

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

Application Information Conditional Rezoning – US 17 Indoor Boat Storage

Case Number: REZONE 2024-69

Application Type: Conditional Rezoning

Applicant: Farnell Shingleton

Owner: Farnna Holdings, LLC

Location: The subject site is located on the west side of US Highway 17 across from Whitebridge Road. The site address is 12919 US Highway 17.

Property ID #(s): 3282-20-2545-0000

Description: Conditional Rezoning request to permit the storage of boats and boat trailers indoors.

Current Zoning: PD, Planned Development

Proposed Zoning: Conditional Zoning District

Technical Review Committee Meeting: July 11th

Board of County Commissioners/Planning Board Meeting: TBD

Application Materials

Application

Narrative

Site Plan

REZONE 2024-69

Application

Pender County Planning and Community Development



805 S. Walker Street
PO Box 1519
Burgaw, NC 28425

Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

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 e
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. **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, provide a digital version. These may be emailed or uploaded to a share folder. Physical media such as CD or USB drives will not be accepted.
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 three 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 or company branding should be included on the envelopes.

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

Signature of Applicant: Farnell Shingleton

Date: 5-17-24

Printed Name: FARNEll Shingleton

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:	Farnell Shingleton	Owner's Name:	Farnna Holdings, LLC
Applicant's Address:	12919 US Hwy 17	Owner's Address:	12919 US Hwy 17
City, State, & Zip	Hampstead, NC 28443	City, State, & Zip	Hampstead, NC 28443
Phone Number:	(910) 899-7971	Phone Number:	same
Email Address:	farnell@shingletonfarms.com	Email Address:	
Legal relationship of applicant to landowner:			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3282-20-2545-0000	Total property acreage:	9.1
Current Zoning District:	RP	Acreage to be Rezoned:	1.5
Project Address or Location:		Proposed Zoning District:	GB
Proposed Uses to be Considered (Include NAICS Code):			
Indoor Boat Storage - 236220			
Proposed Uses to be Eliminated from Consideration (Include NAICS Code):			
Township:	Topsail	Road Type:	Public/Private/Both
Water Provider:	Pender	Waste Water Provider:	
SECTION 3: SIGNATURES			
Applicant's Signature	<i>Farnell Shingleton</i>	Date:	<i>5-17-24</i>
Applicant's Name Printed	FARNELL SHINGLETON	Date:	
Owner's Signature		Date:	
Owner's Name Printed	Farnell Shingleton - same as Applicant	Date:	
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 			

Conditional (Zoning Map) Amendment Checklist

<input checked="" type="checkbox"/>	Signed application form
<input checked="" type="checkbox"/>	Application fee
<input checked="" type="checkbox"/>	A list of names and addresses, as obtained from the county tax listings & tax abstract, all adjacent property owners, including property owners directly across any road or road easement, & owners of the property under consideration for rezoning.
<input type="checkbox"/>	Two (2) business size envelopes legibly addressed with first class postage for each of the adjacent and abutting property owners on the above list.
<input checked="" type="checkbox"/>	Accurate legal description or a map drawn to scale showing the property boundaries that are to be rezoned, in sufficient detail to for the rezoning to be located on the Official Zoning Map.
<input checked="" type="checkbox"/>	4 (11"x17") copies of the site plan.
<input checked="" type="checkbox"/>	2 (24"x36") copies of the site plan.
<input checked="" type="checkbox"/>	Digital (.pdf) submission of all application materials
<input type="checkbox"/>	Public Input Meeting Report (Section 3.4.3 or see Public Input Meeting on the first page of this application)
<input checked="" type="checkbox"/>	A description and/or statement of the present and proposed zoning regulation or district boundary and stating why the request is being made and any information that is pertinent to the case. If the owner and applicant are different, the letter must be signed by both parties.
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	<p>A generalized site development plan shall include the following items:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A vicinity map drawn to a suitable scale which illustrates adjacent or nearby roadways, railroads, waterways & public facilities. <input type="checkbox"/> A (metes and bounds) boundary of the parcel or portion of the parcel to be rezoned and developed. <input type="checkbox"/> All existing easements, reservations and rights of way. <input type="checkbox"/> Delineation of all Areas of Environmental Concern including but not limited to federal jurisdictional wetlands. <input type="checkbox"/> For residential uses, the number of units, heights and a generalized location. For non-residential uses, the height, approximate footprint and location of all structures. <input type="checkbox"/> If a known use is proposed: Traffic impact report, parking and circulation plans illustrating dimensions, intersections and typical cross sections. <input type="checkbox"/> All proposed setbacks, buffers, screening and landscaping. <input type="checkbox"/> Phasing. <input type="checkbox"/> Signage. <input type="checkbox"/> Outdoor lighting. <input type="checkbox"/> Current zoning district designation and current land use status. <input type="checkbox"/> Other information deemed necessary by the Administrator, Planning Board, or Board of Commissioners, including but not limited to a Traffic Impact Analysis or other report from a subject matter expert.

