

DOCKET/CASE/APPLICATION NUMBER  
 ZFP23-000234

APPLICANT/PROPERTY OWNER  
 SEAVIEW FISHING PIER LLC

PUBLIC HEARING DATE  
 February 7, 2024, 11:00 a.m.

PROPERTY ADDRESS/LOCATION  
 124 FISHING PIER LN (Tax Map # 774F-98)

**BRIEF SUMMARY OF REQUEST**

**Commercial Plan Review:** Applicant requests review and approval of plans for 15.5' x 28' (434 sf) restroom addition and a 6' x 6' uncovered deck attached to the existing commercial 51' x 34' building at Seaview Fishing Pier.



MAP SOURCE: Onslow County GIS 2022 Aerials with Zoning Layer

EXISTING ZONING	EXISTING LAND USE	SURROUNDING ZONING & LAND USE	SITE IMPROVEMENTS	SIZE OF PROPERTY
B-2	<b>BUSINESS (fishing pier)</b> The purpose of this district is to provide an area for fishing piers and fish houses.	North R-10 vacant East R-10 duplex South Atlantic Ocean West B-2 hotel	commercial 51' x 34' shed commercial pier	2.5 acres

STAFF RECOMMENDATION

APPROVE

**APPROVE WITH CONDITIONS**

DENY

COMPATIBILITY with the COMPREHENSIVE PLAN (CAMA LAND USE PLAN) Future Land Use: Mixed Use Business	PROPERTY HISTORY
<p><b>COMPATIBILITY with the UNIFIED DEVELOPMENT ORDINANCE</b></p> <p>Pursuant to § 2.23, Development plans involving new construction of commercial space must be approved by the Board of Aldermen before issuance of a zoning permit. The Planning Board shall review and make recommendations prior to recommending action by the Board of Aldermen. In accordance with §2.15 (D), minor modifications shall follow the same development review and approval process required for issuance of the development approval in the review and approval of any major modification of that approval. The initial Planning Department review of this application is complete.</p>	<p>Retail building and fishing pier established prior to incorporation of Town.</p> <p>The Building Inspector has reviewed the preliminary engineered building plans for the proposed addition to the Seaview Pier. The plans appear to meet the requirements of the 2018 North Carolina State Building Code. There may be minor changes related to existing features of the structure that will be examined by the Fire Chief and myself once construction of this addition begins. These changes may include additional "Exist" signs or relocation of existing exit signs, width of open travel distance to exits and other life/safety issues to the existing structure that will be resolved at that time. None of these issues affect the proposed addition and are typical when adding to an existing commercial structure.</p> <p>The Fire Marshall recommends that the emergency light above the exit door be moved to the center of the wall across from the bathroom doors due to not knowing what was going to be stored or how it would be stored in the storage room. A fire extinguisher will need to be mounted in the hallway. Periodic walk throughs will transpire while construction progresses.</p> <p>The Police Chief has reviewed plans and has no objections to proposal.</p> <p>The Public Works Director recommends that asphalt connection to New River Inlet Road be repaired.</p>

## ATTACHMENTS

1. Preliminary Plot Plan
  2. Engineered Plans
  3. Elevation Certificate
  4. V-Zone Certificate
  5. DEQ Stormwater Permit #SW8971115MOD.SWU-103
  6. CAMA Minor Permit 108-23
  7. ONWASA Intention To Provide Sewer Service 11.17.2023
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