

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

StroudCraft Marine/Wilmington Storage Rezone

Case Number: REZONE-2024-00062

Application Type: Rezone

Applicant: Seth F. Stroud

Owners: Stroud Holdings, LLC

Location: The 4.8-acre project area is located along the north of Carr Avenue and south of US 210 in Pender County, NC.

Property ID #(s): 3235-61-3629-0000

Description:

The proposed construction will include 93 metal covered storage units for RVs and boats.

Current Zoning:

GB, General Business

Technical Review Committee Meeting

02/01/2024

Planning Board Meeting

TBD

Included:

Application Materials

APPLICATION PACKAGE

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Conditional Zoning Map Amendment Submission (Conditional Rezoning)

Applications will be considered for review by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1. **Pre-submittal Meeting**
Date of Meeting 10-23-23
2. **Signed Application**
3. **Payment**
\$500 for the first 5 acres; \$10/ acre thereafter up to 1,000 acres; \$5 per acre thereafter
4. **Generalized Site Development Plan**
All applications which specify an intended use must include a generalized site development plan drawn to a suitable scale, supporting information and text which specifies the use or uses intended for the property and any development standards to be approved concurrently with the rezoning application.
5. **Narrative**
A description and/or statement of the present and proposed land use classification and stating why the request is being made and any information that is pertinent to the case.
6. to be scheduled **Public Input Meeting Report**
A meeting summary shall be submitted in accordance with the Unified Development Ordinance. This item is not required at the time of application submittal but must be received by the Administrator prior to any public hearings are noticed.
7. **Digital Submission**
For all documents submitted in paper copy, a digital copy shall be sent via email or digital drive.
8. **Adjacent Property List**
A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the perimeter of the project bounds.
9. **Adjacent Property Envelopes**
The applicant shall provide two sets of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage. No return address shall be placed on the envelopes at the time of submission.

