

# 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](http://www.pendercountync.gov)

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## Rocky Point Mini-Storage Application Information Special Use Permit

**Case Number:** SUP 2024-49

**Application Type:** Special Use Permit

**Applicant:** Rich Cavanaugh

**Owners:** Rich Cavanaugh

**Location:** The subject property is located approximately 1.15 miles south of the intersection of NC Highway 210 and US Highway 117 to the west of US Highway 117 in the Rocky Point township.

**Property ID #(s):** 3234-67-2032-0000

**Description:** Special Use Permit requesting a self-storage facility. This project will consist of approximately 350 self-storage units and 50 covered units for recreational vehicle and boat storage.

**Total Area of Project:** 8.25 ac

**Current Zoning:** RA, Rural Agricultural

**Technical Review Committee Meeting:** N/A

**Board of County Commissioners/Planning Board Meeting:** January 21, 2025

### Application Materials

Application Package  
Narrative  
Site Plan

**SUP 2024-49**

Application

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## Special Use Permit Submission

Applications will be considered for the Board of County Commissioners hearing and reviewed 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 9/25/24
2.  **Signed Application**
3.  **Payment**  
Invoice generated upon receipt of application for online payment. **Do not include check with application.** \$300 for the first 5 acres; \$10 per acre over 5 acres of the project area (*rounded up to the nearest whole acre*)
4.  **Site Plan**  
All Site Plans submitted must be in accordance with Section 3.12.2 of the Unified Development Ordinance.
5.  **Digital Submission**  
For all documents submitted in paper copy, provide a digital copy. These may be emailed or uploaded to a share folder. Physical media such as CD or USB drives will not be accepted.
6.  **Adjacent Property List**  
The applicant shall provide to the Administrator a list of names and addresses of the owners of all properties located within 500-feet of the perimeter of the project bounds along of the property under consideration.
7.  **Adjacent Property Envelopes**  
The applicant shall provide one (1) set of #10 envelopes with typed addresses to each person on the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the required amount for first class postage. Do not include return address or company branding on envelopes.
8.  **Project Narrative**  
A description of the proposed Special Use Permit including response to the standards set forth in Section 3.12.3.G of the Unified Development Ordinance.

