

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

Hooked-Up Towing Application Information Conditional Rezoning

Case Number: REZONE 2024-79

Application Type: Conditional Rezoning

Applicant: RSC Engineering, PLLC / Cliff Braam, PE

Owners: Hooked Up Properties, LLC

Location: 191 US HWY 210 Hampstead. Approximately 100 ft southeast of the intersection of US HWY 210 and Wilkes Lane

Property ID #(s): 4225-08-9934-0000

Description: Conditional rezoning application to allow NAICS 4884-Support activities for road transportation and NAICS 453 – Miscellaneous store retailers. There is one existing building on site they intend to convert to retail and seek to construct a second building for a towing business.

Total Area of Project: 0.96 ac

Current Zoning: RP, Residential Performance

Technical Review Committee Meeting: N/A

Board of County Commissioners/Planning Board Meeting: TBD

Application Materials

Application Package
Narrative
Site Plan

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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. ACB **Pre-submittal Meeting**
Date of Meeting _____
2. ACB **Signed Application**
3. ACB **Payment**
\$500 for the first 5 acres; \$10/ acre thereafter up to 1,000 acres; \$5 per acre thereafter
4. ACB **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. ACB **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. ACB **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. ACB **Digital Submission**
For all documents submitted in paper copy, a digital copy shall be sent via email or digital drive.
8. ACB **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. ACB **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.

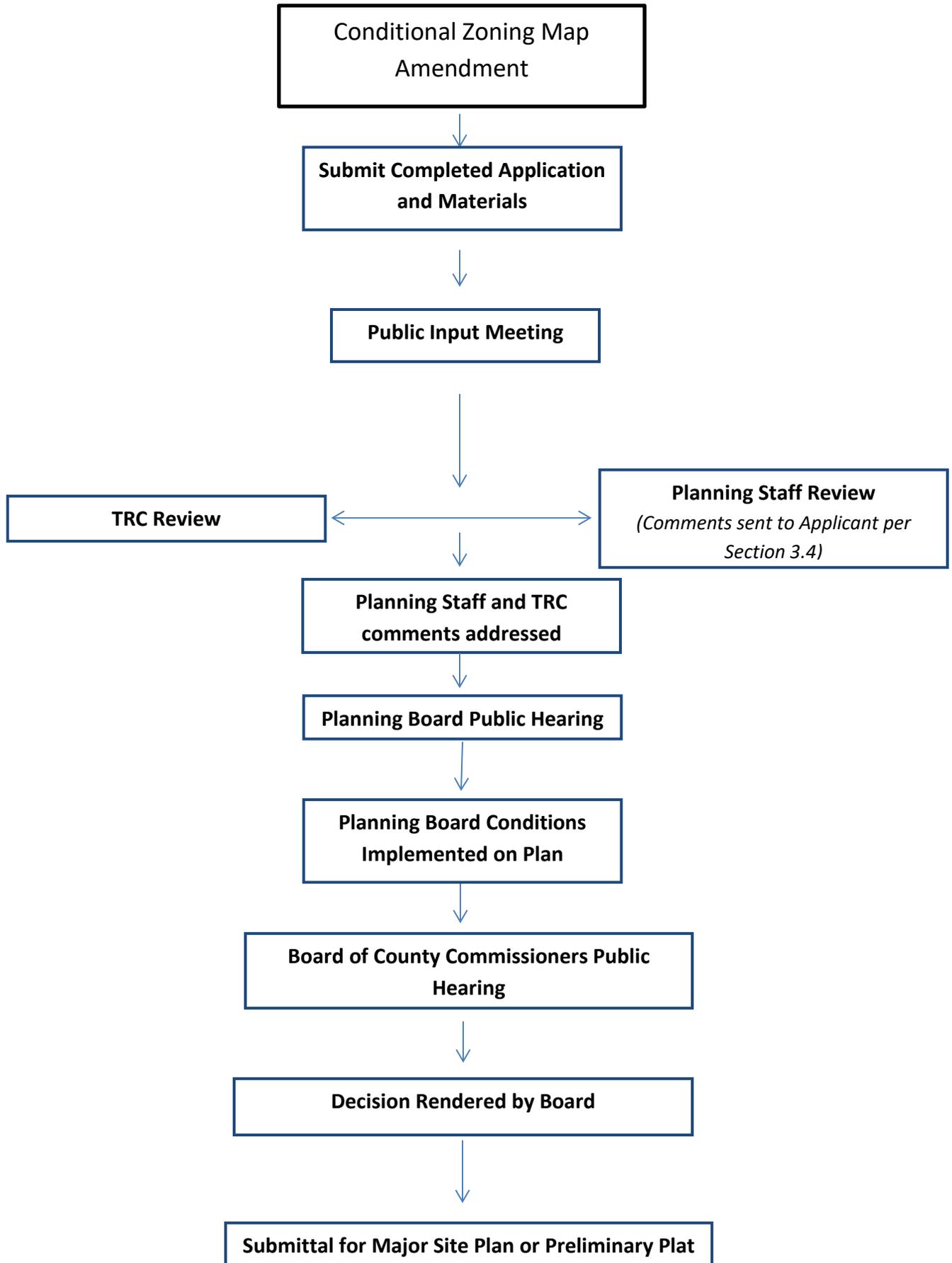
I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant 

Date 9/16/24

Printed Name Anthony C. Braam

Staff Initials:	_____
Date:	_____



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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.