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant

Seth Stroud

Date

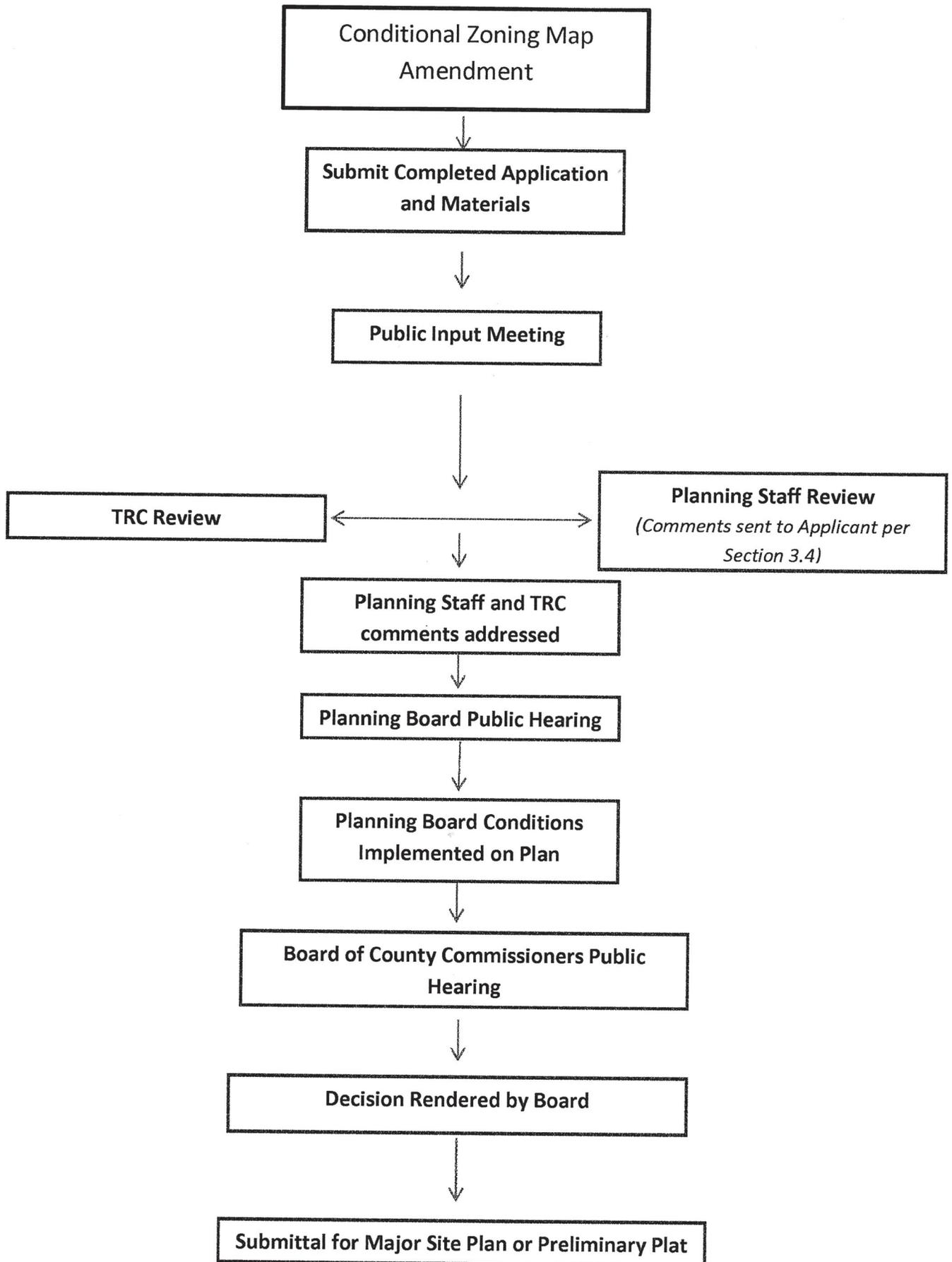
1-5-24

Printed Name

Seth Stroud

Staff Initials: _____

Date: _____



APPLICATION FOR CONDITIONAL REZONING

THIS SECTION FOR OFFICE USE			
Application No.	ZMA-CD	Date	
Application Fee	\$	Invoice Number:	
Pre-Application Conference		Hearing Date	
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Seth F. Stroud	Owner's Name:	Stroud Holdings LLC
Applicant's Address:	13991 Hwy 210	Owner's Address:	←
City, State, & Zip	Rocky Point, NC 28457	City, State, & Zip	←
Phone Number:	910-202-4730	Phone Number:	←
Email Address:	stroudcraftmarine@gmail.com	Email Address:	←
Legal relationship of applicant to landowner:			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3235-61-3629-0000	Total property acreage:	4.83
Current Zoning District:	GB	Proposed Zoning District:	GB
Project Address or Location:	13991 NC Hwy 210 Rocky Point, NC 28457		
Proposed Uses to be Considered (Include NAICS Code):			
Warehousing + Storage 493		Miscellaneous Mfg 339	
Transportation Equipment Mfg 336		Storage of boats + watercraft outdoors	
Proposed Uses to be Eliminated from Consideration (Include NAICS Code):			
SECTION 3: SIGNATURES			
Applicant's Signature	<i>Seth F Stroud</i>	Date:	1-5-24
Applicant's Name Printed	Seth F Stroud	Date:	1-5-24
Owner's Signature	<i>Seth F Stroud</i>	Date:	1-5-24
Owner's Name Printed	Seth F. Stroud	Date:	1-5-24
NOTICE TO APPLICANT			
<ol style="list-style-type: none"> 1. Applicant must also submit the information described on the Rezoning Checklist. 2. Applicant or agent authorized in writing must attend the public hearing. 3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing. 4. All fees are non-refundable 5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda 			

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CONDITIONAL REZONING

Intent

- A. Conditional zoning districts hereby included are to allow for the consideration of certain uses that are permitted uses in the underlying zoning district but due to their nature may not be appropriate for a particular location.
- B. A conditional zoning district is intended for a development that has a high level of certainty of being constructed and the most commonly expected application will contain a specified use or uses on small and large scale projects.
- C. Although, it is not intended to be used for speculative purposes, a conditional zoning district applicant may include as part of the application, a list of uses which will not be developed on the property.
- D. All uses listed as part of any application must be in the same format and description as listed in the Table of Permitted Uses.
- E. The following zoning district categories are approved to be assigned conditional zoning districts: PD, RP, RM, GB, OI, IT, IG (Reference Article 4 for Zoning District Descriptions).

