

Pender County Planning and Community Development

Planning Division

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



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Randy Chapman Boat Storage Special Use Permit

Case Number: SUP 2022-27

Application Type: Special Use Permit

Applicant: Randy Chapman

Owners: Kenneth & Karen McCabe

Location: Western side of US HWY 17, approximately one-half mile south of the Pender-Onslow County line.

Property ID #(s): 4226-75-1116-0000

Description: Request for the approval of a Special Use Permit that would allow for the storage of Watercrafts outdoors.

Current Zoning: GB, General Business

Board of County Commissioners Meeting

Monday, April 19, 2022

Application Materials


Application Package

Project Narrative

Site Plan

APPLICATION PACKAGE

APPLICATION FOR SPECIAL USE PERMIT

THIS SECTION FOR OFFICE USE			
Application No.	SUP	Date	
Application Fee	\$	Invoice Number	
Pre-Application Conference		Hearing Date	
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Randy Chapman	Owner's Name:	KENNETH KAREN McCABE
Applicant's Address:	122 Marcell Ln.	Owner's Address:	137 N. BELVEDERE DR.
City, State, & Zip	Hampstead, NC 28443	City, State, & Zip	HAMPSTEAD, NC 28443
Phone Number:	910-231-1738	Phone Number:	910-297-0183 / 910-547-1527
Email Address:	rchapman917@gmail.com	Email Address:	mcabek2@beltsouth.net
Legal relationship of applicant to landowner:	mcabek2@beltsouth.net		
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	4226-75-1116-0000	Total property acreage:	1.35
Zoning Classification:	GB	Acreage to be disturbed:	.65
Water Provider:	N/A	Wastewater Provider:	N/A
Project Address:	2 S. US 17 Hampstead, NC 28443	MAICS Code:	
Description of Project Location:	The cleared portion of the lot		
Describe activities to be undertaken on project site:	Boat + Boat Trailer storage		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	3-2-22
Applicant's Printed Name:	Randy Chapman	Date:	
Owner's Signature	KAREN L. McCABE / Kenneth McCabe	Date:	3/3/22
Owner's Printed Name:	KAREN L. McCABE / KENNETH McCABE	Date:	3/3/22
NOTICE TO APPLICANT			
<ol style="list-style-type: none"> 1. Applicant must also submit the information described on the Special Use 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 Board of Commissioners or other authorized person agrees to table or delay the hearing. 4. Applicant may wish to review the required findings for approval of a Special Use Permit found on page 1 of this application 5. Permit will become void after 12 months if a final zoning permit is not obtained, unless specifically requested at the time of public hearing. 			

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Phone Number:	910-231-1738	Phone Number:	910-231-1738
Email Address:	rchapman917@gmail.com	Email Address:	rchapman917@gmail.com

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PROJECT NARRATIVE

2 S US HWY 17
Hampstead NC .
Parcel # 4226-75-1116-0000

The objective with this lot is to create a storage area for boats and boat trailers. This is a solution for a problem I have with my other business in Pender County, Aquaholics Boat Rentals LLC. I currently do not have a place to store 8 boats and trailers. Hopefully we can make this work, not only for myself, but for other businesses and individuals in need as well.

Overall, the construction impact will be minimal as the lot is already 75% cleared. The northern side of the lot will need trees and shrubs cleared which will be done by a local company. The perimeter of the lot will be enclosed with a 6ft chain link fence, with a rolling gate entrance. Once the trees are removed the lot will be ready for grading which can be done with the use of a small bobcat. After the lot is graded and leveled, I will lay a geo textile fabric, and then gravel it. The gravel will be # 57 gravel that is at least 4 inches thick, per the NC DEQ and State Storm Water's recommendations. The corners of the lot will have solar powered lights, preventing the need for any electricity on site. The site will only consist of a fence around the perimeter, with a 5ft buffer in between the fence and any wetland. Gravel lot to prevent anyone from getting stuck, and solar powered lights so it is visible at night. We will not have any type of building structure on site. There will not be a need for power or water. Gravel entrance, 20ft wide from 17S to the lot.

I do not believe any state or federal permits will be required for the project. If any are necessary, please explain what for.

Activities to take place on the lot are simply the parking of boat or boat trailers. Customers will prepay over the phone or through a website. The intent is for this to be self automated. Once someone prepays for their spot they will be given a code for entrance to the property as well as a preassigned parking spot. There will not be a need for any employees at the location. There will not be a kiosk on site, because payment will be taken over phone or through the website. I intend for customers to have 24 access to their equipment. I don't expect an increase in traffic in the area due to the storage lot. I don't feel the Storage lot will have an impact with traffic, it's a relatively small storage lot and there will only be a handful of people entering or leaving on a daily basis.