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

Signature of Applicant

Date

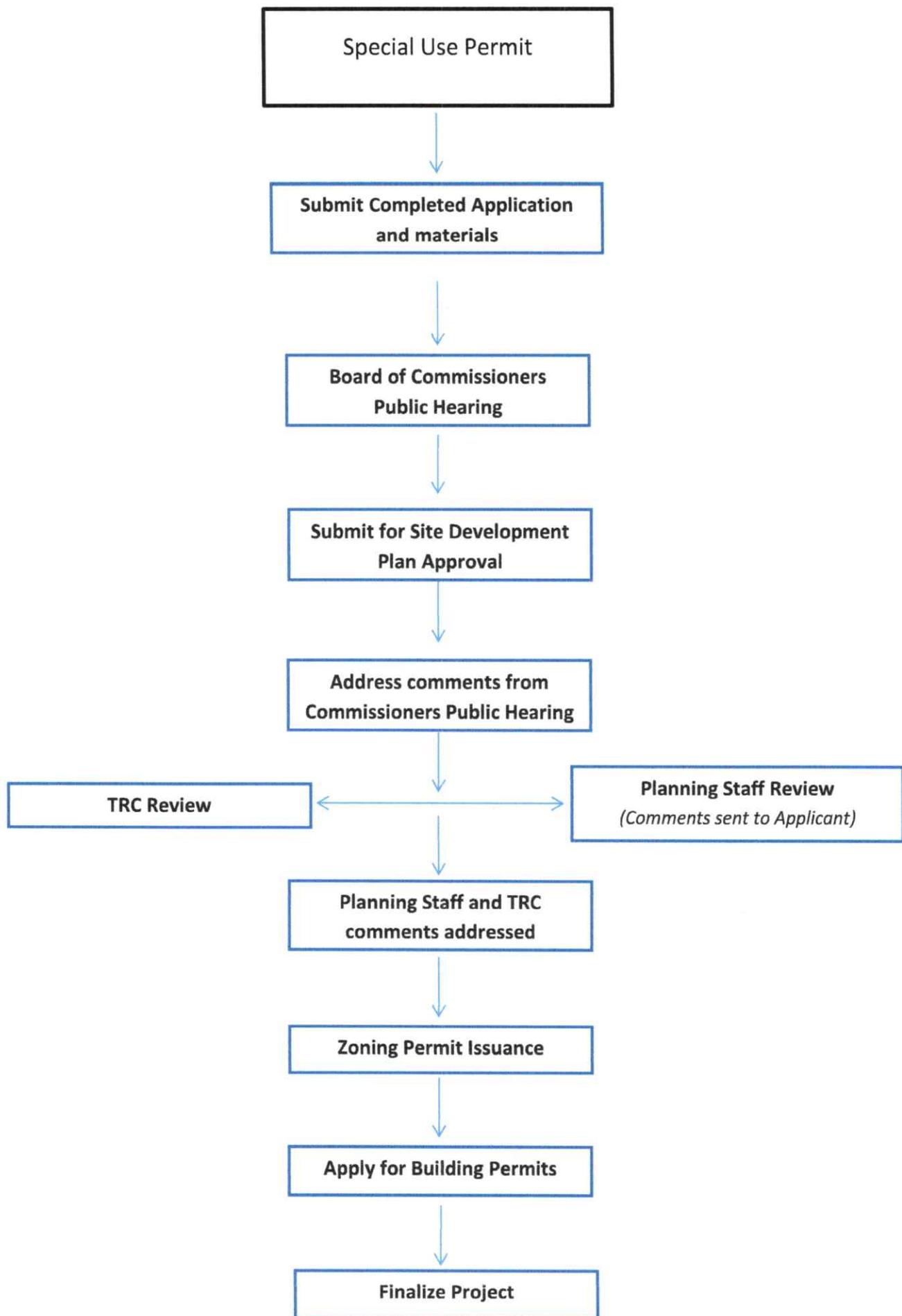
11-26-24

Printed Name

RICHARD CAVANAUGH

Staff Initials: \_\_\_\_\_

Date: \_\_\_\_\_



## Special Use Permit Specific Requirements

**1. Project Narrative**--Written description of the project (max of 3 pages) including the following:

- Location of the project and type of access to project site
- Detailed description of the activities to be undertaken on the site, including hrs. of operation, # of employees, etc.
- Description of all construction activities to be undertaken on the site
- Describe type of utilities that will serve project and status of approval from applicable providers
- List of all state and federal permits that will be required for the project
- Applicant must specifically address the 8 written findings for Special Use Permit approval which are identified on page 1 of this application and in the Pender County Unified Development Ordinance (Section 3.12.3.G.). Describe any potential impacts the project will have on the community or adjacent properties such as traffic, noise, etc. and explain efforts to mitigate these impacts. The applicant may also wish to describe any positive benefits the project will provide for the community and/or neighbors of the project.

**2. Project Map(s)**--Map or maps of the special use project site with boundaries of the project if less than the parcel boundaries. This map or maps shall be drawn to a readable scale. The scale shall be not more than 200' to the inch. The map shall display an accurate bar graph scale, date prepared, north arrow and the author of the map. This map(s) shall show the following:

- Structures. Location of all structures within fifty (50) feet of the property; location and depth, if known, of any existing utility lines in the property or along any adjacent road.
- Location of property boundaries, location of any easements for utility lines or passage which cross or occupy any portion of the property for proposed lines;
- Name, address, tax map number, acreage, zoning, township and means of access to the site (road or recorded access easement);
- Location and status of utilities: water, sewer, well, septic system, method of solid waste disposal, electrical service and natural gas if available;
- Existing topography and all proposed changes. Include calculations to show total acreage of area to be graded or disturbed;
- Existing and proposed streams, drainage ways, ponds, lagoons, wetlands, flood plains, berms, etc.
- Existing and proposed structures and on-site improvements;
- Existing and proposed fencing, vegetative screening and buffering;
- Existing and proposed signs, lighting, landscaping, walks, parking and drives;
- Detail any expected impact to the community, such as; traffic, noise, vibration, glare, odor, dust, etc. and the method being used to lessen these impacts.

