

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
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Burgaw, NC 28425



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Application Information Arcuri Construction, LLC Conditional Rezoning

Case Number: REZONE 2024-77 CZMA

Application Type: Conditional Rezoning

Applicant: Arcuri Construction, LLC

Owners: Arcuri Properties, LLC

Location: The subject property is located on Fennell Town Road approximately 500 feet south of the intersection of Fennell Town Road and Hayes Place Lane in the Long Creek Township.

Property ID #: 3207-06-1257-0000

Description: Arcuri Construction, LLC, on behalf of Arcuri Properties, LLC, is requesting approval of a Conditional Rezoning for an approximately 0.89 acre portion of a larger 5 acre parcel to allow a specialty trade contractor business for commercial stormwater maintenance and repair.

Current Zoning: RA, Rural Agricultural

Technical Review Committee Meeting: 10/3/2024

Planning Board Meeting: 11/6/2024

Board of Commissioners Meeting: TBA

Application Materials

Application & Narrative
Site Plan

REZONE 2024-77

Application and Narrative

APPLICATION FOR CONDITIONAL REZONING

THIS SECTION FOR OFFICE USE			
Application No.	ZMA-CD REZONE 2024-77 CZMA	Date	9/10/2024
Application Fee	\$ 500.00	Invoice Number:	00042692
Pre-Application Conference	N/A	Hearing Date	TBA
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Arcuri Construction, LLC	Owner's Name:	Arcuri Properties, LLC
Applicant's Address:	718 Bayshore Drive	Owner's Address:	718 Bayshore Drive
City, State, & Zip	Wilmington, NC 28411	City, State, & Zip	Wilmington, NC 28411
Phone Number:	910-228-0424	Phone Number:	910-228-0424
Email Address:	marcuri@arcuriconstruction.com	Email Address:	arcuriproperties@gmail.com
Legal relationship of applicant to landowner:	Both companies owned by same persons (Mark Arcuri and Jennifer Arcuri)		
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3207-06-1257-0000	Total property acreage: <i>(rounded up to the nearest whole acre)</i>	0.89
Current Zoning District:	RA	Acreage to be Rezoned:	0.89
Project Address or Location:	Approx. 1200 Fennell Town Rd	Proposed Zoning District:	GB-CD1
Proposed Uses to be Considered (Include NAICS Code):			
238 - Equipment storage in building. Desk for owner's administration work, loading and unloading equipment.			
Proposed Uses to be Eliminated from Consideration (Include NAICS Code): None			
Township:	Long Creek	Road Type:	Public/Private/Both
Water Provider:	Private well	Waste Water Provider:	Private septic
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	Sep 5, 2024
Applicant's Name Printed	Mark T. Arcuri	Date:	Sep 5, 2024
Owner's Signature		Date:	Sep 5, 2024
Owner's Name Printed	Mark T. Arcuri	Date:	Sep 5, 2024
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 			

PROJECT NARRATIVE

Background / Introduction:

We are Mark Arcuri and Jennifer Arcuri and we (Arcuri Properties, LLC) took ownership of the parent property in January 2024.

We are currently developing a farm operation on the southern portion of the parent property under another one of our companies, Sunrise Gardens, LLC.

We now need a location for our company Arcuri Construction, LLC; also owned by both of us. Hence, the purpose of this Rezoning Application.

Location of Project:

The subject property is located on the west side of Fennel Town Rd. It will be located on a portion of the existing property with PIN 3207-06-1257-0000. Because the property is currently undeveloped, there is no address assigned, However, based on addresses of neighboring developed properties, we expect the project address to be even numbered and in the low 1200's of Fennel Town Rd, Rocky Point..

Type of Access to Project Site:

The garage building will access Fennell Town Rd. The subject property currently has a driveway with a 32 ft long culvert. However, this driveway's location is too close to the northern neighboring property. Therefore, the existing driveway will be removed and a new driveway will be installed at the location shown on the site plan. The project will also have a secondary access to the neighboring use to the south, which is Sunrise Gardens; currently being developed.