Application

Except as provided herein, all applications to establish a conditional zoning district must follow the regulations prescribed in this section in addition to the standard rezoning process as described in Section 3.3, Rezoning of this Ordinance.

Public Input Meeting

Prior to scheduling a public hearing on the rezoning application, **the applicant must conduct one public input meeting and file a report of the results with the Administrator.**

1. The report for the public hearing will include a summary of the public input meeting.
2. The applicant shall mail a notice for the public input meeting to adjoining property owners not less than ten (10) days prior to the scheduled meeting.
3. The notice shall include the time, date and location of the meeting as well as a description of the proposal.
4. The applicant's report of the meeting shall include:
 - a. A copy of the letter announcing the meeting.
 - b. A list of adjoining property owners contacted.
 - c. An attendance roster.
 - d. A summary of the issues discussed.
 - e. The results of the meeting including changes to the project's proposal, if any.

Review

When evaluating an application for the creation of a conditional zoning district, the Planning Board and Board of Commissioners shall consider the following:

1. The application's consistency to the general policies and objectives of the adopted Land Use Plan.
2. The potential impacts and/or benefits on the surrounding area, adjoining properties.
3. The report of results from the public input meeting.

Conditional Rezoning Standards Checklist

When submitting a conditional rezoning application, the site plan and supporting materials must provide proposed standards for a variety of standards which are guided by the zoning district. This may be by requesting custom standards or by requesting the existing standards of an existing general use zoning district. Please provide proposed standards for:

<input type="checkbox"/>	Maximum density
<input type="checkbox"/>	Setbacks (Front, side, rear, corner)
<input type="checkbox"/>	Minimum lot width/Minimum chord length at the right-of-way for cul de sacs
<input type="checkbox"/>	Structure separation
<input type="checkbox"/>	Minimum lot size
<input type="checkbox"/>	Maximum building height
<input type="checkbox"/>	Permitted uses (Including NAICS code)
<input type="checkbox"/>	Buffer standards (Depth, number and type of vegetation per 100 linear feet)
<input type="checkbox"/>	Sign standards to the extent that the UDO's requirements are zoning district-specific

Where desired, the applicant must explicitly request varying standards for different uses within the conditional zoning district.

Conditional rezoning applications may not be used to vary from the general standards of the ordinance, including but not limited to:

- Traffic Impact Analysis thresholds
- Stormwater regulations
- Open space/recreational unit requirements
- Street design standards
- Off-street parking standards
- HOA requirements
- Water and wastewater requirements

The Pender County Planning Board and Board of County Commissioners may approve or deny the request entirely, or approve with modifications. Additionally, In approving a petition for the reclassification of property to a conditional zoning district, the Planning Board may recommend, and the Board of Commissioners request that the applicant add reasonable and appropriate conditions to the approval of the petition.

