



PRIVATE

PRIVATE

9515  
River  
Road

PRIVATE

RIVER RD

CAROLINA BEACH RD

CAROLINA BEACH RD

# NEW HANOVER COUNTY

## DEPARTMENT OF PLANNING & LAND USE

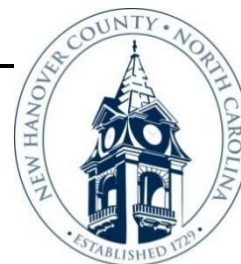
230 Government Center Drive, Suite 110

Wilmington, North Carolina 28403

Telephone (910) 798-7165

FAX (910) 798-7053

planningdevelopment.nhcgov.com



## SPECIAL USE PERMIT APPLICATION

This application form must be completed as part of a special use permit application submitted through the county's online COAST portal. The main procedural steps in the submittal and review of applications are outlined in the flowchart below. More specific submittal and review requirements, as well as the standards to be applied in reviewing the application, are set out in Section 10.3.5 of the Unified Development Ordinance.



\*If the proposed use is classified as intensive industry, the applicant shall conduct a community information meeting in accordance with Section 10.2.3, Community Information Meeting.

### 1. Applicant and Property Owner Information

<b>Applicant/Agent Name</b> CINDEE WOLF	<b>Owner Name</b> (if different from Applicant/Agent) CWEST, L.L.C.
<b>Company</b> DESGIN SOLUTIONS	<b>Company/Owner Name 2</b>
<b>Address</b> PO BOX 7221	<b>Address</b> 701 E CHATHAM STREET, SUITE 201
<b>City, State, Zip</b> WILMINGTON, NC 28406	<b>City, State, Zip</b> CARY, NC 27511
<b>Phone</b> 910-620-2374	<b>Phone</b> 919-604-6166 (CURTIS WESTERBROOK)
<b>Email</b> CWOLF@LOBODEMAR.BIZ	<b>Email</b> CURTISSR@WESTBROOKCARY.COM

### 2. Subject Property Information

<b>Address/Location</b> 9515 RIVER ROAD		<b>Parcel Identification Number(s)</b> 313113.23.2694 [R08800-001-007-000]
<b>Total Parcel(s) Acreage</b> 4.20 ACRES+/-	<b>Existing Zoning and Use(s)</b> R-15 / VACANT	<b>Future Land Use Classification</b> GENERAL RESIDENTIAL

#### Applicant Tracking Information (This section completed by staff)

<b>Case Number:</b>	<b>Date/Time Received:</b>	<b>Received by:</b>
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### 3. Proposed Zoning, Use(s), & Narrative

Please list the proposed use(s) of the subject property, and provide the purpose of the special use permit and a project narrative (attach additional pages if necessary).

THE PROPOSED PLAN IS TO EXPAND THE RECENTLY COMPLETED RV & TRAVEL-TRAILER PARK ON ADJACENT PROPERTY WITH TWENTY-EIGHT (28) ADDITIONAL PADS. IMPROVEMENTS WILL INCLUDE STABILIZED DRIVES THROUGHOUT THE PARK, AND WITH ANOTHER INTERSECTION TO RIVER ROAD, FOR SAFE CIRCULATION AND EASY ACCESS FOR EMERGENCY VEHICLES. A SECOND BATH-HOUSE WILL BE INSTALLED. ELECTRIC & WATER HOOKUP SERVICES WILL BE AVAILABLE AT EACH PAD. A SOLID WASTE DUMPING STATION IN THE FIRST PHASE WILL BE AVAILABLE FOR THIS PHASE, ALSO.

### 4. Proposed Condition(s)

Please note: Within a special use permit proposal, additional conditions and requirements which represent greater restrictions on the development and use of the property than the corresponding zoning district regulations may be added. These conditions may assist in mitigating the impacts the proposed development may have on the surrounding community. Please list any conditions proposed to be included with this special use permit application below. Staff, the Planning Board, and Board of Commissioners may propose additional conditions during the review process that meet or exceed the minimum requirements of the Unified Development Ordinance.

