



Conditional Use Permit

TOWN OF CAROLINA BEACH, N.C.

Permit Number: 20C-02

Each application must be printed or typewritten and have all information answered. **It is required that the applicant set up a meeting with Planning Staff prior to the submission deadline to ensure the application is complete.** The Town of Carolina Beach requires a licensed attorney to appear in a representative capacity to advocate the legal position of another firm, or corporate entity that is the applicant/owner of record.

The Planning Department, Planning and Zoning Commission and/or Town Council reserves the right to require additional information if needed to assure that the use in its proposed location will meet the be developed in accordance with the Code of Ordinances of the Town of Carolina Beach.

Major and minor projects; application fees. The owner or owners, or their duly authorized agent, of the property included in the application for a conditional use permit shall submit a complete application and supplemental information to the Zoning Administrator. A fee in accordance with the Town's adopted schedule of fees, payable to the Town of Carolina Beach, must accompany each application. For the purposes of determining the fee, the Zoning Administrator shall categorize each such Conditional Use Permit Application as either "major" or "minor", depending upon the complexity of review. Generally, Planned Residential (over 3 units), Mixed Uses, Business Developments, and similarly complex projects shall be categorized as "major", while projects such as bed and breakfast inns, small day care services, etc. shall be categorized as "minor".

Major Conditional Use Permit = \$ 800.00
Minor Conditional Use Permit = \$ 350.00

****Fees are nonrefundable after item has been sent for advertisement****

This permit will be scheduled for the next possible Technical Review Committee.

2019 Submission Deadlines & Meeting Dates					
Technical Review Committee		Planning & Zoning Commission		Town Council	
Submission	Meeting	Submission	Meeting	Submission	Meeting
Jan 7	Jan 22	Dec 27	Jan 10	Dec 27	Jan 8
Feb 4	Feb 18	Jan 31	Feb 14	Jan 30	Feb 12
Mar 4	Mar 18	Feb 28	Mar 14	Feb 27	Mar 12
Apr 1	Apr 15	Mar 28	Apr 11	Mar 27	Apr 9
May 6	May 20	Apr 25	May 9	May 1	May 14
June 3	June 17	May 30	June 13	May 29	June 11
July 1	July 15	June 27	July 11	June 26	July 9
Aug 5	Aug 19	July 25	Aug 8	July 31	Aug 13
Sept 2	Sept 16	Aug 29	Sept 12	Aug 28	Sept 10
Oct 7	Oct 21	Sept 26	Oct 10	Sept 25	Oct 8
Nov 4	Nov 18	Oct 31	Nov 14	Oct 30	Nov 12
Dec 2	Dec 16	Nov 28	Dec 12	Nov 20	Dec 10
Jan 6	Jan 20	Dec 19	Jan 9	Dec 31	Jan 14
Board	# Copies Full Size	# Copies Electronic	Recipients		
TRC	9	1	1 Manager, 3 Planning, 1 Fire, 1 Police, 2 Operations, 1 Admin		
P&Z	9	1	7 P&Z, 1 Manager, 2 Planning, 1 Secretary, 1 Island Gazette		
Town Council	9	1	5 Town Council, 1 Manager, 1 Planning, 1 Clerk, 1 Island Gazette		

PURPOSE

Conditional use permits add flexibility to the zoning regulations. Subject to high standards of planning and design, certain property uses may be allowed in certain districts where these uses would not otherwise be acceptable. By means of controls exercised through the conditional use permit procedures, property uses which would otherwise be undesirable in certain districts can be developed to minimize any adverse effects they might have on surrounding properties.

Please complete all sections of the application.