PROJECT NARRATIVE

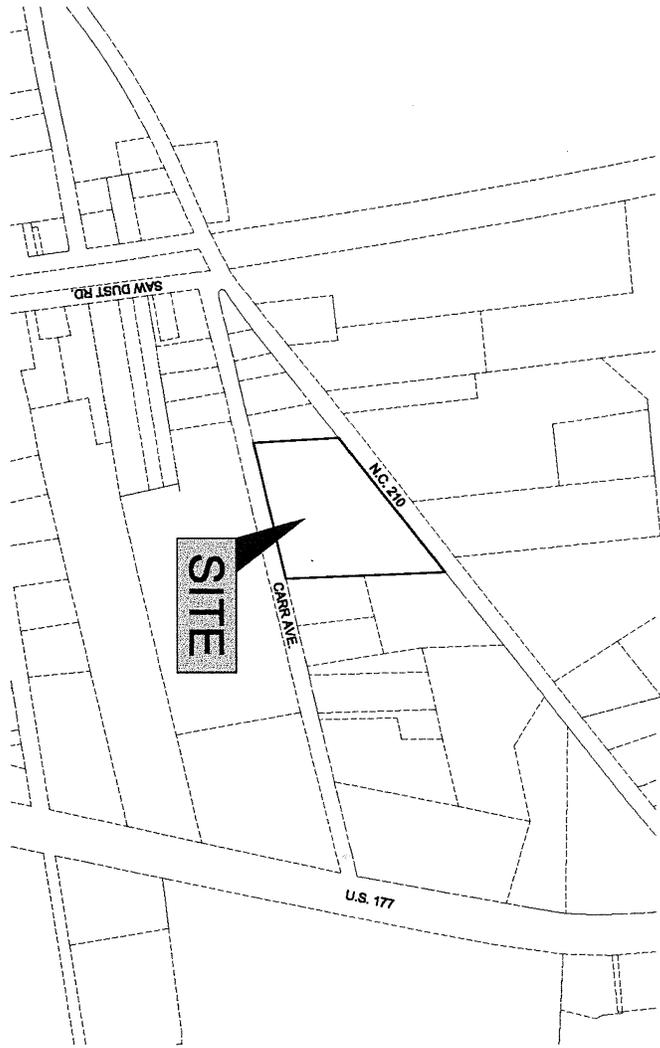
Wilmington Storage Narrative

The property in discussion was neglected for 30 years while being operated as a boat manufacturing facility. The property, over the past three years, has been much improved by removing overgrown trees and buildings that were not only an eye sore to the community, but were unsafe to enter due to structural water damage and neglect. The existing building has been improved with new doors, a roof, paint and general maintenance.

The objective with the existing property, is to enhance the current use by creating 93 covered boat and RV storage units. As many homeowners who live in HOA communities or live on small parcel lots do not have a place to store their boats or RVs, this would be a solution to the problem. The land is not currently being utilized to its full potential. The proposed construction will include 93 metal covered storage units, 6 foot chain link fencing with privacy slats, required buffer to adjacent properties, wash station, lights designed by duke energy. With the addition of landscaping which will exceed that required by Pender County the property will enhance the area. The creation of a retention pond as part of the upgraded site plan will help relieve the water load on the neighboring properties. The storage facility will work cohesively with the StroudCraft Marine manufacturing business and their trained personnel to provide customers with on-site maintenance or boat needs they may have. Activities to take place on the 5-acre proposed lot include parking and storage of boats, boat trailers, RVs, and campers. We intend for customers to have 24-hour access to the property; However as there are only 93 covered units an increase in traffic in the area related to the storage lot will be minimal.

SITE PLAN

StroudCraft Marine
 PENDER COUNTY, NORTH CAROLINA
 DEC. 12, 2023



PRELIMINARY

1
3

COVER SHEET

PRELIMINARY PLAN FOR
StroudCraft Marine
 LOCATED IN PENDER COUNTY, N.C.

