



North Carolina
Coastal Federation

Working Together for a Healthy Coast

How We Can Attract the *Right* Type of Industry:

A Model Special Use Permit
(SUP) Process for Industrial
Development in New
Hanover County, NC.

A Status Update on New Hanover County's SUP Process for Industrial Development

The proposed 2015 Model Industrial Special Use Permit (SUP) process is a zoning tool that will guide future industrial development in New Hanover County. The purpose of this document is to educate the business community about the process. If approved, it will provide guidance for our county staff, elected officials, and the community to make informed decisions about the future growth of industrial development in New Hanover County.

What is a Special Use Permit (SUP)?

An SUP is a zoning tool used by local governments to vet proposals for new industry and manufacturing, and evaluate the potential effects of the industry on the community. This process requires a comprehensive review by the New Hanover County (NHC) Planning staff, the NHC Planning Board, and the NHC Board of

Commissioners. The process includes a public hearing, with sworn testimony presented in support of or in opposition to the proposed project. The final decision is made by the Board of County Commissioners. To gain approval, the applicant must prove all of the four (4) findings of fact:

- The use will not endanger the public health or safety if located where proposed and approved;
- The use meets all required conditions and specifications;
- The use will not substantially injure the value of adjoining or abutting property;
- The location and character of the use will be in harmony with the area in which it is to be located & in general conformity with all relevant and officially adopted plans.

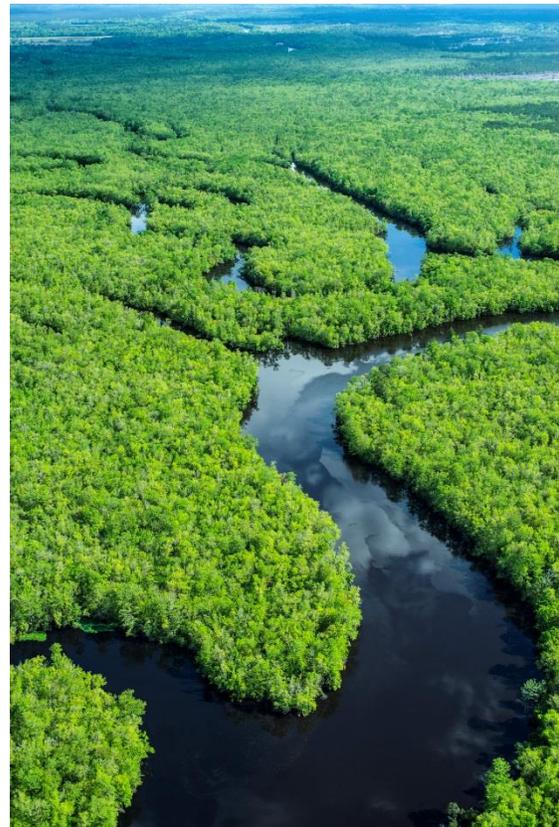


Photo by J Henry Fair

Why do we need changes to New Hanover County's existing SUP?

Prior to 2011, all industries, including intensive industries that may have potential external effects and impacts upon the community, were permitted to set up operations without any local review as long as they were located in the appropriate zoning district. In 2011, text amendments established an SUP process for review and public input for industrial development. In 2014, the County proposed to revise the text language due to concerns brought forth by industry and the Chamber of Commerce citing it lacked clarity, predictable timelines and review procedures. The 2015 proposed changes will address those concerns. In addition, it establishes an approach to attract desirable industries to New Hanover County, yet still require a thorough review and public input process for the most intensive industrial uses that can threaten the public health and safety of the community.

A Model Industrial SUP, if adopted, has the potential to attract & incentivize clean economic development, yet also protect the undeniable value of our region's natural assets.

Who is helping develop the proposed 2015 Model Industrial SUP Process?

In 2014, the North Carolina Coastal Federation received grant support from the Lillian Goldman Charitable Trust to develop a model process for industrial development in New Hanover County. To create an effective and widely supported SUP process, a Project Advisory Team was established, including regional elected officials, business and community leaders, and county staff. The final draft of the proposed revisions will be presented to the New Hanover County Planning Department and County Manager. Ultimately, the New Hanover County Board of

Commissioners has the authority to adopt, revise or reject the proposal.

A model SUP industrial process will provide our community the opportunity for input to determine which industries are compatible with the region's economy, public health, natural assets & our unique quality of life.

When do you anticipate the process to be completed?

The proposed draft is targeted for completion at the end of Summer 2015. At that time it will be presented to the New Hanover County Planning Department and the New Hanover County Manager.

What can community businesses & interested residents do NOW to support the proposed Model Industrial SUP?

Contact Karen Dunn, NC Coastal Federation's Clean Communities Coordinator at karend@nccoast.org. Learn how you and/or your business can help support the adoption of the Model Industrial SUP by the New Hanover County Board of Commissioners.