REFERENCE THE SITE PLAN FOR LAYOUT, DETAILS AND TECHNICAL INFORMATION. ALL PRESCRIBED CONDITIONS FOR THE "CAMPGROUND / RECREATIONAL VEHICLE PARK," AS LISTED IN THE UNIFIED DEVELOPMENT CODE WILL BE SATISFIED.

### 5. Traffic Impact

Please provide the estimated number of trips generated for the proposed use(s) based off the most recent version of the Institute of Traffic 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: CAMPGROUND / RV PARK (416)

Trip Generation Use and Variable (gross floor area, dwelling units, etc.) 28 PADS

AM Peak Hour Trips: @ 0.32 = 9

PM Peak Hour Trips: @ 0.48 = 13

## 6. Criteria Required for Approval of a Special Use Permit

A use designated as a special use in a particular zoning district is a use that may be appropriate in the district, but because of its nature, extent, and external impacts, requires special consideration of its location, design, and methods of operation before it can be deemed appropriate in the district and compatible with its surroundings. The purpose is to establish a uniform mechanism for the review of special uses to ensure they are appropriate for the location and zoning district where they are proposed.

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. Any additional considerations potentially raised by the proposed use or development should be addressed.

### 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; or*
- *Anticipated air discharges, including possible adverse effects on air quality.*

THE SITE IS LOCATED ALONG RIVER ROAD, A MINOR ARTERIAL, NEAR ITS INTERSECTION WITH CAROLINA BEACH ROAD, A PRINCIPAL THOROUGHFARE. THE DRIVEWAY INTO THIS PHASE OF THE PARK WILL CONNECT TO THE EXISTING DRIVE FOR ALTERNATIVE ACCESS. FIRE SERVICE IS BY NEW HANOVER COUNTY'S FEDERAL POINT STATION #19. DETAILED DESIGN AND PERMITTING WILL ASSURE ALL TECHNICAL STANDARDS FOR ADEQUATE & SAFE MOVEMENT FOR NOT ONLY THE PARK USERS, BUT EMERGENCY VEHICLES. STORMWATER MANAGEMENT WILL BE PROVIDED FOR RUNOFF FROM NEW SURFACES.

### 2. The use meets all required conditions and specifications of the Unified Development Ordinance.

THE PROPOSED USE AS AN RV & TRAVEL TRAILER PARK IS ALLOWED AFTER COMPLETION AND APPROVAL OF THE SPECIAL USE PERMIT PROCESS IN RESIDENTIAL DISTRICTS. A SITE PLAN SHOWING THE PROPOSED LAYOUT AND IMPROVEMENTS HAS BEEN PREPARED IN ACCORDANCE TO ORDINANCE REQUIREMENTS & TECHNICAL STANDARDS. PRESCRIBED CONDITIONS ARE DEFINED IN THE UDO, ARE ADDRESSED IN THE SITE PLAN, AND WILL BE REVIEWED FOR FULL COMPLIANCE PRIOR TO CONSTRUCTION PERMITTING.

**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.*

THE PROPOSAL IS AN EXPANSION OF AN EXISTING RV & TRAVEL TRAILER PARK. THE IMPROVEMENTS MADE FOR THAT DEVELOPMENT ENHANCED THE SAFETY AND AESTHETICS OF THE AREA. THERE HAS BEEN NO EVIDENCE OF AN ADVERSE EFFECT ON THE LAND VALUES OF SURROUNDING PROPERTIES WITH THE RECENT REVALUATION COMPLETED BY COUNTY TAX APPRAISAL. THE NEW PROJECT WILL PROVIDE COMPLIANCE WITH CURRENT REGULATIONS, VISUAL SCREENING AND CONTINUED ENHANCEMENT OF THE OVERALL AREA.

