



Special Meeting - Minutes Monday, May 19, 2025

COUNCIL PRESENT:

Mayor Mulhollem
Mayor Pro Tem Castleberry
Council Member Buzzelli
Council Member Bruton
Council Member Jackson

STAFF PRESENT:

Kim P. Batten, Assistant Administrator/Finance Director
Marcus Burrell, Town Attorney
Jason Kress, Town Planner
Chris Allen, Parks & Recreation Director
Jenny Martin, Human Resources Officer/Town Clerk

COUNCIL ABSENT:

Council Member Wilson

STAFF ABSENT:

Bryan Chadwick, Town Administrator

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1. WELCOME/CALL TO ORDER:

a) Invocation

Mayor Mullhollem called the meeting to order at 6:10 p.m in the Jeffrey D. Barnes Council Chambers located at 14094 Buffalo Road, Archer Lodge and declared a quorum present. Council Member Jackson offered the invocation.

b) Pledge of Allegiance

Mayor Mulhollem led in the Pledge of Allegiance to the US Flag.

2. QUASI-JUDICIAL PUBLIC HEARING:

10 - 24

- a) Discussion and Consideration of a Special Use Permit Application submitted by Mark Shiramitaro to build a detached garage, on a 5.6 acre lot at 180 Loop Rd, Archer Lodge, NC. This property is owned by Aubeca LLC and is referenced as Johnston County parcel tag id number 16J03076L.**

Conduct of Quasi-Judicial Public Hearing:

- 1. Town Attorney - Swear in Witnesses (including staff, who intend to present evidence)**
- 2. Mayor - Call Case as Stated on the Agenda**
- 3. If applicant is to be represented by anyone other than a licensed attorney, the applicant shall request the consent of the Town Council.**
- 4. Members of the Town Council to Disclose the Following:**
 - Any Site Visits
 - Ex Parte Communications
 - Specialize Knowledge They Have Relevant to the Case
 - Fixed Opinion That is Not Susceptible to Change Based on What They Learn
 - Conflict of Interest

- Financial Interest; and
- Any Other Information Relevant to Determining Whether a Conflict of Interest Exists

**** Town Council to Vote on Recusal of Member if Any Conflict Exists. Note: The Applicant or Other Affected Persons May Present Any Objections Regarding a Member's Participation. ****

5. Mayor - Open the Public Hearing
6. Staff Report
7. All Parties Represented by Attorneys, the Applicant, Followed by Any Opposing Party, May Present a Brief Opening Statement
8. Applicant - Present Arguments and Evidence in Support of the Application
9. Persons Opposed to Granting the Application Shall Present Arguments and Evidence Against
10. Opportunity for Cross-Examination
11. After All Evidence Has Been Presented, the Mayor May Ask the Parties if There is Additional Relevant Information that Has Not Been Presented that Would Make a Continuance in Order
12. The Mayor will Entertain Objections and Rule on the Admissibility of the Evidence or Exhibit
13. The Mayor - Close the Public Hearing Unless the Hearing Has Been Continued to the Next Scheduled Quasi-Judicial Hearing or to a Publicly Stated Date, Time, and Location
14. The Mayor - Calls for a Vote on Each of the Findings of Fact/Conclusions for the Special Use Permit
 - Must Receive a Simple Majority Vote of the Town Council for the Application to be Approved.
 - The Town Council May Attach Conditions of Approval in Accordance with Existing State Law and Town Code
15. The Mayor - Calls for a Vote on the Special Use Permit
 - Must Receive a Simple Majority Vote of the Town Council for the Application to be Approved
 - The Town Council May Attach Conditions of Approval in Accordance with Existing State Law and Town Code
16. The Mayor - Calls for a Vote on the Site Plan

Special Use Permit Application submitted by Mark Shiramitaro to build a detached garage, on a 5.6 acre lot at 180 Loop Rd, Archer Lodge, NC. This property is owned by Aubeca LLC and is referenced as Johnston County parcel tag id number 16J030761.

Quasi-Judicial Public Hearing:

1. Town Attorney - Swear in Witnesses (including staff, who intend to present evidence)

Town Attorney, Marcus Burrell requested anyone in attendance who plans to speak in regards to the permit as a member of the public or a member of the staff to step forward to be sworn in. Attorney Burrell proceeded to swear in/affirm all participants.