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## **SPECIAL USE PERMIT APPLICATION**

### **GENERAL**

1. An applicant shall be required to schedule a pre-submittal meeting with the Administrator at least thirty (30) days prior to submission of an application.
2. Any information the applicant wishes to submit to assist in making the above findings may be included as part of the Project Narrative or as a supplement labeled "Support Information-Required Findings" (max. 1 page).
3. Where construction, location or relocation is proposed to be done upon a residence, place of business or place of public assembly, no permit required for electrical, plumbing, heating, air conditioning or other construction, location or relocation activity under any provision of general or special law shall be issued until an authorization for wastewater system construction has been issued under G.S. 130A-336 or authorization has been obtained under G.S. 130A-337(c).

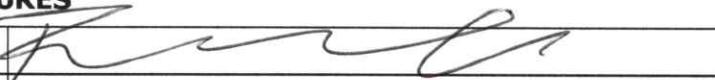
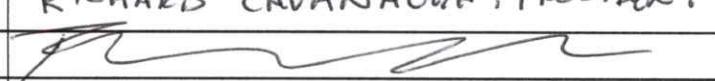
### **APPROVAL STANDARDS**

The Board of Commissioners shall approve, modify, or deny the application for a Special Use Permit. In approving a Special Use Permit, the Board of Commissioners, with due regard to the nature and state of all adjacent structures and uses in the district within same is located, shall make written findings that the following are fulfilled:

1. The use requested is listed among the special uses in the district for which application is made, or is similar in character to those listed in that district;
2. The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor adversely affect the safety, health, morals, or welfare of the community or of the immediate neighbors of the property;
3. The proposed use shall not constitute a nuisance or hazard;
4. The requested use will be in conformity with the Pender County Land Use Plan and other official plans or policies adopted by the Board of County Commissioners;
5. Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being provided;
6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize the traffic congestion in the public roads;
7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located; and
8. The proposed use shall not adversely affect surrounding uses and shall be placed on a lot of sufficient size to satisfy the space requirements of said use.

Conditions and Guarantees - Prior to the granting of any special use, the Board of Commissioners may stipulate such conditions and restrictions upon the establishment, location, or construction, maintenance, and operation of the special use as it deems necessary for the protection of the public and to secure compliance with the standards and requirements specified in this ordinance. In all cases in which special uses are granted, the Board of Commissioners shall require such evidence and guarantees as it may deem necessary to assure that conditions stipulated in connection therewith are being and will be complied with.

