

NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE

230 Government Center Drive, Suite 110

Wilmington, North Carolina 28403

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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

Applicant/Agent Name Cindee Wolf	Owner Name (if different from Applicant/Agent) Richard t. Hayes, V & Patricia Hayes
Company Design Solutions	Company/Owner Name 2
Address P.O. Box 7221	Address 1200 Porches Dr.
City, State, Zip Wilmington, NC 28406	City, State, Zip Wilmington, NC 28409
Phone 910-620-2374	Phone 910-538-2842 (Tom Hayes)
Email cwolf@lobodemar.biz	Email rhayes55@gmail.com

2. Subject Property Information

Address/Location 6727 Carolina Beach Road		Parcel Identification Number(s) 313210.46.1440 [R08200-002-034-000]
Total Parcel(s) Acreage 0.46 Ac.+/-	Existing Zoning and Use(s) R-15 / Residential	Future Land Use Classification Community Mixed-Use

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 project is to renovate the existing house as a five (5) -guestroom bed & breakfast inn, with a manager's suite. The existing structure is 2504 square feet, and the peak of the roof is approximately 35' high.

In addition to the internal and external building improvements, the driveway will be stabilized with gravel & areas provided for parking will be delineated with landscape timbers borders. The existing trees around the lot are mixed hardwoods & Pines, but there are no "significant" or "specimen" trees. No tree needs to be removed for the proposed use of the property.

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 attached site plan for the layout details and conditions. Bed & Breakfast Inns are permitted in the R-15 zoning district by Special Use Permit with the following conditions:

- ** No lighting beyond normal residential lighting is allowed:
The can-type ceiling lights on the surrounding porch will be retained. Additional lighting fixtures will be limited to low-voltage marker lights at the parking areas and porch steps.
- ** Signage allowed shall be one attached wall sign, no greater than four square feet:
A sign, no greater than 24" x 24" will be placed on the wall beside the front door.

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: Motel (320)

Trip Generation Use and Variable (gross floor area, dwelling units, etc.) 5 Guest rooms

AM Peak Hour Trips: @ 0.45 = 2

PM Peak Hour Trips: @ 0.47 = 2

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 property is located along Carolina Beach Road, a major arterial and principal thoroughfare for the County. The driveway is just north of a left-over / u-turn and safely accessible to traffic traveling North or South.

Fire service is by New Hanover County's Federal Point Station #19, located less than two (2) miles to the South.

Wastewater is managed in a septic system approved by the County Health Department for the capacity created by the full proposed use.

Prior to issuance of a Certificate for Occupancy, County review will assure that all technical standards & regulations have been met for public health & safety.

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

The site plan has been prepared with consideration to all Unified Development Ordinance regulations, and meets the criteria of the pre-scribed conditions for lighting & signage identified in Section 4 of this application. Parking has been provided to meet the requirement of 1 space per guest room, plus 2 spaces for the manager suite, plus 2 spaces per 1000 s.f. of common area. There are five (5) guest rooms, a manager suite, and approximately 920 s.f. of common area in the living room & breakfast area. Nine (9) spaces have been delineated to meet the requirement.

Reference the plan for the layout and other technical features.

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 existing house was in poor condition and recent improvements have already enhanced both the safety and aesthetics of the residence. Use as a bed & breakfast inn - with only five (5) guest rooms - should have no adverse effect on surrounding properties since that occupancy could be no different than a home with a large family. Also, access is directly from a driveway to Carolina Beach Road rather than through neighborhood streets. Existing vegetation within the lot is being maintained and will provide separation and visual screening from adjacent homes.

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 parcel is identified in the "Community Mixed-Use" place-type on the future land use map of the Comprehensive Land Use Plan. These areas are intended to support higher-density housing and transitional uses that are more appropriate along busy road corridors. The proposal location is opportune for tourism use based on its proximity for the Carolina Beach State Park, beaches & other recreational activities.

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.

Application Checklist	Applicant Initial
<input checked="" type="checkbox"/> This application form, completed and signed	<u>CAW</u>
<input type="checkbox"/> Application fee: <ul style="list-style-type: none"> • \$500; \$250 if application pertains to a residential use (i.e. mobile home, duplex, family child care home). 	<u>CAW</u>
<input checked="" type="checkbox"/> Traffic Impact Analysis (if applicable)	<u>N/A</u>
<input checked="" type="checkbox"/> Conceptual Site Plan including the following minimum elements: <ul style="list-style-type: none"> • Tract boundaries and total area, location of adjoining parcels and roads • Proposed use of land, structures and other improvements <ul style="list-style-type: none"> ○ For residential uses, this shall include number, height, and type of units; area to be occupied by each structure; and/or subdivided boundaries. ○ 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. • Proposed transportation and parking improvements; including proposed rights-of-way and roadways; proposed access to and from the subject site; arrangement and access provisions for parking areas. • All existing and proposed easements, required setbacks, rights-of-way, and buffering. • The location of Special Flood Hazard Areas. • The approximate location of regulated wetlands. • A narrative of the existing vegetation on the subject site including the approximate location, species, and size (DBH) of regulated trees. For site less than 5 acres, the exact location, species, and sized (DBH) of specimen trees must be included. • 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. • Any other information that will facilitate review of the proposed special use permit (Ref. Section 10.3.5, as applicable) 	<u>CAW</u>
<input checked="" type="checkbox"/> Applications for uses in the intensive industry category must also submit: <ul style="list-style-type: none"> • Community meeting written summary • A list of any local, state, or federal permits required for use 	<u>N/A</u>
<input checked="" type="checkbox"/> One (1) hard copy of ALL documents and site plan. Additional hard copies may be required by staff depending on the size of the document/site plan.	<u>CAW</u>
<input checked="" type="checkbox"/> One (1) digital PDF copy of ALL documents AND plans	<u>CAW</u>

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:

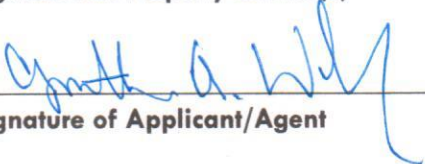
1. Submit an application including all required supplemental information and materials;
2. Appear at public hearings to give representation and comments; and
3. Act on my behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of this application.



Signature of Property Owner(s)

Richard T. Hayes, V

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.