2. Mayor - Call Case as Stated on the Agenda

Mayor Mulhollem called case as Stated on Agenda.

3. If applicant is to be represented by anyone other than a licensed attorney, the applicant shall request the consent of the Town Council.

Council was not required to provide consent as Mark Shiramitaro informed council that he would be representing himself in this matter.

4. Members of the Town Council to Disclose the Following:

- Any Site Visits
- Ex Parte Communications
- Specialize Knowledge They Have Relevant to the Case
- Fixed Opinion That is Not Susceptible to Change Based on What

They Learn

- Conflict of Interest
- Financial Interest; and
- Any Other Information Relevant to Determining Whether a Conflict of Interest Exists

** Town Council to Vote on Recusal of Member if Any Conflict Exists.

Note: The Applicant or Other Affected Persons May Present Any Objections Regarding a Member's Participation. **

Council Member Buzzelli disclosed that he knows the owner of the neighboring property and that he has been to the home of the petitioner; however, he has not visited the property that is requesting the permit. Mayor Mulhollem asked Attorney Burrell if he considered Council Member Buzzelli's disclosure as a conflict of interest. Attorney Burrell asked Council Member Buzzelli if his relationship with the owner of the neighboring property would prevent him from making an impartial decision on this matter. Council Member Buzzelli shared that his relationship with the owner of the neighboring property had no bearing on his ability to make an impartial decision. With that being said Attorney Burrell left the decision up to the remaining council members if they believe Council Member Buzzelli to have a conflict of interest that should hinder him from hearing the case. Hearing none, Attorney Burrell recommended that the council proceed.

5. Mayor - Open the Public Hearing

Mayor Mulhollem: Do I have a motion to open the public hearing?

Council Member Jackson: So moved.

Mayor Mulhollem: I have a motion. Is there a second?

Mayor Pro-Tem Castleberry: Second.

Mayor Mulhollem: I have a motion and a second, is there any discussion?

Mayor Mulhollem: All in favor?

Mayor Mulhollem: Motion carries. Alright so, as the hearing is now open, item six. Staff report, Mr. Jason?

6. Staff Report

Jason Kress: Good evening, council! Um, I will forego some of the information here if there is anything you want to go back to. Site information the Mayor has reviewed already. The reason for the request, Mr. Shiramitaro is seeking an exception to the UDO standard that restricts the maximum allowable size for an accessory structure. Accessory structure standards limit the maximum size to 100 percent of the closed square foot of the primary dwelling when the lot is five acres or larger. That was a recent change that was approved by you all. For this scenario the primary dwelling is 1,929 square feet. The maximum allowed size for an accessory structure would be 1,929 square feet. The applicant is requesting a 5,000 square foot garage/storage building located at the back of the property. The UDO standards in question listed out here from the UDO, except on lots of five acres in area or greater the cumulative square footage of all accessory structures in use on a lot should not exceed the total square footage of the primary structure or structures. We will go to section two, staff analysis. Staff have made the determination that the applicant seeks a special use permit since it would be challenging for the applicant to meet the requirements of a variance request and meet the burden of proof for the findings of fact. The location of the property is at 180 Loop Road. It is zoned agricultural residential, and is surrounded immediately by similarly zoned properties. The Cooper Farms and Archer's Pointe subdivisions are located to the east and north of 180 Loop Road respectively and the property is located within the water supply watershed. There is a map in your staff report if you would like to get an image of where this is at we have it shown already. For impact, it is the determination of staff that the proposed construction would have minimal impact on the land and surrounding properties. The building would not be directly visible off from the public right-of-way. The built upon area of the property would be impacted by the new construction but not significantly due to the size of the property. The property would be considered at the strictest level for the water supply watershed

district, 24 percent of the impervious surface which calculates to approximately 58,544 square feet. The requested building is only 5,000 square feet so that would fit in there. The building size, the 5,000 square foot garage would be approximately 2.6 times the size of the principle structure. For A/R zoned lots that are 5 acres in size or larger town ordinances were recently amended to allow accessory structures that are up to 100 percent of the size of the principle structure, but not larger. The maximum height allowed in the A/R district is 40 feet. So, just typical standards to consider for special use permits. The project will not materially endanger public health or safety. Staff determined that was true. The project will not substantially injure the value of adjoining property and if so, it is a public necessity. That was true as well. This project will be in harmony or compatible with its neighbors and generally consistent with the comprehensive plan. That was confirmed. The project will meet all required conditions and specifications as listed. That was confirmed also. Staff's recommendations. Staff's preliminary conclusions are an application of facts, observations, and circumstances associated with this special use hearing and are based on the information available to staff as of the preparation date of this report. This information includes the application and exhibits prepared by the applicant, meetings between staff and the applicant, and staff's observations, data, and analysis. Taking into consideration the facts and potential impacts of the request, Staff recommends approval of the Special Use Permit. If that is everything, let me know if you have any questions.

