

TOWN OF SWANSBORO
Special Use Application

APPLICANT'S NAME Kaylee Hurych

MAILING ADDRESS 2900 Wingate St. , Suite 200 Fort Worth, TX 76107 Phone # 817-992-7375

OWNER'S NAME Walmart Real Estate Business Trust

OWNER'S ADDRESS 2608 S.E. J Street Bentonville, AR 72716 Phone # 479-367-4828

TAKE NOTICE THAT THE UNDERSIGNED HEREBY PETITIONS THE BOARD OF COMMISSIONERS OF THE TOWN OF SWANSBORO FOR A SPECIAL USE AS DESCRIBED BELOW AND AS ALLOWED BY ARTICLE 10 OF THE UNIFIED DEVELOPMENT ORDINANCE:
Special Use Permit to allow a drive-thru Coffee Shop.

ON THE PREMISES LOCATED AT: 1117 West Corbett Ave. Swansboro, NC 28584

 LOT 3 BLOCK MAP 166622

THE PROPERTY IS ZONED: B1 - Highway Business

THIS 24th DAY OF May, 20 22.

APPLICANT'S SIGNATURE Kaylee Hurych

DATE FILED 6/2/2022

RECIPIENT SIGNATURE [Signature] 6/7/22

ZONING ADMINISTRATOR [Signature] 6/7/22

APPLICANT OR APPLICANT REPRESENTATIVE MUST BE PRESENT FOR AN APPLICATION TO BE HEARD. IF SOMEONE OTHER THAN THE APPLICANT WILL BE THE REPRESENTATIVE, THE FOLLOWING MUST BE COMPLETED.

I /We DREW R. Quitschau, for WREBT am /are the owner(s) of the property located at 1117 West Corbett Ave. Swansboro, NC 28584. I /We hereby authorize Kaylee Hurych to appear my behalf in order to ask for a special use permit at this location. I /We understand that the special use permit, if granted, is permanent and runs with the land unless otherwise conditioned.

Drew R. Quitschau 06/01/2022
Owner Date

Owner Date

Benton County, ~~North Carolina~~ Arkansas

I certify that the above person(s) personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated herein.

Date: 06/01/2022
LINDA STELLJES
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 12/01/27
(Official Seal) COMMISSION NO. 12703323

Linda Stelljes
Notary Public

12/01/2027

SPECIAL USE PERMIT APPLICATION CHECKLIST

STOP

If the following items are not included in your application submittal, your application will not be accepted. Please note that this is not a comprehensive list; there may be other items required following the review of your application.

- ☐ Fee(s) as prescribed by the current Town of Swansboro Fee Schedule
- ☐ Application submitted at least 17 days prior to the next Planning Board meeting
- ☐ Application must be filled out completely
- ☐ Owner affidavit on application must be completed if applicant is not the property owner
- ☐ A narrative describing the proposed use of the property. This should include proposed hours of operation, number of employees, etc. Items 1-4 under Section 152.210 (B) of the Unified Development Ordinance (UDO) will also need to be addressed in this narrative.

A report from a licensed real estate appraiser to address finding #3 on value is required

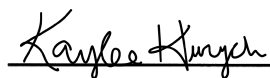
- ☐ A site plan depicting all existing and proposed structures, proposed outdoor dining areas, existing and proposed parking areas and circulation, proposed signage locations, utilities including hydrant locations, etc. is required with all applications. A comprehensive list can be found in Appendix IV to the UDO
- ☐ For new construction, or if the proposed cost of renovations to the structure exceed 50% of the building value per the Onslow County Tax Office, the Building Design and Compatibility standards of the UDO will apply, and detailed building elevations demonstrating compliance with these standards

must be included. A private appraisal may be provided in lieu of the documented tax value

- ☐ The Parking standards will apply whenever there is new construction, when any principal building is enlarged or increased in capacity by adding dwelling units, guest rooms, seats, or floor area, or when there is a conversion from one type of use or occupancy to another. The number of spaces, dimensions, proposed layout, and circulation pattern need to be depicted on the site plan
- ☐ The Landscaping Regulations will apply to all new or changed uses of land, buildings, and structures and to any use of building or structure which sits idle more than 180 consecutive days or is abandoned, except for those uses exempted in sections (C)(1) through (C)(3) under Section 152.525. A landscaping plan must be included with the application when required
- ☐ The Lighting standards of the UDO apply to any fixtures proposed to be installed. A lighting plan should be included to demonstrate compliance with the ordinance standards
- ☐ Sidewalks are required for property located in Town Limits when the development of vacant property occurs, the redevelopment of property occurs, or when there are substantial additions to property.

Additionally, sidewalks are required in the Extraterritorial Jurisdiction (ETJ) when the development or redevelopment of vacant commercial property occurs; provided that the development involves the razing, dismantling, or removal of all principal structures existing on a tract of land substantially to ground level. See Section 152.180, Note 5

Proposed sidewalks must be shown on the site plan



Applicant Signature

6/2/2022

Date