



Use Permit Application

OFFICIAL USE ONLY:

Case Number: _____
Date Filed: _____
Gate Keeper: _____
Amount Paid: _____

Contact Information

APPLICANT:

Name: Tim RICHARDSON
Address: 206 EAGLE CREEK ROAD
MOYOCK, NC 27958
Telephone: 443/250-3159
E-Mail Address: timrich99@yahoo.com

PROPERTY OWNER:

Name: ANTHONY NEKERVIS
Address: 117 Williams Dr
KNOTT'S ISLAND NC
Telephone: 252-455-2529
E-Mail Address: anthony.nekervis@gmail.com

LEGAL RELATIONSHIP OF APPLICANT TO PROPERTY OWNER: LEASEE

Property Information

Physical Street Address: 401 KNOTT'S ISLAND ROAD, KNOTT'S ISLAND, NC
Location: _____
Parcel Identification Number(s): 0076.000.102F.0000
Total Parcel(s) Acreage: 1.42 acres
Existing Land Use of Property: GENERAL BUSINESS ZONING, CAR PARTS RESELLER

Request

Project Name: KNOTT'S ISLAND AUTOSPORTS, LLC
Proposed Use of the Property: SMALL INDEPENDENT USED CAR SALES
Deed Book/Page Number and/or Plat Cabinet/Slide Number: DB1350 PG#673; PCK SL#67
Total square footage of land disturbance activity: _____
Total lot coverage: _____ Total vehicular use area: _____
Existing gross floor area: _____ Proposed gross floor area: _____

Community Meeting

Date Meeting Held: 28 JULY 2016 Meeting Location: 401 KNOTT'S ISLAND ROAD

Purpose of the Use Permit and Project Narrative (please provide on additional paper if needed): _____

SMALL INDEPENDENT CAR LOT (SALES) WITH A BOUTIQUE APPROACH
WITH ONE CAR ON DISPLAY AT ANY GIVEN TIME, SHOWN BY
APPOINTMENT ONLY. BUSINESS PROPERTY IS ALREADY ZONED GENERAL
BUSINESS. DISPLAY SPACE IS A RE-PURPOSED CONCRETE PARKING
SPACE IN COMPLIANCE WITH CURRITUCK COUNTY REQUIREMENTS

The applicant shall provide a response to the each one of the following issues. The Board of Commissioners must provide specific findings of fact based on the evidence submitted. All findings shall be made in the affirmative for the Board of Commissioners to issue the use permit.

A. The use will not endanger the public health or safety.

I SELL ONLY HIGH END NICHE MARKET VEHICLES, I.E. BMW,
PORSCHE, LAND ROVER, ETC. WITH ONLY ONE CAR ON DISPLAY AT
ANY ONE TIME, I DON'T BELIEVE IT WILL ENDANGER PUBLIC HEALTH OR SAFETY.

B. The use will not injure the value of adjoining or abutting lands and will be in harmony with the area in which it is located.

SHOWING AND SELLING HIGH END NICHE VEHICLES WITH NO OUTSIDE
SERVICE WORK WILL BE PERFORMED ON CUSTOMER CARS, THIS USE
SHOULD NOT INJURE SURROUNDING PROPERTY VALUES.

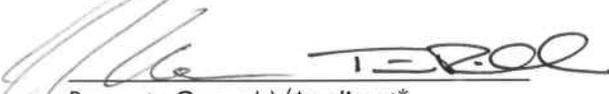
C. The use will be in conformity with the Land Use Plan or other officially adopted plan.

YES, THE USE WILL BE IN CONFORMITY WITH THE LAND
USE PLAN.

D. The use will not exceed the county's ability to provide adequate public facilities, including, but not limited to, schools, fire and rescue, law enforcement, and other county facilities. Applicable state standards and guidelines shall be followed for determining when public facilities are adequate.

AS STATED, THE USE WILL NOT EXCEED THE COUNTY'S ABILITY
TO PROVIDE ADEQUATE FACILITIES. AS WELL APPLICABLE STATE
STANDARDS AND GUIDELINES WILL BE FOLLOWED.

I, the undersigned, do certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief. Further, I hereby authorize county officials to enter my property for purposes of determining zoning compliance. All information submitted and required as part of this application process shall become public record.


Property Owner(s)/Applicant*

5 AUGUST 2010

Date

*NOTE: Form must be signed by the owner(s) of record, contract purchaser(s), or other person(s) having a recognized property interest. If there are multiple property owners/applicants a signature is required for each.

Use Permit Conceptual Plan Design Standards Checklist

The table below depicts the design standards of the use permit application. Please make sure to include all applicable listed items to ensure all appropriate standards are reviewed.