Office Use Only

ZMA-CD Fees: (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter)				Total Fee Calculation: \$			
Attachments Included with Application: (Please include # of copies)							
CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N	
Payment Method:	Cash : <input type="checkbox"/> \$ _____		Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa		Check: <input type="checkbox"/> Check # _____		
Application received by:					Date:		
Application completeness approved by:					Date:		
Dates scheduled for public hearing:			<input type="checkbox"/> Planning Board:		<input type="checkbox"/> Board of Commissioners:		

REZONE 2024-69

Narrative

CONDITIONAL ZONING MAP AMMENDMENT PROJECT NARRATIVE

Pender County Planning and Community Development

805 S. Walker Street
Burgaw, NC 28425

Good Morning Pender County Planning Department,

I am seeking approval on a small project on my property located at 12919 US Hwy 17 across from Whitebridge in Hampstead. The property is currently zoned RP – Residential Performance, but we seek to change that to a General Business zoning, unless your Department can approve the use under an RP with code revisions. From our conversations with the Department the last few weeks, we understand that the future land use plan has this area planned for “Neighborhood Mixed Use.”

While we understand the conformance of future county plans, we are only proposing 1.5 acres out of 9.2 acre tract to be used for indoor boat storage. The rest of the property is not ready to be converted to other uses at this time, and at my age, I may never see the rest of the property converted! My grandfather farmed this entire property in the early 1900s, and I have used the sawmill for the last 50- yrs. My son and I are trying to add a small piece of commercial use for the land, as the entire tract will be a mixed commercial use as described above in the future planning documents. We know from recent rezonings, the area is changing and we assumed our use would be in-line with those rezonings. For example, Highlands Industrial Park was approved to the north of my property as GB, and the property to the south owned by Ronald Dixon was recently rezoned to GB. In addition, the subject 1.5 acres is adjacent to Hampstead Mulch and Stone, which is a commercial business in RP Zoning.

Our project will consist of approximately 23 covered parking spaces for boat and trailer storage. It will be a single building with gravel turnaround area and a perimeter security fence. A well on site will serve for boat washing and rinsing, but the facility will have no restrooms or public office space. Our desire is to serve the community with an offsite facility for recreational boat storage. New residential subdivisions do not allow or have adequate space for boat, watercraft, and trailer parking onsite.

We do not see this request as unreasonable or nonconforming to the surrounding area in the near or long-term growth of this area. We hope to satisfy the County Zoning Ordinance and provide this facility to the community. Thank you for your consideration.