Pender County is growing at a rapid pace. Boating is part of the culture in this area. HOA's prevent a lot

of people from parking their vessel at their house, which make outside storage a necessity for the area. The demand is greater than what's currently available. I do not feel there will be a negative impact on the community, as the lot I'm hoping to occupy will be the only developed lot on the south side of 17 at the moment. The lot will be a positive impact on the community as it will give people in the area another option for storage of their trailer's, allowing them to be compliant with their HOA policies. It will also offer a solution for an already existing business in Pender County that continues to grow year after year. I look forward to working with the town to make this happen.

SITE PLAN(S)

25 US 17

- Each square measures
10 Feet

- No Power/Electric

- No Water or Sewer

- Rolling Gate Entrances

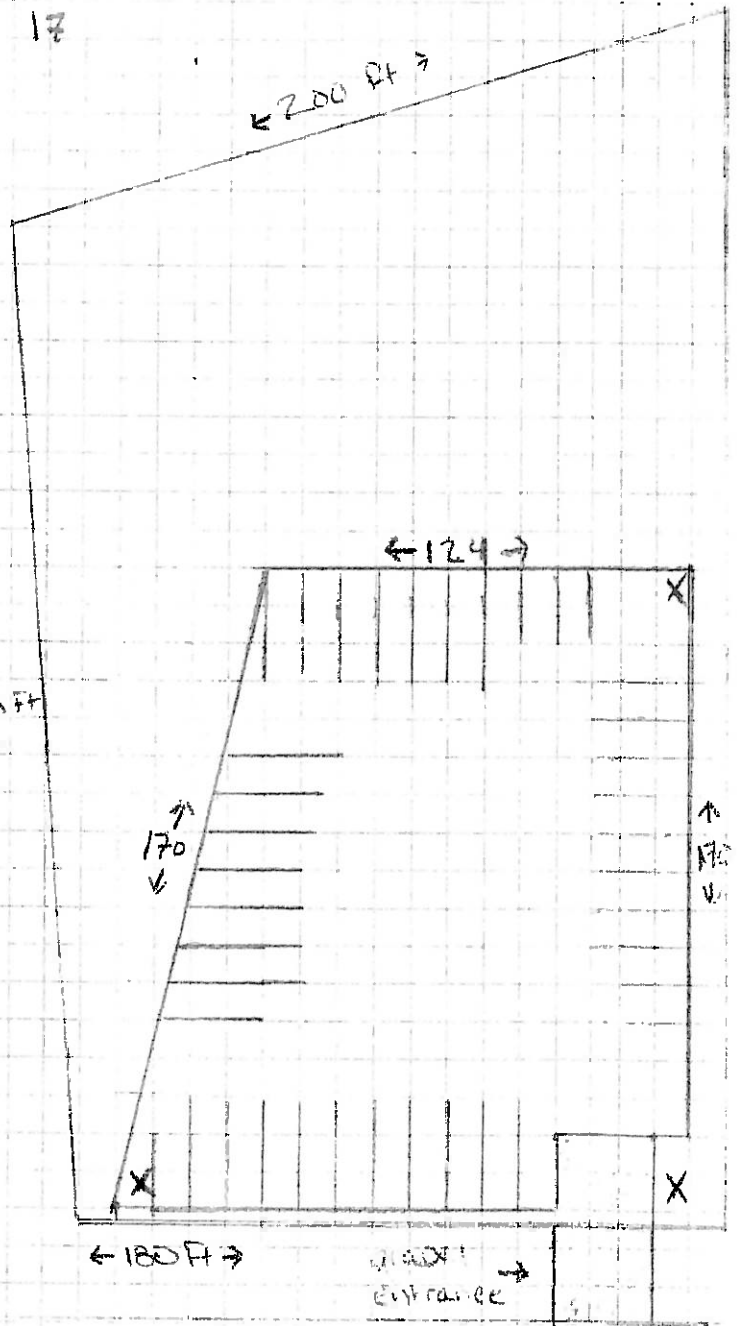
- Gift Fence around
perimeter

- Gravel lot #57
gravel

- Permitted signage
where possible

- Solar Powered
lights in the corners X

- Solar Powered
Security Cameras



HWY 17