OWNER: StroudCraft Marine
 13891 Hwy, 210
 Rocky Point, N.C. 28457

NO.	REVISIONS	DATE
1	EAST SIDE GRADING REVISION	6.28.23

HANOVER DESIGN SERVICES, P.A.
 LAND SURVEYING, ENGINEERING & LAND PLANNING



PRELIMINARY

1
3

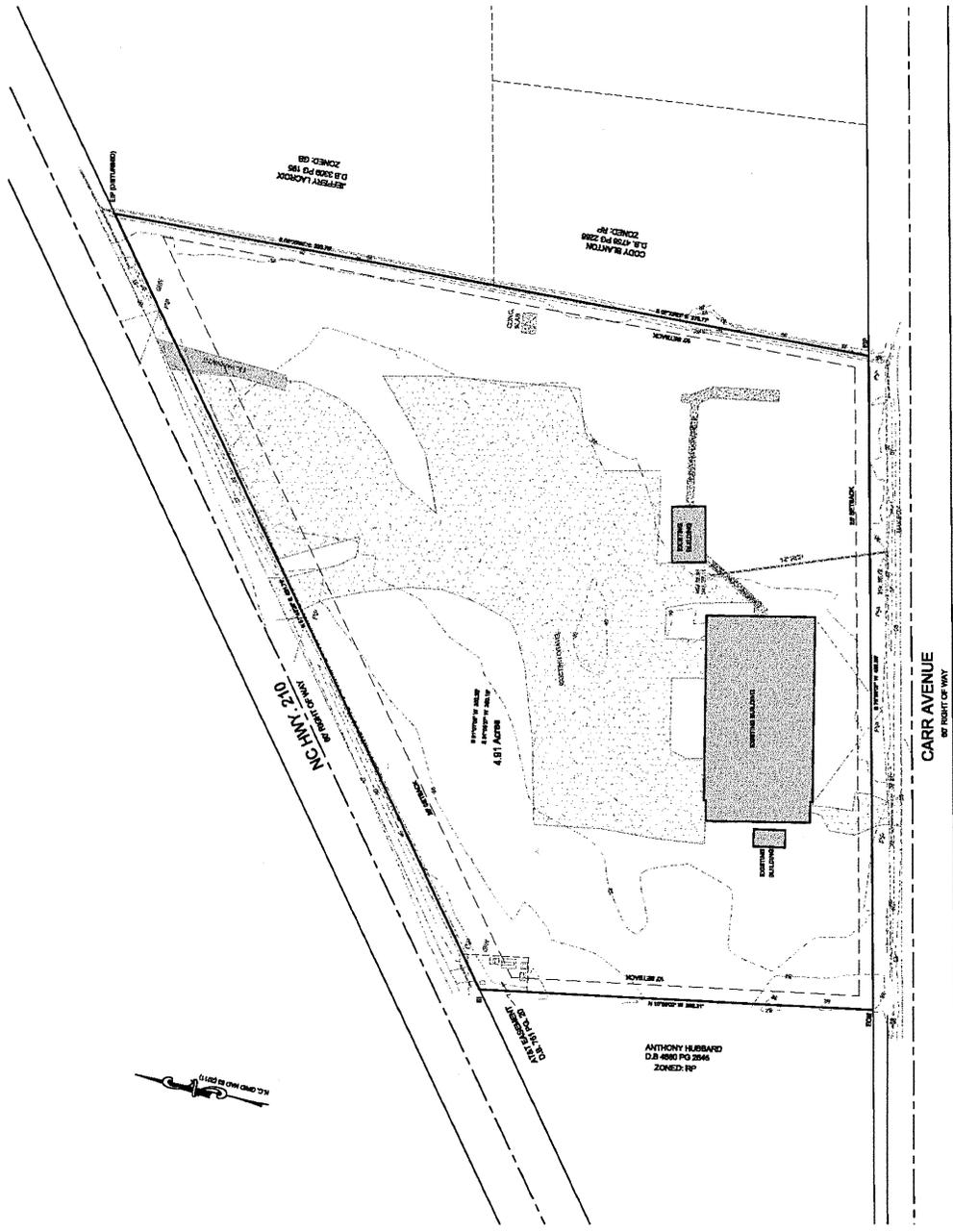
SITE PLAN

StroudCraft Marine
PRELIMINARY PLAN FOR

OWNER: StroudCraft Marine
13081 Hwy. 210
Rocky Point, N.C. 28687

NO.	REVISIONS	DATE
1	START SIZE GRADING VERSION	

HANOVER DESIGN SERVICES, P.A.
1801 LITTLE ROCK ROAD
ROCKY POINT, NC 28687
TEL: 252.335.1811
WWW.HANOVERDESIGN.COM