## APPLICATION FOR SPECIAL USE PERMIT

THIS SECTION FOR OFFICE USE			
Application No.	SUP	Date	
Application Fee	\$	Invoice Number	
Pre-Application Conference		Hearing Date	
<b>SECTION 1: APPLICANT INFORMATION</b>			
Applicant's Name:	H&P WOOD TURNINGS, INC	Owner's Name:	RICHARD CAVANAUGH
Applicant's Address:	PO BOX 505	Owner's Address:	529 HUGHES RD
City, State, & Zip	ROCKY POINT, NC 28457	City, State, & Zip	HAMPSTEAD, NC 28443
Phone Number:	910 512-4332	Phone Number:	910 512-4332
Email Address:	RICHCAV14@AOL.COM	Email Address:	RICHCAV14@AOL.COM
Legal relationship of applicant to landowner: OWNER / PRESIDENT			
<b>SECTION 2: PROJECT INFORMATION</b>			
Property Identification Number (PIN):	3234-67-2032-0000	Total property acreage: (rounded up to the nearest whole acre)	9
Zoning Classification:	RA	Acreage to be disturbed:	7
Water Provider:	WELL	Wastewater Provider:	SEPTIC
Project Address:	9375 US HWY 117 S, ROCKY POINT, NC	NAICS Code:	53
Description of Project Location:	NORTH HALF OF THE PROPERTY	Township:	ROCKY POINT
		Roads:	<input checked="" type="checkbox"/> Public / <input type="checkbox"/> Private
Describe activities to be undertaken on project site:	STORAGE UNITS		
<b>SECTION 3: SIGNATURES</b>			
Applicant's Signature		Date:	11-26-24
Applicant's Printed Name:	RICHARD CAVANAUGH, PRESIDENT	Date:	
Owner's Signature		Date:	
Owner's Printed Name:	RICHARD CAVANAUGH	Date:	11-26-24
<b>NOTICE TO APPLICANT</b>			
<ol style="list-style-type: none"> <li>1. Applicant must also submit the information described on the Special Use Checklist.</li> <li>2. Applicant or agent authorized in writing must attend the public hearing.</li> <li>3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Board of Commissioners or other authorized person agrees to table or delay the hearing.</li> <li>4. Applicant may wish to review the required findings for approval of a Special Use Permit found on page 1 of this application</li> <li>5. <b>Permit will become void after 12 months if a final zoning permit is not obtained, unless specifically requested at the time of public hearing.</b></li> </ol>			

**Office Use Only**

<input type="checkbox"/> <b>\$ 300 for the first 5 acres; \$10 per acre over 5 acres of the project area</b>		<b>Total Fee Calculation: \$</b>				
		<b>Application#:</b>				
		<b>Date of Hearing:</b>				
<b>Attachments Included with Application: (Please include # of copies)</b>						
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
<b>Payment Method:</b>	<b>Cash :</b> <input type="checkbox"/> \$ _____		<b>Credit Card:</b> <input type="checkbox"/> Master Card <input type="checkbox"/> Visa		<b>Check:</b> <input type="checkbox"/> Check # _____	
Application received by:					Date:	
Application completeness approved by:					Date:	

**SUP 2024-49**

Narrative

# Special Use Permit Request

**H & P Wood Turnings. Inc.**

**9375 US Hwy 117 S**

**Rocky Point, NC**

**Owner:**

**Rich Cavanaugh**

**529 Hughes Road**

**Hampstead, NC 28443**

The purpose of this narrative is to provide a description of the proposed Special Use Permit request within and provide a response to the standards set forth in Section 3.12.3.G of the Unified Development Ordinance.

## **Overview**

The proposed project located at 9375 US Hwy 117 S, Rocky Point, Pender County is requesting to construct a self storage facility in RA zoning District. This facility is a much needed component to the community with the new residential developments in the area. This small business will bring jobs to local community and will have no negative impacts on the surrounding uses. This property has direct access to US Hwy 117 S and is of sufficient size to meet all criteria in the Pender County UDO. It is bordered to the north by vacant land, to the west by a vacant strip of land owned by NCDOT, to the south by 3 Residential lots and to the east by US Hwy 117S.

The site is proposing a new connection to NC Hwy 117 S and will be permitted by NCDOT. The site will also contain a stormwater pond to handle all run off that is created and will be permitted by NCDEQ along with an Erosion and Sediment Control plan and Permit.

