



PERMIT PROJECT
 FILE #: 24-000475
 1090 NEW RIVER INLET RD NORTH TOPSAIL BEACH NC 28460
 SINGLE FAMILY RESIDENTIAL



PERMIT #: RZ24-000001

Permit Type
 Rezoning Application

Subtype
 Rezoning Application

Work Description:
 Single Family Residential

Applicant
 Kersting Architecture - Toby Keeton

Status
 Ready for Payment

Valuation
 0.00



FEES & PAYMENTS

Plan Check Fees	0.00
Permit Fees	400.00
Total Amount	400.00
Amount Paid	0.00
Balance Due	400.00

Non-Billable



PERMIT DATES

Application Date
 05/19/2024

Approval Date
 05/31/2024

Issue Date:
 06/03/2024

Expiration Date:
 12/03/2024

Close Date

Last Inspection

FOR OFFICE USE ONLY

Apply Storm Damage Credit

Zoning District
 R-15

ATTACHMENT 4

CAMA Approval
Pending



PROJECT INFORMATION

Property Owner
- SOOY DANIEL & REBEKAH



Are you the property owner?
No



Signed statement provided by property owner giving consent to the request
AGENT AUTHORIZATION FOR REZONING APPLICATION.pdf



STATEMENT OF JUSTIFICATION (Responses to UDO § 3.07 general findings)

Finding #1: The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories. **Statement by Applicant**

The lot exists in a small block of R-20 zoned properties which is surrounded by R-5, R-10, and R-15 blocks. Thus, the proposed R-15 zoning would be compatible in this area. (see attached letter from the applicant for further information).

The Owner of the subject property has approached the Owner's of 1104 and 1078 New River Inlet, (adjoining properties on either side of subject property, currently zoned R-20), who have stated they would be amenable to the requested rezoning- thus avoiding so-called "spot zoning."

Finding #2: There is convincing demonstration that all uses permitted under the proposed district classification would be in the general public interest and not merely in the interest of an individual or small group. **Statement by Applicant**

The oceanside properties along the New River Inlet corridor are predominantly R-15, R-10, and R-5 zones. These zones require a 20' front yard setback. Thus, rezoning from R-20 to R-15 in this area will provide a more consistent streetscape, as well as provide better view corridors for adjacent oceanfront properties. Relaxing the street side setbacks also allows structures to be built further away from the fragile dune environment and further upland away from storm surges. It also decreases the amount of impervious surfaces needed as driveways and other hardened access surfaces from the street may be shortened.

Finding #3: There is convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which applicants state they intend to make of the property involved.) **Statement by Applicant**

The proposed single-family use is compatible with surrounding residential uses.

Finding #4: There is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change. **Statement by Applicant**

The increased buildable area afforded by the 20' front yard setback associated with an R-15 zone will allow for a structure to be in keeping with the architectural proportions of surrounding homes.

Finding #5: The proposed change is in accord with any land use plan and sound planning principles. **Statement by Applicant**

The proposed R-15 zoning designation is deemed generally compliant with the low-density residential use recommended by the CAMA Land Use Plan. The currently non-conforming lot would better reflect the required dimensional standards of the proposed R-15 zone (the lot is surveyed at 15,606.8 SF) of the Town of North Topsail Beach zoning ordinance.

DOCUMENTS

Site plan or plot plan

1090 New River Inlet Road Revised 8 9 23.pdf



Other documents

1090NRIR_Right of Way Withdrawal and Revocation.pdf

2024_0503 Rezoning Request Letter.pdf



ACKNOWLEDGEMENT

I hereby certify that all information above is true and correct. That all work under this permit shall comply and conform to all Town ordinances, State and Federal laws pertaining thereto, whether specified or not, and in accordance with any plans submitted or required to be submitted regulating building codes and building construction in the Town of North Topsail Beach, NC. I further agree to remove all construction debris from the site when completed, and that I am the owner or authorized by the owner to do the work described in this permit.

Permit shall be void if construction authorized by permit shall not have been commenced within six (6) months after the date of issuance thereof, or if after commencement of construction, the work shall be discontinued for a period of twelve (12) months, work shall not be resumed until the permit has been renewed.

All final inspections are mandatory before occupancy. All work shall be performed by a licensed contractor in the state. It is unlawful and illegal to occupy any building before final inspection and a certification of occupancy has been issued. All fees are non-refundable after 60 days.

Signature

signature.png



FEES



FEE	DESCRIPTION	QUANTITY	AMOUNT	TOTAL
Rezoning Fee				400.00
			Plan Check Fees	0.00
			Permit Fees	400.00
			Total Fees	400.00

PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
					Amount Paid	0.00
					Balance Due	400.00