**Use Permit
Conceptual Plan Design Standards Checklist**

Date Received: _____

TRC Date: _____

Project Name: _____

Applicant/Property Owner: _____

Use Permit Conceptual Plan Design Standards Checklist	
1	Property owner name, address, phone number, and e-mail address.
2	Site address and parcel identification number.
3	North arrow and scale to be 1" = 100' or larger.
4	Vicinity map showing property's general location in relation to streets, railroads, and waterways.
5	Existing zoning classification and zoning setback lines of the property.
6	A scaled drawing showing existing boundary lines, total acreage, adjacent use types, location of streets, rights-of-way, and easements.
7	Approximate location of the following existing site features and infrastructure within the property and within 50' of the existing property lines: Pedestrian circulation, vehicular use areas, structures, septic systems, wells, utility lines, water lines, culverts, storm drainage pipes, ditches, canals, streams, wooded areas, ponds, and cemeteries.
8	Approximate location of the following proposed site features and infrastructure: Structures and usages, parking and circulation plan (including streets, drives, loading and service areas parking layout and pedestrian circulation features), fences and walls, exterior lighting, drainage patterns and facilities intended to serve the development, landscape buffers and screening, and riparian buffers.
9	Approximate Flood Zone line and Base Flood Elevation as delineated on the "Flood Insurance Rate Maps/Study Currituck County." <i>Entire lot = Flood Zone X</i>
10	Approximate location of all designated Areas of Environmental Concern or other such areas which are environmentally sensitive on the property, such as Maritime Forest, CAMA, 404, or 401 wetlands as defined by the appropriate agency. <i>n/a</i>
11	Sight distance triangles.
12	Proposed common areas, open space set-asides, and required buffers.
13	Architectural drawings and/or sketches illustrating the design and character of the proposed uses. <i>Existing building</i> <i>n/a</i>

Use Permit Submittal Checklist

Staff will use the following checklist to determine the completeness of your application within ten business days of submittal. Please make sure all of the listed items are included. Staff shall not process an application for further review until it is determined to be complete.

Use Permit Submittal Checklist

Date Received: _____

TRC Date: _____

Project Name: _____

Applicant/Property Owner: _____

Use Permit Submittal Checklist

1	Complete Use Permit application		
2	Application fee (\$150)		
3	Community meeting written summary		
4	Conceptual plan, if applicable		
5	Architectural elevations, if applicable	Existing Bldg	n/a
6	5 copies of plans		
7	5 hard copies of ALL documents		
8	1 PDF digital copy of all plans AND documents (ex. Compact Disk – e-mail not acceptable)		

For Staff Only

Pre-application Conference

Pre-application Conference was held on _____ and the following people were present:

Comments



Google earth

feet
meters





Google earth

feet
meters





Google earth

feet
meters



Pre Application Conference

In May I visited NC DMV Inspector Bateman to finalize my NC Dealer License packet to take to Raleigh as I felt that I had satisfied all of the items on the checklist provided by his office to get my NC Dealer License. It was at this time that I learned I needed a letter from the Zoning office saying it was ok to have Used Car Dealer on the property at 401 Knotts Island Road.

So I was put in touch with Ben Woody and had a phone conversation with him about the Use Permit Application Process.

Then I thought I had the Use Permit Application ready to submit, so on June 24th, I went to the Planning Office to submit my Use Permit Application and ended up spending some time meeting with Tammy Glave, who explained the process a little more in depth and gave me more information for the submittal(deed and Plat number). She explained the Community Meeting and sent me over to Susan to get the list of addresses generated for my Meeting Notices.

This visit to the Planning Office should count as my Pre-Application Conference.

Use Permit Application Community Meeting Minutes

The Community Meeting for the Use Permit Application was posted and mailed to all the addresses provided by the Planning Office, addresses attached to these meeting minutes.

The meeting was held at the property of 401 Knotts Island Road, which is the location of the Use Permit for Used Car Sales.

In attendance at the meeting were:

Tim Richardson, Use Permit Applicant

Anthony Nekervis, Property Owner, 401 Knotts Island Road

Justin Smith, Employee of Anthony Nekervis

Louis and Becky Cullipher, Adjacent property owner at 1449 Princess Anne Road

The meeting opened promptly at 7pm with introductions of all of the attendees. Mr. Cullipher explained to us that he grew up in the house at 1449 Princess Anne Road and that three generations of his family had lived in that house. However, through conversation, it was discovered the Culliphers are currently residents of Virginia Beach living in Pungo and the Princess Anne address/house is a rental property with tenants living in the house.

After introductions, the Culliphers explained they had been to the Planning Commission office at the Courthouse after receiving the Community Meeting Notification. They said the Office staff explained to them the Use Permit Process and the reasons why I was having to go through the process for the Used Car Sales.

Mr. Cullipher expressed his concern over the reduction of farming use on the island and the growth/development of the Island with the houses that have been built on the South End of the Island. His main concern was that a franchise dealership was going to be built, which was calmed after explaining our goals and showing the farming still being conducted by Bonney Bright that is part of the property.