## **Written Findings**

### **Requested Use**

1) The use requested is listed among the special uses in the district for which application is made, or is similar in character to those listed in that district;

***The requested use of Storage Facility is acceptable in RA zoning districts under NAICS 53, Real Estate and Rental and Leasing under Article 5 pages 5-6 of the Pender County UDO.***

2) The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor adversely affect the safety, health, morals, or welfare of the community or of the immediate neighbors of the property;

***This storage facility will not have any adverse affects on the local community or the immediate neighbors of the property. The site will follow all standards as set forth by the Pender County UDU including Type C buffers along all property line joining residential uses.***

3) The proposed use shall not constitute a nuisance or hazard;

***The proposed storage facility will not be of nuisance or hazard to the community or neighbors as this type of business is not of such business to cause noise, or pollution.***

4) The requested use will be in conformity with the Pender County Land Use Plan and other official plans, or policies adopted by the Board of County Commissioners;

***The requested use and site plan will follow and adhere to the Pender County Unified Development Ordinance.***

5) Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being provided;

***Utilities will be provided by Pender County Public utilities (if available) or private well and septic system and be will permitted by Pender County Health Department.***

***The site will follow all local, state and federal laws, including but not limited to NCDEQ Erosion and Sediment Control Plan, NCDEQ Stormwater Permit, NCDOT Driveway Permit, NCDOT Encroachment Permit, Pender County Health Department.***

6) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize the traffic congestion in the public roads;

***Ingress and egress will be by way of a paved 26' driveway and the entrance will adhere to guidelines set forth by NCDOT. NCDOT permit will be required. There is a 90' stem of storage for ingress and egress. There will be minimal traffic day to day in and out of the storage facility.***

7) That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located; and

***This proposed site will meet or exceed the regulations set forth in the Pender County Unified Development Ordinance.***

8) The proposed use shall not adversely affect surrounding uses and shall be placed on a lot of sufficient size to satisfy the space requirements of said use.

***The site will sit on an 8.25 acre site. This parcel is of adequate size to satisfy the requirements of Pender County.***

### **In Conclusion**

The proposed storage facility will bring a much needed business into the community as well as provide jobs for small business and the local economy. The proposed used is allowed within the Zoning District under a special use permit. The site will adhere to all local, state, and federal regulations and will meet or exceed the guidelines set forth by the Pender County Unified Development Ordinance.