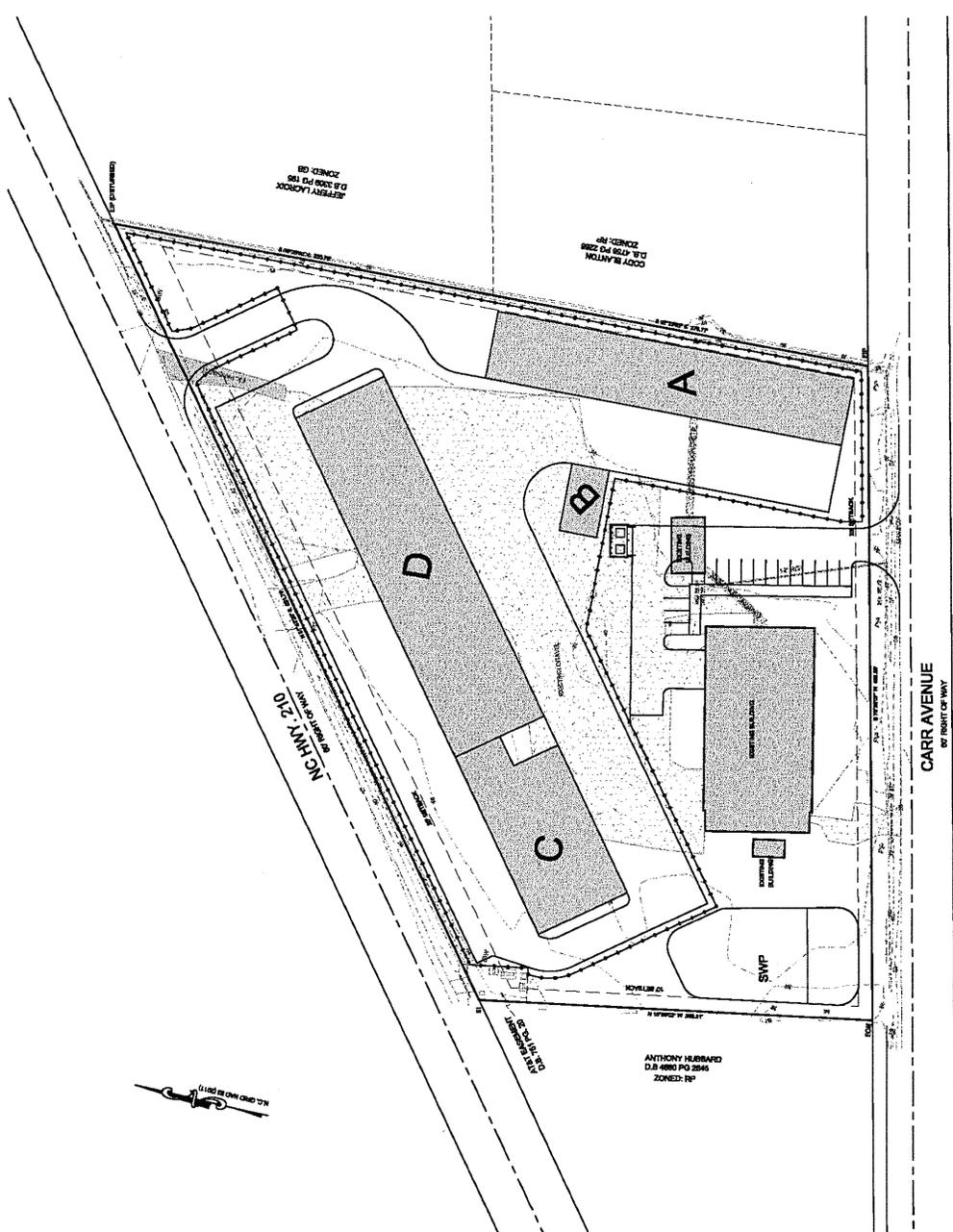


DATE	
REVISION	
DATE	
REVISION	
DATE	
REVISION	

PRELIMINARY PLAN FOR
StroudCraft Marine
 LOCATED IN WASHINGTON COUNTY, PA.
 OWNER: StroudCraft Marine
 13881 Hwy. 210
 Rocky Point, N.C. 28457

SITE PLAN

1
3



SITE DATA	SETBACKS
FACILITY TO BE CONSTRUCTED: MARINE FACILITY (MARINE DISTRICT) PROPOSED USE: BOAT STORAGE	FRONT - 25' SIDE - 10' MINIMUM REQUIRED STRUCTURE SEPARATION- 20' MINIMUM REQUIRED HEIGHT- 4'

PRELIMINARY



ANTHONY HUBBARD
 D.B. 4880 PG 2846
 ZONED: J4

NC HWY 210
 50' RIGHT OF WAY

CARR AVENUE
 50' RIGHT OF WAY