Sincerely,

Farnell Shingleton
Shingleton Farms

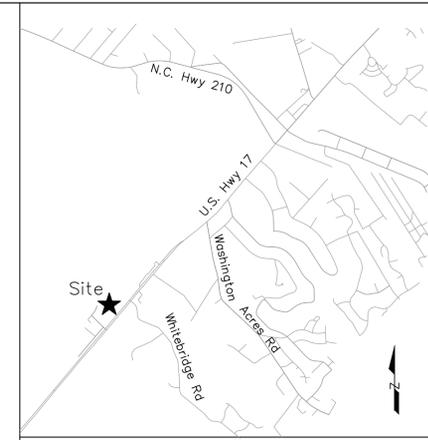
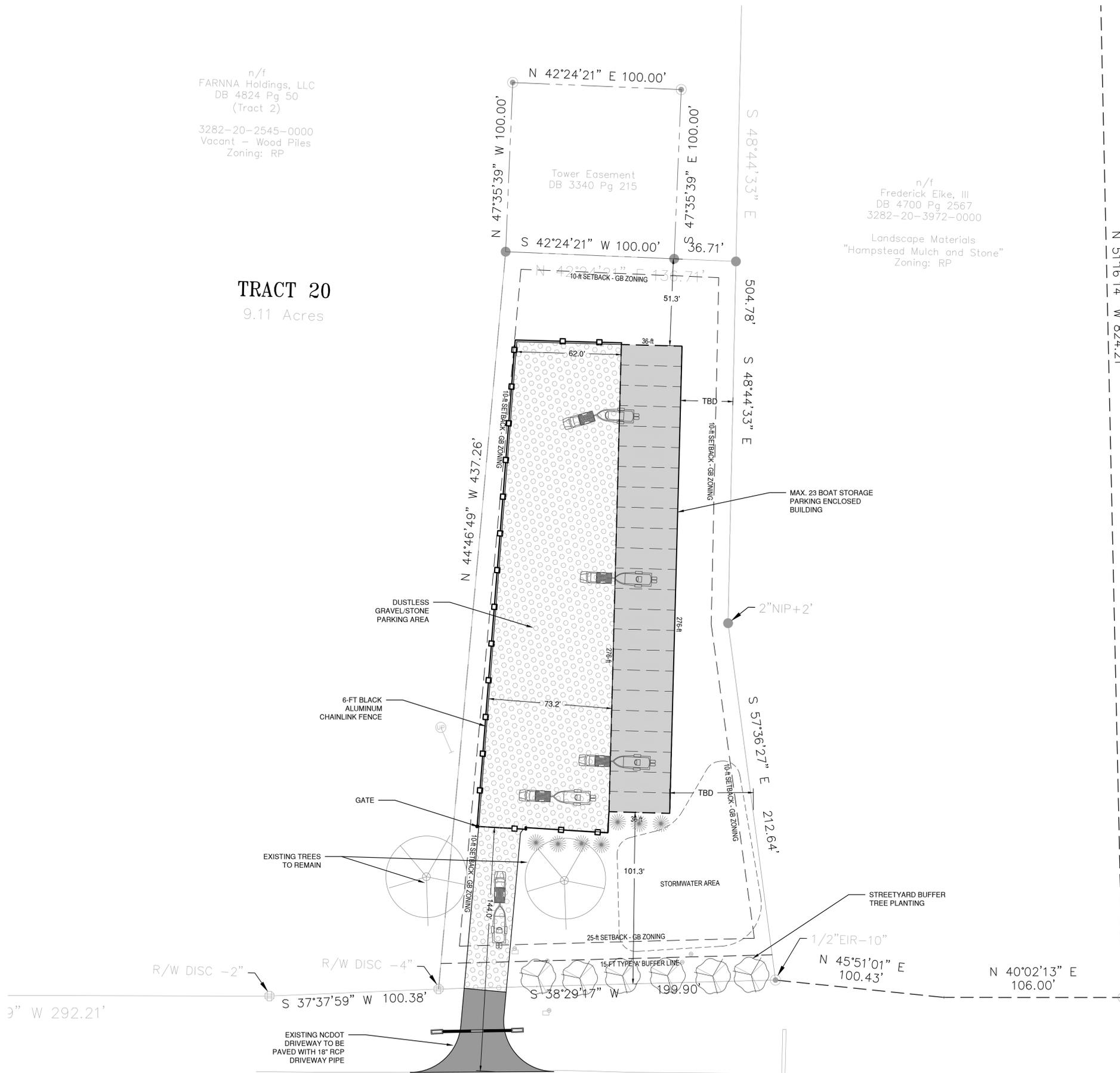
REZONE 2024-69