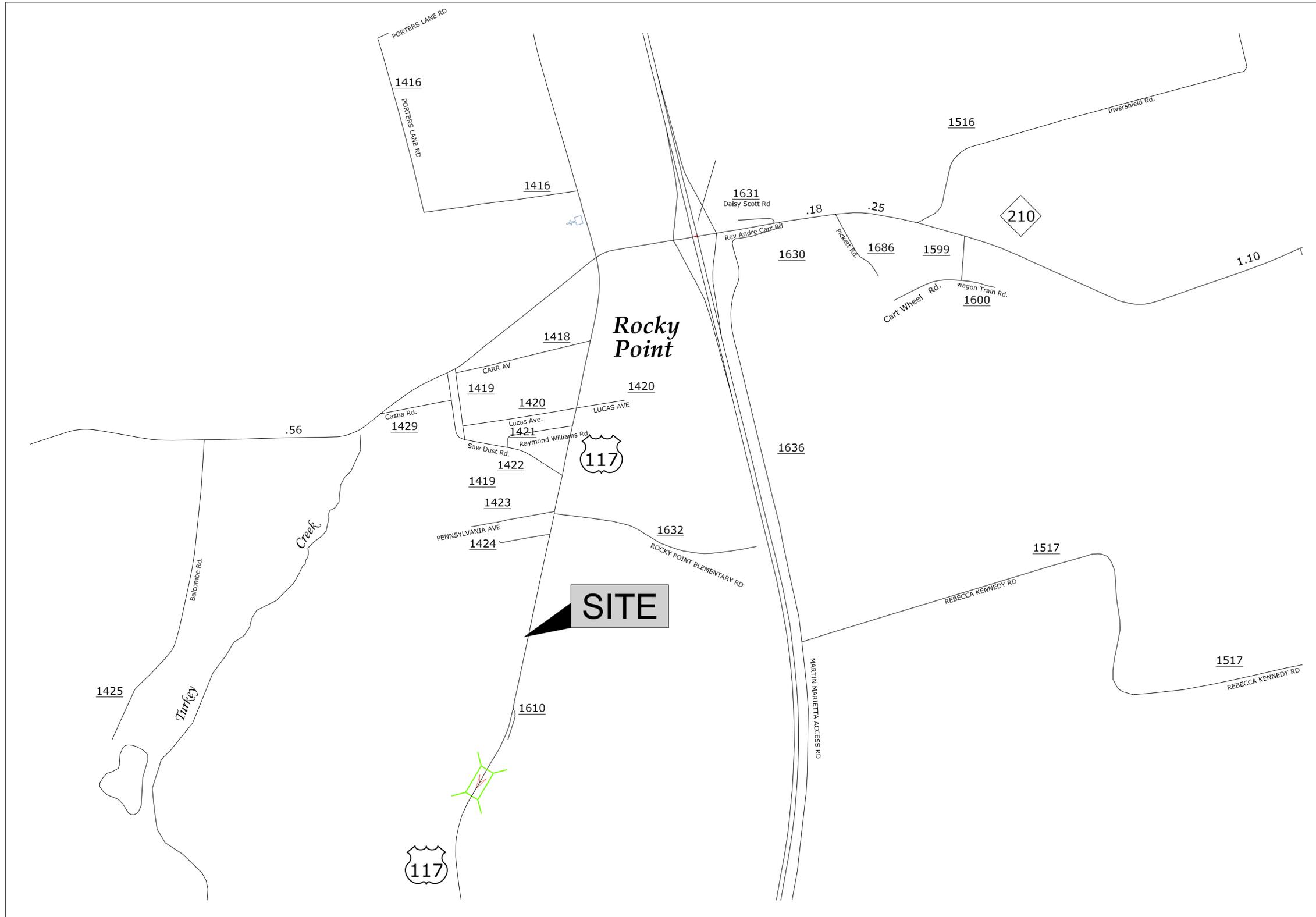
**SUP 2024-49**

Site Plan

# H & P WOOD TURNINGS INC

PENDER COUNTY, NORTH CAROLINA

OWNER: RICHARD CAVANAUGH  
529 HUGHES ROAD  
HAMPSTEAD, NC 28443



Scale: 0 10 20 30

HANOVER DESIGN SERVICES, P.A.  
LAND SURVEYORS, ENGINEERS & LAND PLANNERS  
1221 LUTHER BUCKNAY  
WILMINGTON, NORTH CAROLINA 28403  
PHONE: (717) 233-5002  
LICENSE # 44291

REVISIONS	DATE

Site Plan  
H & P Wood Turnings Inc.  
ROCKY POINT TOWNSHIP, PENDER COUNTY, NORTH CAROLINA  
OWNER: Richard Cavanaugh  
529 Hughes Road  
Hampstead, NC 28443