Anthony explained his existing business of Automotive Parts Re-Sales and shipping automotive parts via eBay worldwide. Anthony explained to the Culliphers that he has been in business for over twenty years, but because of his military career, the business moved around with his different stations/assignments. Anthony explained that he has been in business on Knotts Island for over 5 years and at the current location for over a year hiring local and supporting the local community.

Mr. Cullipher also questioned the building had been changed from a restaurant. Anthony explained to Mr. Cullipher the property as a restaurant wasn't sustainable due to the population of the island, and the building had been unoccupied for over 10 years. Our business currently falls under the General Business guidelines set forth by Currituck County which is the same zoning the property had when it operated as a restaurant.

It was at this point that I explained the reason for the Use Permit Application to add the capability of buying/selling cars through an Independent Auto Dealers License. I also explained that the car sales volume that we are targeting is very small, nothing on the scale of a Priority or Hendrick Franchise Dealership.

I think there was some misinterpretation of the Notice that was mailed out to the Culliphers and the reason for the Use Permit Application. It is our feeling that once we explained the reasons, the volume of sales, etc. to the Culliphers that all parties in attendance had a better understanding of the Use Permit. I feel that the meeting was a positive way to answer some questions and concerns the Culliphers had with our Use Permit Application. The meeting actually closed with Mr. Cullipher offering to sell one of his cars to us on his way out the door..

Of the rest of the mailed notices are people that currently live on Knotts Island and people that look at this business property on a daily basis and through casual conversation with the Nekervis's have no problem with the current operation and this proposed Use Permit for Used Car Sales.

Community Meeting 401 Knotts Island Road 28 July 2016 @ 7pm

Louis & Becky Cullipher

ANTHONY NEKERUIS

TIM RICHARDSON

JUSTIN SMITH

Parcel ID Number	Global PIN	Owner Name 1	Owner Name 2	Owner Name 3	Billing Address	Billing Address Continued	Billing City	Billing State	Billing ZIP Code	Owner Name 4	Owner Name 5	Owner Name 6	Owner Name 7	Owner Name 8	Owner Name 9	Owner Name 10
1	007600000430000	9002-36-0175 BURNETTE, ROBIN M ✓			392 KNOTTS ISLAND RD		KNOTTS ISLAND	NC	27950							
2	00760000044C0000	9002-35-0848 FARMER, DANIEL ✓			105 WYCOMBE LN		KNOTTS ISLAND	NC	27950							
3	007600000450000	9002-35-1863 GILBERT, MELANIE A ✓			408 KNOTTS ISLAND RD		KNOTTS ISLAND	NC	27950							
4	007600000460000	9002-35-1773 ALPHIN, ROBERT L ✓			412 KNOTTS ISLAND RD		KNOTTS ISLAND	NC	27950							
5	007600000470000	9002-35-1683 IRELAND, ARNOLD J ✓			416 KNOTTS ISLAND RD		KNOTTS ISLAND	NC	27950							
6	007600010210000	9002-35-6827 DENNIS, DAVID B ✓			KNOTTS ISLAND MARKET	PO BOX 70	KNOTTS ISLAND	NC	27950							PIRATES COVE RESTAURANT
7	0076000001030000	9002-36-3188 GILLIAM, TIMOTHY GAINES ✓	GILLIAM, BEVERLEY JEAN ✓			PO BOX 38	KNOTTS ISLAND	NC	27950							
8	0076000102H0000	9002-36-5290 DENNIS, DAVID B -			KNOTTS ISLAND MARKET	PO BOX 70	KNOTTS ISLAND	NC	27950							PIRATES COVE RESTAURANT
9	007600001040000	9002-46-2259 CULLIPHER, LOUIS E ✓	CULLIPHER, REBECCA M ✓		1449 PRINCESS ANNE RD		VIRGINIA BEACH	VA	23456							
10	0076000105B0000	9002-45-0812 CULLIPHER, LOUIS E ✓	CULLIPHER, REBECCA M ✓		1449 PRINCESS ANNE RD		VIRGINIA BEACH	VA	23456							
11	0076000102F0000	9002-35-4957 NEKERVIS, ANTHONY E ✓	NEKERVIS, ALLISON P ✓		117 WILLIAMS DR		KNOTTS ISLAND	NC	27950							
12	0076000102K0000	9002-35-4717 DENNIS, DAVID B -			KNOTTS ISLAND MARKET	PO BOX 70	KNOTTS ISLAND	NC	27950							PIRATES COVE RESTAURANT
13	0076000102J0000	9002-35-6578 DENNIS, DAVID B -			KNOTTS ISLAND MARKET	PO BOX 70	KNOTTS ISLAND	NC	27950							PIRATES COVE RESTAURANT
14	0076000102L0000	9002-35-4672 DENNIS, DAVID B -			KNOTTS ISLAND MARKET	PO BOX 70	KNOTTS ISLAND	NC	27950							PIRATES COVE RESTAURANT

Dupl.

Dupl.

Dupl.

Dupl.

Dupl.