A. Property Information

Address(es): **522 7TH STREET**

PIN(s): **3130-38-2107.000**

Project Name _____

Size of lot(s): **58,271 SF**

B. Application for Conditional Use Permit

Application is hereby made for a Conditional Use Permit for use of the property described above as a (please provide a brief description of the use):

RESIDENTIAL PLANNED UNIT DEVELOPMENT - 8 SINGLE FAMILY RESIDENCES

C. Applicant Contact Information

Company/corporate Name (if applicable):

MARLOW CONSTRUCTION

Applicant's Name

QUINN MARLOW

Mailing Address

1112 SOUTH LAKE PARK BLVD

City, State, and Zip Code

CAROLINA BEACH NC

Telephone

804-874-8604

Email

qmarlow@marlowconstruction.com

D. Owner Contact Information (if different)

Cynthia B. Workman

Owner's Name

8651 Stephens Church Rd Apt D101

Mailing Address

Wilmington, NC 28411

City, State, and Zip Code

910-319-7236

Telephone

cworkman22@twc.com

Email

General conditions. Council, when granting a conditional use permit, shall find that all four of the following factors found in Chapter 40 Article XI exist. In the spaces provided below, indicate the facts and arguments that prove you meet the following conditions:

1. Indicate how the proposed CUP will not adversely affect health or safety if located where proposed and developed according to the plan submitted:

THE PROPOSED DEVELOPMENT SEEKS TO CREATE A FITTING AND SENSIBLE LAND DEVELOPMENT AT THE 522 7TH STREET PROPERTY.

THE DEVELOPMENT IS OF LOWER DENSITY THEN ALLOWED PER ZONING CODE AND WILL MEET ALL REGULATIONS.

THE DEVELOPEMENT WILL IMPROVE THE HEALTH AND SAFTEY OF THE NEIGHBORHOOD THROUGH SENSIBLE AND

CAREFULL PLANNING THAT IS APPROPRATE FOR THE NEIGHBORHOOD AND ELIMINATE THE CURRENT CONDITION.

2. Indicate if the proposed Conditional Use Permit meets all required conditions and specifications or if any waivers are requested:

WE UNDERSTAND THE PROPOSAL MEETS ALL REQUIRED CONDITION AND NO WAIVERS ARE NEEDED OR REQUESTED.

WE PROPOSE INDIVIDUAL SPECTIC PUMPS TO MAIN SEWAGE LINE FOR EACH UNIT RATHER THEN A CENTRAL PUMP STATION.

3. Indicate how the proposed Conditional Use Permit will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity:

AS PART OF THE DEVELOPMENT WE PROPOSE GREEN BUFFERS BETWEEN THE ADJOINING PROPERTY AND THE NEW HOUSES.

A DENSE TREELINE IS PROPOSED WITHIN THE 10' LANDSCAPE BUFFER. THE LAYOUT AND DENSITY OF HOUSES AND DRIVEWAYS IS

CONSITANCE WITH THE ADJOINING PROPERTIES. THE PROPOSE RESIDENCES ARE OF SUITABLE ARCHITECTURAL AESTHETICS

AND CHARACTER TO MATCH THE STYLE OF THE ADJOINING BUILDINGS AND NEIGHBORHOOD.

4. Indicate that the location and use of the proposed Conditional Use Permit, if developed according to the plan as submitted, will be in harmony with the area in which it is to be located and in general conformity with the Town of Carolina Beach's Land Use Plan and policies.:

THIS PROPERTY IS IN A RESITENTIAL ZONING. THE PROPOSED PLANNED UNIT DEVELOPMENT CONSISTS 8 SINGLE FAMILY RESIDENCES.

THE PROPOSED DEVELOPMENT IS IN HARMONY IN USE , HEIGHT AND DENSITY WITH THE NEIGHBORING PROPERTIES.

THE DEVELOPMENT PROPOSES TO RECONSITUTE THE CURRENT CLEAR CUT LAND BY PROPOSING TO PLANT A DENSE TREE LAYOUT.

THE DEVELOPMENT WILL CONFORM WITH THE CAROLINA BEACH LAND USE PLAN.

Specific standards. No conditional use shall be granted by Town Council unless the following provisions and arrangements where applicable, have been made to the satisfaction of the council.

1. Indicate how the Ingress and egress to the property and proposed structures in reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe:

8 HOUSES WILL SHARE A COMMON ROAD THATS INGRESS AND EGRESS TO 7TH STREET. A CUL-DE-SAC IS PROPOSED FOR EASE AND FIRE TRUCK TRUNAROUND.