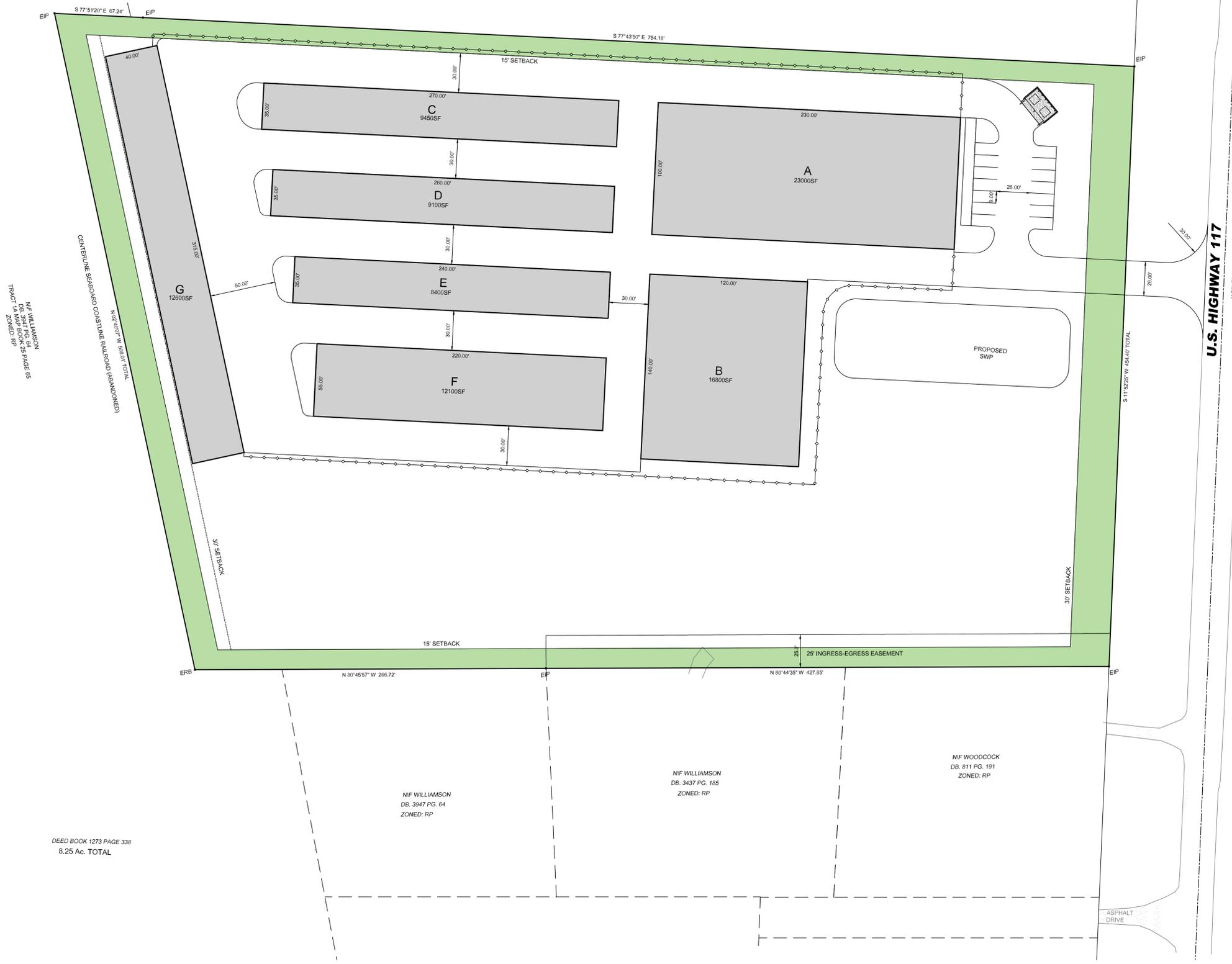
Date: 07-10-24  
Scale: HORZ. 1" = 40'  
Drawn: GW  
Checked:   
Project No: 16382

COVER SHEET

PRELIMINARY PLAN

Sheet No: 1 / 4

DA PROPERTIES II, LLC  
DB, 4719 PG. 1202  
TRACT A MAP BOOK 21 PAGE 25



N/F WILLIAMSON  
DB, 3947 PG. 64  
TRACT 1A ZONED: RP

CENTERLINE SEABOARD COASTLINE RAILROAD (ABANDONED)  
N 02° 00' 00" W 400.00' TOTAL  
40.00'

DEED BOOK 1273 PAGE 338  
8.25 Ac. TOTAL

**SITE DATA**

PACEL ID NO: 3234-67-2032-0000  
ZONING: FA  
CURRENT LAND USE CLASS: COMMERCIAL  
PROPOSED USE: STORAGE  
HEIGHT OF PROPOSED BUILDINGS 15 FT.