Detailed Description of all Construction Activities to be Undertaken on the Site:

Existing regulated trees and vegetation in the western buffer will remain.

No vegetation exists along the northern boundary, so a new 20 feet wide Buffer C will be installed along the northern boundary.

All other vegetation in the project area will be cleared.

The new driveway, culvert, and gravel construction entrance will be installed. Gravel base will be extended to the septic and building locations for construction access.

The existing driveway and culvert will be removed.

A metal garage building will be erected. It will have four garage bays (with corresponding garage doors) and one man door. The building will have a small office space. It will also have a bathroom with toilet, sink, and shower. We plan for the building to be attractive by using multiple colors and multiple siding textures.

A waterline connection will be made to the well (to be installed this year) on the southern portion of the parent property.

A septic tank and septic field will be installed for exclusive use of Arcuri Construction, LLC. It will be owned and maintained by Arcuri Construction, LLC.

For the vehicular areas, we will not use "ABC" or "Crush and Run"; which have fines and thus water does not soak in well. Instead, open graded gravel will be used so water will flow through the voids in the gravel (permeable) and into the ground below.

Type of Utilities That Will Serve The Project:

Water will be purchased from Arcuri Properties, LLC.

Onsite septic will treat wastewater.

Regarding electricity, it is our intent for the building to be "Off-Grid". It will be served via solar and batteries, along with a backup generator if needed for peak demand. However, a connection to Duke Energy may ultimately be chosen.

Required Permits for Project

A Pender County Building Permit will be required for the building.

Needham & Gulley Environmental, PLLC has already evaluated the property in 2022 and in 2024 regarding its suitability for septic sewer systems onsite. They found areas on the property suitable. The proposed septic location has been designed accordingly. Needham & Gulley Environmental, PLLC will facilitate the required septic permitting for this project.

NCDOT has already evaluated this proposed project and has determined a driveway permit is not required. We can provide this documentation if requested/required.

No other permit requirements are expected.

Description of Arcuri Construction Activities

Arcuri Construction, LLC is mostly a commercial stormwater maintenance and repair company. We also do some sitework construction and will be doing commercial building work soon. We will use this building to store equipment, such as trucks, trailers, mini-excavator, tractor, implements, pumps, small tools, etc. The proposed building on this rural property will be similar to many metal buildings on other farms in RA zones throughout the County.

Our activities will take place mostly inside the building, but sometimes just outside the bay doors. Our activities will mirror typical farming activities, such as loading hay bales onto trucks, unloading after jobs, repairing a flat tire, hitch up trailers, swap out tractor implements, equipment repairs and maintenance, paper work in the office, etc. Please note Arcuri Construction supports the Sunrise Gardens farm, which includes tilling, planting crops, fence erection and repair, mixing compost, etc.

Potential Impacts and/or Benefits on the Surrounding Area, Adjoining Properties

Arcuri Construction will not pose a nuisance or hazard to the neighbors or community.

The loudest piece of equipment that will be used outside will probably be a pressure washer, which has the same noise level as a lawn mower, and that would be approximately once per month on average. We will have a 25 gallon air compressor which will be inside the building, which the neighbors will not be able to hear.

The building will only have downward shining and shielded lights at each door. We will not light any of the gravel or open areas on the site.

Customers do not visit our business location. We are hired to do work at our client's job sites and that is where our work is performed and where client meetings occur.

This building will be part of our "homestead" so we want our activities quiet and unobtrusive; just like the community expects.

According to Pender County GIS, the Future Land Use Classification is unchanged (RA).

There will be adequate utilities for this small project, including water, septic, and electricity. Drainage is mostly flat but slightly overall slope towards Fennell Town Rd, which has roadside ditches for collection and conveyance. The property will be graded for positive drainage away from the building and septic area and towards Fennell Town Rd.