2. Indicate how the off-street parking and loading areas met, and how the economic, noise, glare, or odor of the propose use will affect the adjoining properties.

EACH HOUSE WILL HAVE A 1 CAR GARAGE AND DRIVE WAY TO ALLOW FOR REQUIRED PARKING FOR EACH 3 BEDROOM RESIDENCE.

THE DEVELOPMENT WILL NOT HAVE OTHER OFF-STREET PARKING OR LOADING AREAS.

3. Indicate how the refuse and service area, will be handled.

REFUSE WILL BE PICKED UP AT EACH RESIDENCE ON AN INDIVIDUAL BASES. EACH RESIDENCE WILL HAVE A TRASH STORAGE AREA IN THE GARAGE.

4. Indicate how adequate and proper utilities, with reference to locations, availability, and compatibility are to be provided or how the item listed are not applicable to the proposed CUP.

THE DEVELOPER HAS CONFIRMED THE AVAILABILITY FOR WATER AND POWER TO EACH UNIT. SEWAGE WILL BE PUMPED PER UNIT TO A FORCE MAIN.

5. Indicate how screening and buffering with reference to type, dimensions, and character will be provided or why it is not provided for;

6' FENCE WILL BE CONSTRUCTED WITH GREEN PLANTING WHERE NECESSARY TO SEPERATE ADJOINING PROPERTIES.

6. Indicate how signs, if any, and the proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district;

STREET LIGHTS WILL BE INDIRECT AND DIRECTED TO THE GROUND TO PRODUCE A LOW AMOUNT OF LIGHT POLUTION AT NIGHT

7. Indicate the required yards and other open space and preservation of existing trees and other attractive natural features of the land.

THE PROPERTY HAS NO EXISTING VEGETATION. THE DEVELOPMENT WILL RECONSITUTE THE LAND WITH TREES, PLANTS AND A WATER DETENTION POND.

SITE WILL BE FILLED TO ALLOW SITE DRAINAGE TO WATER DETENTION POND.



Check the box beside each item verifying that the item has been submitted with this application

I. Site Plan Criteria

For new construction all boxes in this section shall be marked yes by the applicant to be considered a complete application.

Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The name, address, and phone number of the professional(s) responsible for preparing the plan if different than the applicant.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Engineers scale 1 inch = 40 ft or larger
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Title block or brief description of project including all proposed uses
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Date
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	North arrow
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Property and zoning boundaries
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The square footage of the site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Lot coverage</i> (buildings, decks, steps)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of all existing and proposed <i>structures</i> and the setbacks from property lines of affected <i>structures</i> to remain on-site
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Design of driveways and parking
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Adjacent right-of-ways labeled with the street name and right of way width
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location of all existing and/or proposed easements

Additional information or data as determined necessary by town staff and/or other reviewing agencies including but not limited to the following may be required:

Yes	No	N/A	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location and design of refuse facilities
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Approximate locations and sizes of all existing and proposed <i>utilities</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Existing and/or proposed fire hydrants (showing distances)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Adjacent properties with owners' information and approximate location of structures
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Distances between all <i>buildings</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Number of <i>stories</i> and height of all <i>structures</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Locations of all entrances and exits to all <i>structures</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Calculate the <i>gross floor area</i> with each room labeled (i.e. kitchen, bedroom, bathroom)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be use
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Location of flood zones and finished floor elevations
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	CAMA Areas of Environmental Concern (AEC) and CAMA setbacks
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Delineation of <i>natural features</i> and wetlands with existing and proposed topography with a maximum of two foot contour intervals
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Proposed landscaping including percentages of <i>open space</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stormwater management systems
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cross-sectional details of all streets, roads, ditches, and <i>parking lot</i> improvements
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Building</i> construction and occupancy type(s) per the building code
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Location of fire department connection(s) for standpipes
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Turning radii, turnarounds, access grades, height of overhead obstructions
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Dimensions and locations of all <i>signs</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	A vicinity map drawn with north indicated

- I have provided a scaled electronic version of each required drawing
- I have folded all plans to 8 1/2" x 11" size and am prepared to pay the application fee today