Attorney Burrell: That's fine.

Council Member Bruton: I just have one question, Jason for something that was included in the package. It's kind of hard to pick up but it looks like there is already several structures back there. Is that true and how many are there?

Jason Kress: Mr. Shiramitaro, can you please help answer that?

Mr. Shiramitaro: There are none anymore. They were dilapidated and potentially dangerous and made of tin and were taken down due to a windstorm.

Council Member Bruton: So the only structure on this is your house?

Jason Kress: I might add that the GIS photos are from 2021 so they are not always up to date. That is a good question.

Mr. Shiramitaro: Also, what look like structures up near the trees are actually covers for cellars. Back there there are no structures.

Mayor Mullhollem: Okay, any other member of council have any further questions on the report? Alright hearing on we're going to move on to item number seven.

Finding of Fact:

Finding of Fact# 1

Finding of Fact# 2

Finding of Fact# 3

Finding of Fact# 4

Staff comments for Findings:

1.

7. All Parties Represented by Attorneys, the Applicant, Followed by Any Opposing Party, May Present a Brief Opening Statement

Mayor Mulhollem: All Parties Represented by Attorneys, the Applicant, Followed by Any Opposing Party, May Present a Brief Opening

Statement. Anybody want to make an opening statement?

Mr. Shiramitaro: I am not sure that I need to but I can make one if you would like.

Mayor Mulhollem: Alright, are there any opposed that would like to make a brief opening statement? Okay.

8. Applicant - Present Arguments and Evidence in Support of the Application

Mayor Mulhollem: Alright, item number eight. Applicant - Present Arguments and Evidence in Support of the Application.

Mr. Shiramitaro: Good Evening! Thank you all for your time I appreciate you for having this special meeting. Um, we moved to North Carolina about six years ago. We love this area. We settled down in this area for all the reasons and all the good work that you are doing. We really like that Archer Lodge has the vision to be able to see the past but still embrace the future, technology, and the things that are moving the state forward. We bought the 5.6 acres basically to use for a lot of different reasons but a part of it was that we have vehicles, cars essentially. I have a lift at my house in garage but it gets pretty complicated to work on and have storage of product. So we decided to expand into something that is a lot bigger and that can fit our needs. Another problem is that the out buildings that we thought were there were in such bad shape that we really could not use them. So we are looking for approval for a mixed use space of storage and some working that would mostly be just like the garage that you have at your house.

Mayor Mullhollem: Alright, thank you.

Mayor Mullhollem: Item number nine, Persons Opposed to Granting the Application Shall Present Arguments and Evidence Against.

Attorney Burrell: You will need to ask if any members of council have any questions.

Mayor Mullhollem: Okay sorry about that. Do any member of council have any questions of the applicant.

Council Member Bruton: So there is no business that is going to be run out of this building, is it all totally personal?

Mr. Shiramitaro: I do business over there quite a bit but it is not a manufacturing kind of business. We are in a lot of consulting. Most of what I do is over the phone and drawings and programming.

Council Member Bruton: So it will be taking place in this structure?

Mr. Shiramitaro: At worst there might be some storage of some equipment but not manufacturing.

Mayor Pro-Tem Castleberry: Will there be anything sitting outside around the building that you could see from the road?

Mr. Shiramitaro: Absolutely not, sir.

Mayor Pro-Tem Castleberry: Would it fall under anything from that?

Mr. Shiramitaro: It is not going to be visible from the road so it would be hard to say so.

Jason Kress: It is really far back.

Mr. Shiramitaro: With the tree line and where it is we placed it to make sure that there isn't any visibility from neighbors or from the road. To kind of really keep it encapsulated.

Council Member Bruton: So is it enclosed or is it open air?