There will be approximately 150 feet from the nearest edge of Fennell Town Rd and the front of the building. This provides more than adequate area for our trucks and trailers to enter and leave the property without backing up on Fennell Town Rd. Also, the interconnection with the

parent property to the south (through Sunrise Gardens farm) further facilitates vehicles in and out of the subject site.

We will conform to all permit requirements during construction. Likewise, once construction is complete and we are using the building, we will conform to all requirements of the rezoning approval.

The proposed garage building will not adversely affect surrounding uses or property owners. The proposed project lease area is adequate and is actually larger than it needs to be. We have provided building setbacks to at least meet (rear), but mostly greatly exceed the minimums in both RA and GB zones. See below summary:

<u>Location</u>	Min Required Building <u>Setback (RA)</u>	Min Required Building <u>Setback (GB)</u>	Provided Building <u>Setback</u>
Front	30 ft	25 ft	127 ft
Left Side	20 ft	10 ft	54 ft
Right Side	20 ft	10 ft	55 ft
Rear	30 ft	10 ft	30 ft

Future:

Once both the garden and construction companies are established, we will build a house which will be situated on the parent property to the south; between Sunrise Gardens and Arcuri Construction. We will then have our dream “homestead”. We look forward to growing our roots in Rocky Point!

REZONE 2024-77

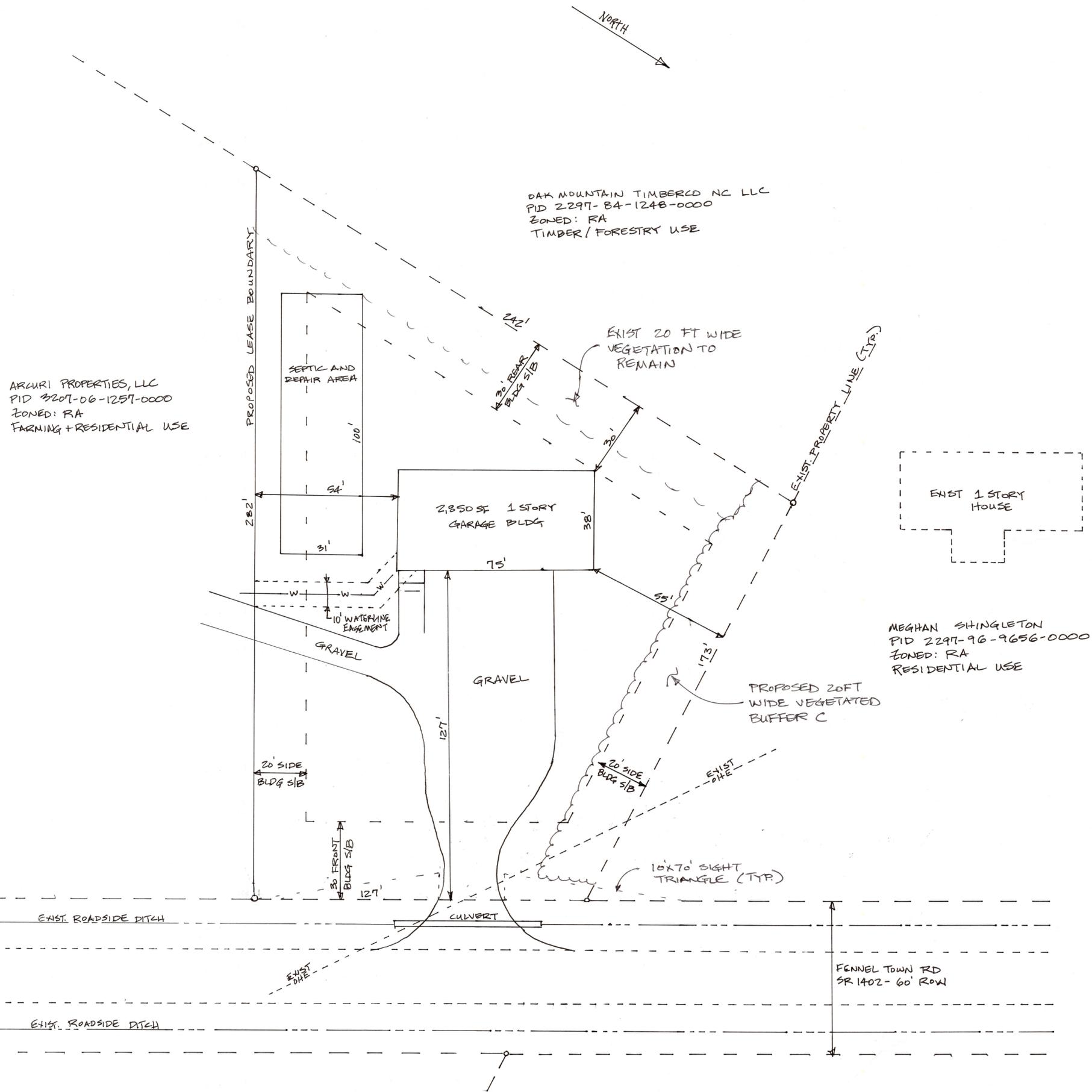
Site Plan

SITE DATA	