Site Plan

n/f
 FARNNA Holdings, LLC
 DB 4824 Pg 50
 (Tract 2)
 3282-20-2545-0000
 Vacant - Wood Piles
 Zoning: RP

n/f
 Frederick Eike, III
 DB 4700 Pg 2567
 3282-20-3972-0000
 Landscape Materials
 "Hampstead Mulch and Stone"
 Zoning: RP

TRACT 20
 9.11 Acres



VICINITY MAP
 NOT TO SCALE

SITE INFORMATION

PROJECT ADDRESS: 12915 US HWY 17
 HAMPSTEAD, NC 28443
 3282-20-2545-0000

PARCEL ID: FARNNA HOLDINGS, LLC
 PROPERTY OWNER: 12919 US HWY 17
 HAMPSTEAD, NC 28443

CURRENT ZONING: RP, RESIDENTIAL PERFORMANCE
 PROPOSED ZONING: GB, GENERAL BUSINESS

EXISTING USE: VACANT; CELL TOWER; LOG STORAGE
 PROPOSED USE: INDOOR BOAT STORAGE

TOTAL SITE AREA: ± 1.5 ACRES
 WETLANDS: N/A
 FLOOD PLAIN: SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE DFIRM PANEL 3720328200J EFFECTIVE DATE 2/16/07

SOIL TYPES: LAKELAND SAND (Ln)
 CAMA AREAS OF ENVIRONMENTAL CONCERNS: N/A
 CONSERVATION RESOURCES: N/A
 HISTORIC AND ARCHAEOLOGICAL SITES: N/A

DIMENSIONAL STANDARDS - GB ZONING

	REQUIRED	PROVIDED
FRONT SETBACK (US 17)	25'	101'
SIDE SETBACK	10'	TBD
REAR SETBACK	10'	51'
MAXIMUM HEIGHT	25'	14'

DEVELOPMENT / BUILDING DATA

TOTAL SQUARE FOOTAGE: 9,500-10,000 SF (INDOOR BOAT STORAGE BUILDING)
 PROPOSED BUILDING CONSTRUCTION: TYPE III (WOOD AND METAL)
 BUILDING LOT COVERAGE: 10,000 SF (15.3% OF THE SITE)
 EXISTING IMPERVIOUS: 20,900 SF
 PROPOSED IMPERVIOUS: 33,000 SF (50.1% OF THE SITE)
 AMOUNT OF DISTURBED AREA: ± 1.42 ACRES

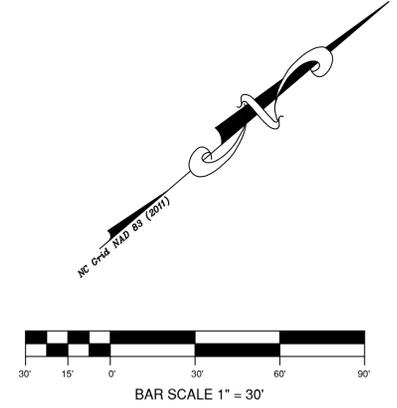
IMPERVIOUS TOTAL AREAS

BUILDINGS	10,000 SF
SIDEWALK-PATIOS (MIX OF PERVIOUS AND STD.)	0 SF
PARKING LOT (PERVIOUS CONCRETE)	23,000 SF

PARKING REQUIREMENTS

MINIMUM PARKING REQUIRED:	UNKNOWN
MAXIMUM PARKING REQUIRED:	UNKNOWN
PROVIDED PARKING:	0 SPACES

TRAFFIC GENERATION
 MAX. 23 TRIPS EVERY DAY ASSUMING EVERY BOATER LEAVES DURING PEAK HOURS



FARNNA HOLDINGS, LLC MARINE AND TRAILER PARKING 12919 US Hwy 17 - Topsail Township - Pender County	DATE: 4/15/23	S-1
	PROJECT ID: 2023-12 SCALE: 1" = 30' REVISIONS:	
CONDITIONAL REZONING SITE PLAN		