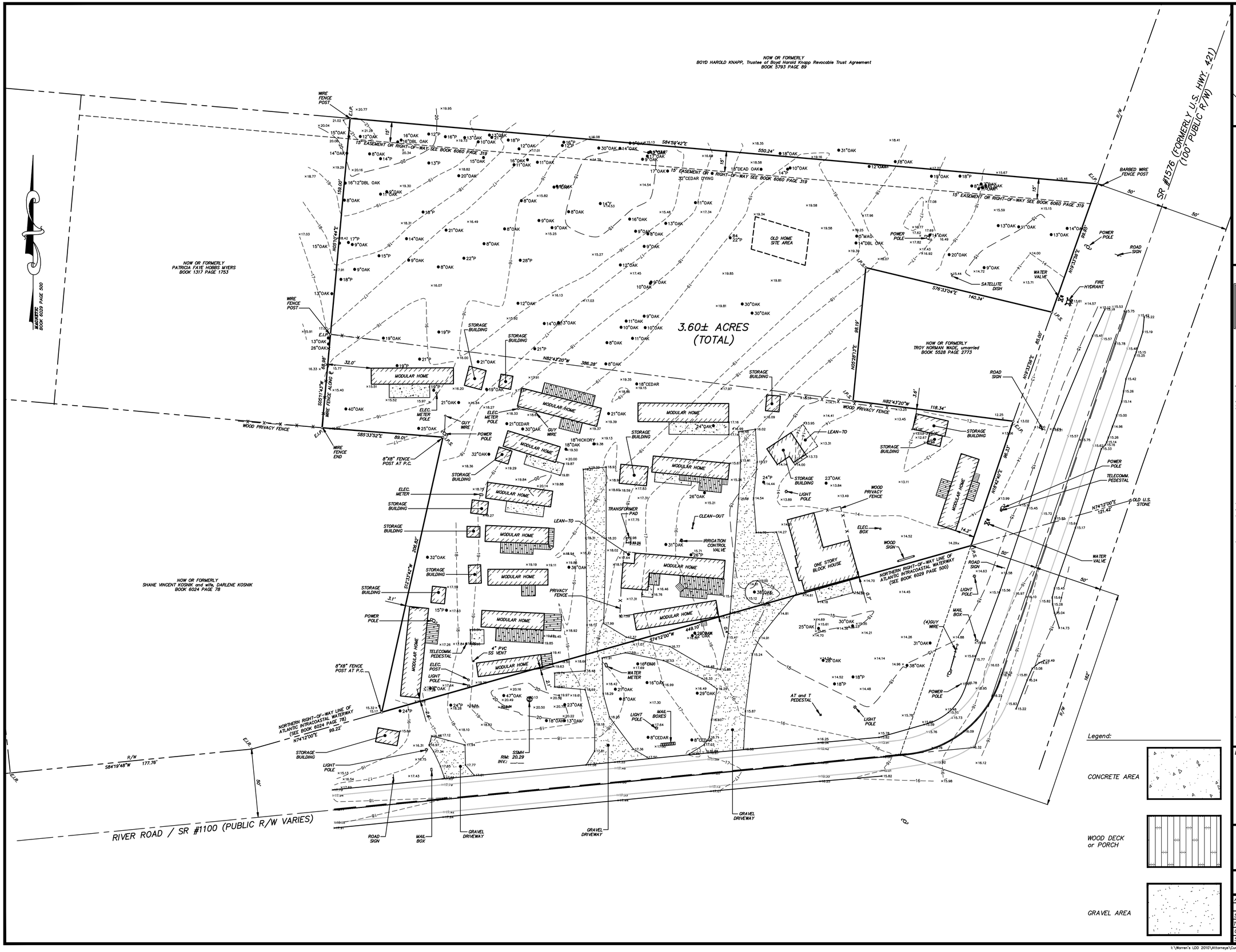
The subject tracts and the general vicinity around them have been used for both permanent mobile home residences and transient camping facilities for many years. They were included in the 1988 – Seabreeze Small Area Plan, which defined the historic and unique nature of this section of the County. The Plan was intended as a policy guide for future development and revitalization of the Seabreeze community.

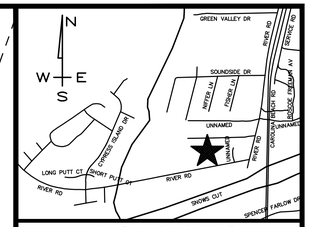
There are currently fourteen (14) modular homes & a concrete block structure on one tract, and the other tract is vacant. These parcels are adjacent to the New Hanover County - Snows Cut Park, across the waterway from the Carolina Beach State Park, and near the oceanfront beaches. Their location makes perfect sense for a more recreational use. The County's Comprehensive Plan for the future promotes a focus on increasing public access to the water and natural resources. Enhancement of the unique environment, character and history of the County is strongly encouraged. Two large sectors of the mixture of uses which are considered appropriate for the "general residential" place-type are housing and recreation. The development of this project for an RV & travel trailer park is an excellent opportunity to address those goals.