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:	RSC Engineering, PLLC / Cliff Braam	Owner's Name:	Hooked Up Properties, LLC
Applicant's Address:	15226 US Hwy 17	Owner's Address:	6821 Old Bridge Site Rd
City, State, & Zip	Hampstead, NC 28443	City, State, & Zip	Wilmington, NC 28429
Phone Number:	919-219-2543	Phone Number:	910-599-4454
Email Address:	cliff@rscengineering.com	Email Address:	dispatched.hookedup@gmail.com
Legal relationship of applicant to landowner: Project Engineer			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	4225-08-9934-0000	Total property acreage:	0.96
Current Zoning District:	Residential Performance (RP)	Proposed Zoning District:	Conditional Rezoning (CZ)
Project Address or Location:	191 US Hwy 210, Hampstead NC 28443		
Proposed Uses to be Considered (Include NAICS Code):			
NAICS 4884 - Support Activities for Road Transportation (Towing)			
NAICS 453 - Miscellaneous Store Retailers			
Proposed Uses to be Eliminated from Consideration (Include NAICS Code):			
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	10/8/24
Applicant's Name Printed	Cliff Braam, PE	Date:	10/8/24
Owner's Signature		Date:	10/8/24
Owner's Name Printed	Mark Gabriel	Date:	10/8/24
<u>NOTICE TO APPLICANT</u>			
<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 checked="" 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"/>	12 (11"x17") map copies to be distributed to the Planning Board					
<input checked="" type="checkbox"/>	20 (11"x17") map copies to be distributed to the Board of Commissioners					
<input checked="" type="checkbox"/>	Digital (.pdf) submission of all application materials					
<input checked="" 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: (<i>\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter</i>)	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:	

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.

Narrative
191 & 201 US Hwy 210, Wilmington, NC 28405
(Proposed Rezone from RP to CZGB)

The request being submitted is to rezone parcel (PIN 4225-08-9934-0000) from RP (Residential Performance) to CZ (Conditional Rezoning). The parcel is located at 191 US Hwy 210 in Hampstead, NC and is 0.96 acres in size. The parcel currently has 2 addresses assigned to it, 191 for the towing business that is located at the front of the property and 201 for a residential mobile home that was located at the rear of the property. The towing business (Hooked Up Towing) is still at the front of the lot and operational. The mobile home that was located at the rear of the property was abandoned many years ago and was in a state of disrepair when the current owner purchased the property and was therefore removed from the property.

In April of 2014, the current owner was granted a special use permit to operate his towing business out of the existing building at the front of the property. However, during recent conversations with the county, they do not have record of the SUP and therefore with this in mind along with the owner's desire to make changes to the current layout and use of the property, a conditional rezoning of the property is being sought to allow continued use of the property for the towing business.

The owner desires to move the current towing business from the front of the property to the rear of the property in a new building that is to be constructed. It is also desired to change the use of the existing building at the front of the property to house a retail business of some sort to be determined at a later date.

PROJECT INFORMATION

HOOKED UP TOWING
NAISC CODES: 4884 - SUPPORT ACTIVITIES FOR
ROAD TRANSPORTATION
453 - MISC. STORE RETAILER

PROPERTY OWNER

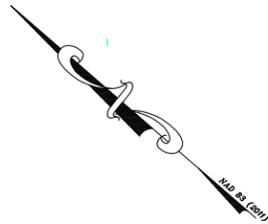
HOOKED UP PROPERTIES, LLC
6600 RED BAY CT
WILMINGTON, NC 28405

ENGINEER

RSC ENGINEERING, PLLC
15226 US HWY 17
HAMPSTEAD, NC 28443

SITE DATA:

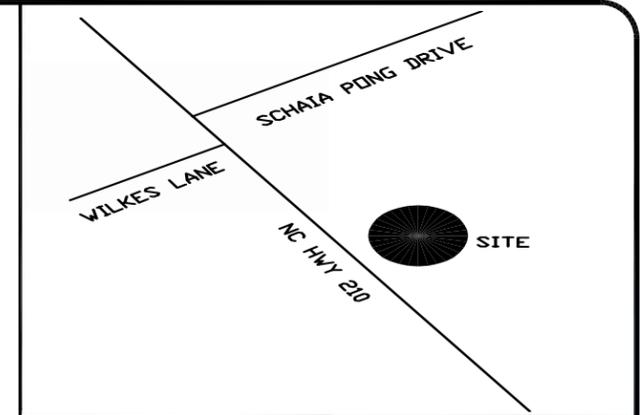
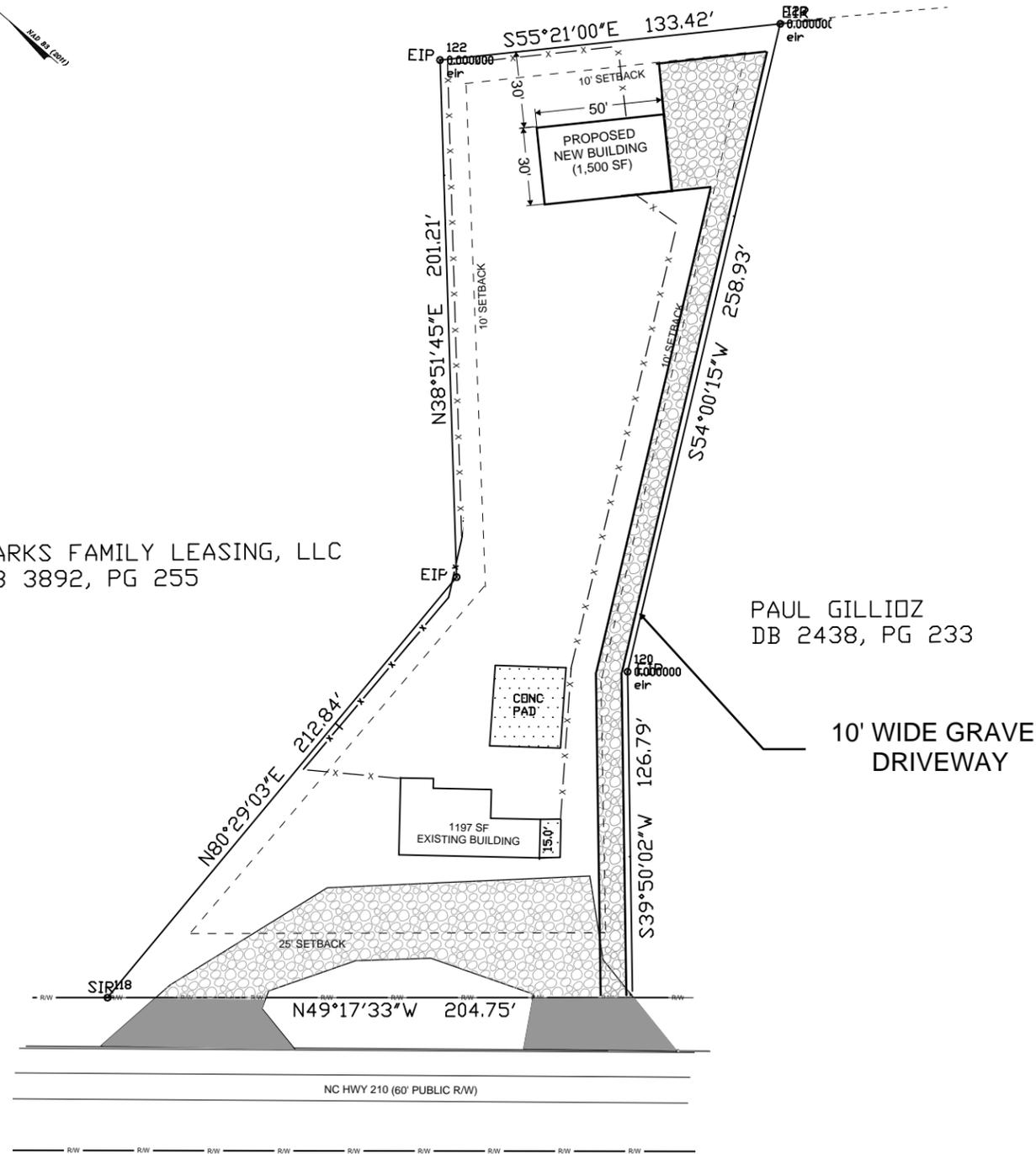
PIN: 4225-08-9934-0000
1.0 ACRES
CURRENT ZONE: RESIDENTIAL PERFORMANCE (RP)
PROPOSED ZONE: CONDITIONAL ZONING
GENERAL BUSINESS (CZGB)
SETBACKS: FRONT = 25', SIDE = 10', REAR = 10'



PARKS FAMILY LEASING, LLC
DB 3892, PG 255

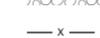
PARKS FAMILY LEASING, LLC
DB 3892, PG 255

PAUL GILLIOZ
DB 2438, PG 233



VICINITY MAP

LEGEND

-  ASPHALT
-  GRAVEL
-  FENCE



SCALE: 1" = 60' (HORIZ.)



DESIGN & MAINTENANCE
OF ALTERNATIVE LAND USES

RSC ENGINEERING, PLLC
15226 US HWY 17
HAMPSTEAD, NORTH CAROLINA 28443
PHONE: 910.270.9599 ~ FAX: 910.270.9592
E-Mail: sonya@rscengineering.com

HOOKED UP TOWING

191 US HWY 210
DB 4205 PG 42
TOPSAIL TOWNSHIP - PENDER COUNTY - NORTH CAROLINA

**PRELIMINARY SITE PLAN
CONDITIONAL REZONING**

DATE: 9/16/24
SCALE: 1"=60'
JOB # 24084738
DRAWN BY: ACB
SHEET 1