**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. THIS PARCEL IS ADJACENT TO THE NEW HANOVER COUNTY SNOWS CUT PUBLIC PARK, ACROSS THE WATERWAY FROM THE CAROLINA BEACH STATE PARK, AND NEAR THE OCEANFRONT OF CAROLINA BEACH. THE LOCATION MAKES PERFECT SENSE FOR THIS TYPE OF USE. THE COMPREHENSIVE LAND USE PLAN FOCUSES ON BUILDING THE ECONOMY WITH TOURISM, INCREASING PUBLIC ACCESS TO RECREATIONAL FACILITIES INCLUDING OUR WATERWAYS & AND OTHER NATURAL RESOURCES, AND ENHANCING THE UNIQUE CHARACTER AND HISTORY OF THE AREA.

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". Applications determined to be incomplete must be corrected in order to be processed for further review; Staff will confirm if an application is complete within five business days of submittal.

<b>Application Checklist</b>	<b>Applicant Initial</b>	<b>Staff Initial</b>
<input type="checkbox"/> This application form, completed and signed	CAW	_____
<input type="checkbox"/> Application fee: <ul style="list-style-type: none"> <li>• \$500; \$250 if application pertains to a residential use (i.e. mobile home, duplex, family child care home).</li> </ul>	CAW	_____
<input type="checkbox"/> Traffic Impact Analysis (if applicable)	N/A	_____
<input type="checkbox"/> Site Plan including the following elements: <ul style="list-style-type: none"> <li>• Tract boundaries and total area, location of adjoining parcels and roads</li> <li>• Proposed use of land, structures and other improvements               <ul style="list-style-type: none"> <li>○ For residential uses, this shall include number, height, and type of units; area to be occupied by each structure; and/or subdivided boundaries.</li> <li>○ For non-residential uses, this shall include approximate square footage and height of each structure, an outline of the area it will occupy, and the specific purposes for which it will be used.</li> </ul> </li> <li>• Development schedule, including proposed phasing</li> <li>• Traffic and parking plan; including 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 locations; arrangement and access provisions for parking areas</li> <li>• All existing and proposed easements, reservations, required setbacks, rights-of-way, buffering, and signage</li> <li>• The location of Special Flood Hazard Areas, if applicable</li> <li>• The approximate location of US Army Corps of Engineers Clean Water Act Section 404 wetlands, Rivers and Harbors Act Section 10 wetlands, and wetlands under jurisdiction of the NC Department of Environmental Quality.</li> <li>• Location, species, and size (DBH) of regulated, significant, or specimen trees</li> <li>• Any additional conditions and requirements that represent greater restrictions on development and use of the tract than the corresponding general use district regulations or additional limitations on land that may be regulated by Federal or State law or local ordinance.</li> <li>• Any other information that will facilitate review of the proposed special use permit (Ref. Section 10.3.5, as applicable)</li> </ul>	CAW	_____
<input type="checkbox"/> Applications for uses in the intensive industry category must also submit: <ul style="list-style-type: none"> <li>• Community meeting written summary</li> <li>• A list of any local, state, or federal permits required for use</li> </ul>	N/A	_____
One (1) hard copy of ALL documents AND 5 hard copies of the site plan. Additional		
<input type="checkbox"/> hard copies may be required by staff depending on the size of the document/site plan.	CAW	_____
<input type="checkbox"/> One (1) digital PDF copy of ALL documents AND plans	CAW	_____

## 7. 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.

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 comments; 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.

  
\_\_\_\_\_  
**Signature of Property Owner(s)**

Curtis Westerbrook, Sr. for CWEST, L.L.C.

**Print Name(s)**

  
\_\_\_\_\_  
**Signature of Applicant/Agent**

Cynthia A. Wolf / Design Solutions

**Print Name**

Note: This 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, 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.*

<b>Applicant Tracking Information (This section completed by staff)</b>			
<b>Application Received:</b>	<b>Completeness Determination Required by (date):</b>	<b>Determination Performed on (date):</b>	<b>Planning Board Meeting:</b>