PID	3207-06-1257-0000
ADDRESS	TO BE DETERMINED
ACREAGE	0.89 AC
ZONING (EXIST)	RA
TOWNSHIP	LONG CREEK
PARKING PROVIDED	1
LAND USE (EXIST)	WOODED

LEGEND	
EXIST	EXISTING
TYP	TYPICAL
S/B	SETBACK
OHE	OVERHEAD ELECTRIC
ROW	RIGHT OF WAY
-W-	WATERLINE
WL	WATERLINE
ESMT	EASEMENT
BLDG	BUILDING

NOTES

1. SOLID WASTE DISPOSAL WILL BE BY PRIVATE SERVICE PROVIDER.
2. ELECTRIC SERVICE WILL BE SOLAR, BACKUP GENERATOR, AND/OR DUKE ENERGY.
3. NATURAL GAS IS NOT PROPOSED.
4. EXISTING TOPOGRAPHY IS LESS THAN 1 FT ACROSS PROPERTY.
5. BUILDING FLOOR AND SEPTIC MOUND GRADE WILL BE APPROXIMATELY 1-2 FT ABOVE GRADE.
6. NO IMPACTS (NOISE, VIBRATION, GLARE, ODOR, DUST) PROPOSED.
7. NO RESOURCE CONSERVATION AREAS ON SITE.
8. NO WETLANDS ON SITE.
9. BUILDING HEIGHT 26 FEET.
10. AN "ARCURI CONSTRUCTION" SIGN WILL BE PLACED ABOVE MAN-DOOR ON BUILDING. SIGN WILL BE 4FT WIDE X 2FT TALL. SIGN WILL NOT BE LIT. NO OTHER SIGNS ARE PROPOSED.
11. A DOWNWARD SHINING AND SHIELDED LIGHT WILL BE PLACED ABOVE EACH DOOR (FIVE TOTAL LIGHTS). NO OTHER LIGHTS ARE PROPOSED.



ARCURI PROPERTIES, LLC
 PID 3207-06-1257-0000
 ZONED: RA
 FARMING + RESIDENTIAL USE

DAK MOUNTAIN TIMBERCO NC LLC
 PID 2297-84-1248-0000
 ZONED: RA
 TIMBER / FORESTRY USE

MEGHAN SINGLETON
 PID 2297-96-9656-0000
 ZONED: RA
 RESIDENTIAL USE

Project:
ARCURI CONSTRUCTION

Date:
 September 5, 2024

Prepared by:
 MARK ARCURI

Proposed Tenant:
 ARCURI CONSTRUCTION, LLC
 718 BAYSHORE DR.
 WILMINGTON, NC 28411

Property Owner:
 ARCURI PROPERTIES, LLC
 718 BAYSHORE DR.
 WILMINGTON, NC 28411