Phase I will be an improvement of the currently vacant parcel. Phase 2 covers the parcel occupied by the existing mobile homes. The intent is not to displace those current residents, but rather to transition as those homes become obsolete. Improvement will include stabilized drives throughout the park for safe circulation and easy access for emergency vehicles. Electric & water hookup services will be available, along with a solid waste pump-out facility. The proposed enhancements will bring the existing conditions into compliance with current regulations and technical standards. The aesthetics and public safety will be greatly improved.

In summary, we believe that this proposal meets the findings necessary for approval of a Special Use Permit, provides an excellent opportunity to expand housing and recreational uses for the County's tourism industry, and will be an asset to the overall County and immediate surrounding community.

3.60 ac.+/-
Proposed RV &
Travel Trailer Park
River Road
River Road
Carolina Beach Rd / US Hwy 421
Park
Snows Cut
Bridge





VICINITY MAP NO SCALE

NORTH CAROLINA

NEW HANOVER COUNTY

I, MICHAEL N. UNDERWOOD, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DESCRIPTION AS SHOWN ON THE FACE OF THIS PLAT RATIO OF PRECISION AS CALCULATED BY COMPUTER IS 1/10,000 + THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN BY BROKEN LINES PLOTTED FROM INFORMATION REFERENCED THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH "THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 2ND DAY OF AUGUST A.D., 2017.

MICHAEL N. UNDERWOOD, P.L.S.
LICENSE NUMBER L-2962
SEAL OR STAMP

PRELIMINARY
NOT FOR REAL ESTATE SALES OR CONVEYANCE

CERTIFICATE:
THIS SURVEY IS OF EXISTING PARCELS OF LAND and DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

08/02/17

MICHAEL N. UNDERWOOD, P.L.S. L-2962

NOTES:
1.) THE SUBJECT PROPERTY "DOES NOT" LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X"(OTHER AREAS) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON PANEL No. 3131, FLOOD INSURANCE RATE MAP NO. 3720313100J, WITH A EFFECTIVE DATE OF APRIL 3, 2006, FOR COMMUNITY NO. 370168, IN FEDERAL POINT TOWNSHIP, NEW HANOVER COUNTY, STATE OF NORTH CAROLINA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
2.) ALL DISTANCES ARE GROUND HORIZONTAL.
3.) NO N.C.G.S. FOUND WITHIN 2000'.
4.) REFERENCE: SURVEY AND MAP SUBJECT TO ANY EASEMENTS OF RECORD; INFORMATION THAT WOULD BE DISCLOSED BY A CURRENT TITLE OPINION.
5.) UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

Legend:

P.C.	PROPERTY CORNER
E.I.P.	EXISTING IRON PIPE
E.I.R.	EXISTING IRON REBAR
I.P.S.	IRON PIPE SET
E.C.M.	EXISTING CONCRETE MONUMENT
OHP	OVERHEAD POWER
℄	PROPERTY LINE
±	APPROXIMATE
ELEC.	ELECTRIC

Survey Reference
BOOK 6029 PAGE 500
BOOK 6060 PAGE 319
BOOK 5528 PAGE 2773
BOOK 6024 PAGE 78
MAP BOOK 43 PAGE 19

Legend:

CONCRETE AREA

WOOD DECK or PORCH

GRAVEL AREA

Boundary, Tree, and Topographic Survey For:

CWEST, LLC
BOOK 6029 PAGE 500
BOOK 6060 PAGE 319
3.60± ACRES(TOTAL)

FEDERAL POINT TOWNSHIP
NEW HANOVER COUNTY, NORTH CAROLINA

MICHAEL UNDERWOOD AND ASSOCIATES, PA
MICHAEL N. UNDERWOOD, P.L.S.
NORTH CAROLINA AND SOUTH CAROLINA
102 CINEMA DRIVE, SUITE A
WILMINGTON, NORTH CAROLINA 28403
PH.: (910)815-0650, FAX: (910)815-0393
E-MAIL: mua@bizec.rr.com

1"=30' SCALE: 30 0 30 60 FEET

Address: 9533 and 9617 RIVER ROAD	© 2017 MICHAEL UNDERWOOD and ASSOCIATES, PA
SCALE: 1" = 30'	DATE: JULY, 2017
TOWNSHIP: FEDERAL POINT	DRAWN BY: W.C.
COUNTY: NEW HANOVER	SURVEYED BY: C.C.
STATE: NORTH CAROLINA	APPROVED BY: M.N.U.

I:\Warren's LDD 2010\Attorneys\Curtis Westbrook Sr\River Road\dwg\Mobile Home Park.dwg 8/2/2017 10:28:37 AM EDT