**SETBACKS**

FRONT = 30'  
REAR = 30'  
SIDE = 15'  
MINIMUM REQUIRED STRUCTURE SEPERATION= 20'  
MAXIMUM BUILDING HEIGHT= 35'

NO.	REVISIONS	DATE

**H & P Wood Turnings, Inc**  
ROCKY POINT TOWNSHIP, FENDER COUNTY, NORTH CAROLINA

**OWNER: Richard Cavanaugh**  
529 Hughes Road  
Hampstead, NC 28443

Date: 07-10-24  
Scale: HORZ. 1" = 40'  
Drawn: GW  
Checked:   
Project No: 16382

**SITE PLAN**

**PRELIMINARY PLAN**

Sheet No: **2** of **4**

**HANOVER DESIGN SERVICES, P.A.**  
LAND SURVEYORS, ENGINEERS & LAND PLANNERS  
123 LUTAL ROADWAY  
HANOVER, NC 28030  
PHONE: 703-233-8000  
LICENSE # 14281

Scale: 1" = 40'

North Arrow



DA PROPERTIES II, LLC  
DB. 4719 PG. 1202  
TRACT A MAP BOOK 21 PAGE 25

NF WILLIAMSON  
DB. 3947 PG. 25 PAGE 65  
TRACT 1A MAP BOOK 25  
ZONED: RP

DEED BOOK 1273 PAGE 338  
8.25 Ac. TOTAL

NF WILLIAMSON  
DB. 3947 PG. 64  
ZONED: RP

NF WILLIAMSON  
DB. 3437 PG. 185  
ZONED: RP

NF WOODCOCK  
DB. 811 PG. 191  
ZONED: RP

PRELIMINARY PLAN

NO.	DATE	REVISIONS

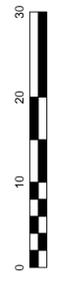
**H & P Wood Turnings, Inc**  
ROCKY POINT TOWNSHIP, PENDER COUNTY, NORTH CAROLINA

**OWNER: Richard Cavanaugh**  
529 Hughes Road  
Hampstead, NC 28443

Date: 07-10-24  
Scale: HORZ.: 1" = 40'  
Drawn: GW  
Checked:   
Project No: 16382

**SITE PLAN WITH EXISTING CONDITIONS**

Sheet No: **3**  
**4**



**HANOVER DESIGN SERVICES, P.A.**  
LAND SURVEYORS, ENGINEERS & LAND PLANNERS  
1123 FACIAL PARKWAY  
RICHMOND, VA 23220  
PHONE: (703) 353-0020  
LICENSE # C-0097

I warrant that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of North Carolina. I warrant that this plan was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of North Carolina.



DA PROPERTIES II, LLC  
DB. 4719 PG. 1202  
TRACT A MAP BOOK 21 PAGE 25

NF WILLIAMSON  
DB. 3947 PG. 64  
TRACT 1A MAP BOOK 25 PAGE 65  
ZONED: RP

DEED BOOK 1273 PAGE 338  
8.25 Ac. TOTAL

NF WILLIAMSON  
DB. 3947 PG. 64  
ZONED: RP

NF WILLIAMSON  
DB. 3437 PG. 185  
ZONED: RP

NF WOODCOCK  
DB. 811 PG. 191  
ZONED: RP

**HANOVER DESIGN SERVICES, P.A.**  
LAND SURVEYORS, ENGINEERS & LAND PLANNERS  
1122 FACIAL PARKWAY  
RICHMOND, VA 23262  
PHONE: (703) 353-0020  
LICENSE # C-0097

NO.	REVISIONS	DATE

**H & P Wood Turnings, Inc**  
ROCKY POINT TOWNSHIP, PENDER COUNTY, NORTH CAROLINA

**OWNER: Richard Cavanaugh**  
529 Hughes Road  
Hampstead, NC 28443

Date: 07-10-24  
Scale: HORZ.: 1" = 40'  
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Project No: 16382

**EXISTING CONDITIONS**

**PRELIMINARY PLAN**

Sheet No: **4**  
OK **4**