Mr. Shiramitaro: Enclosed. We chose colors for the building to best blend into the environment back there. So it's not going to be like bright red or flashy anything.

Attorney Burrell: And Jason, just for the benefit of the council. I know the site plan shows a set back of I think 46.6 from the closest corner. That meets all town required set backs from property lines.

Jason Kress: By five times over. The required setbacks for A/R is 10 feet. It's not a concern considering the way that it is situated it's more central than any lines.

Council Member Bruton: Why is it described as a possible 50 foot ***inaudible* 0:29:25**? Is that going to be something that would be provided or that could be provided?

Jason Kress: I'm not sure that is something from the surveyor. I mean

its not something, I think its just something that is on the lot there. But I don't think its, I think it's further than 50 feet away from it as it is. So I think they try to account for that in case it is something that we have.
Council Member Bruton: Just calling it possible is what caught my eye.
Mr. Shiramitaro: As I understand it from they guy that made it, it was on a previous plot plan so he brought it over. So he put a qualifier on it.
Council Member Buzzelli: So do you have plans on working on other people's vehicles for pay in that?
Mr. Shiramitaro: I mean not that I wouldn't help a friend. But other than that I do not go into the business of working on cars.
Council Member Buzzelli: Yeah, that's what I am talking about.
Mayor Mulhollem: Any additional questions?
Michael Edwards: I would like to speak in support.
Mayor Mulhollem: Okay, go ahead.
Attorney Burrell: Now when you step up to the mic please state your name and your address. We are recording it for records.
Michael Edwards: My name is Michael Edwards. I live at 150 Loop Road directly beside and in the adjoining lot. I moved here about 10 years ago and we have not had no issues what so ever. We do own the property directly beside this property. We are the only residents there I think there may be one on the other side. On the back there are no residents. Mark is a great neighbor. Mark is a very modest man. Like any good citizen would do after Mark moved in, he did his research and found out a lot of things. Mr. Shiramitaro is world renowned, Mark is too modest of a man to tell y'all that. He is an engineer. He had a big part in the development of the Arthur Ash stadium and is a genius and we should be proud to have him as a part of our neighborhood and it shouldn't be any problem for him to build whatsoever.
Mayor Mulhollem: Thank you, sir.

9. Persons Opposed to Granting the Application Shall Present Arguments and Evidence Against

Mayor Mulhollem: Alright, moving on to item number 9. Persons Opposed to Granting the Application Shall Present Arguments and Evidence Against. Are there any? Are there any of those folks that are present tonight that are opposed?
Mayor Mulhollem: Alright.

10. Opportunity for Cross-Examination

Mayor Mulhollem: Seeing and hearing none, we will move on to item number 10. Opportunity for Cross-Examination. I assume that we don't have a need for cross-examination is that correct?
Attorney Burrell: That is correct.

11. After All Evidence Has Been Presented, the Mayor May Ask the Parties if There is Additional Relevant Information that Has Not Been Presented that Would Make a Continuance in Order

Mayor Mulhollem: Item number 11, After All Evidence Has Been Presented, the Mayor May Ask the Parties if There is Additional Relevant Information that Has Not Been Presented that Would Make a Continuance in Order. Alright, so Mr. Edwards, in addition to what you just spoke I assume that you or the applicant if you have any additional relevant information. If not, we will move along.
Michael Edwards: I would just like to say that he has been here the last several years and is not the average, every day Archer Lodge resident. He is well known world wide, so. What I'm trying tot tell you is that he's too modest to tell you that. This guy is like the architect.
Mayor Mulhollem: Thank you.

12. The Mayor will Entertain Objections and Rule on the Admissibility of the Evidence or Exhibit

Mayor Mulhollem: Item 12. It says, The Mayor will Entertain Objections and Rule on the Admissibility of the Evidence or Exhibit. Um, Mr. Attorney, I don't see any reason.
Attorney Burrell: Mr. Mayor this kind of falls under the same thing as the cross-examination. Since no one opposed, there is not any objections.

Mayor Mulhollem: That's what I just wanted to verify with you.

13. The Mayor - Close the Public Hearing Unless the Hearing Has Been Continued to the Next Scheduled Quasi-Judicial Hearing or to a Publicly Stated Date, Time, and Location

Mayor Mulhollem: Okay, item 13. Council, I need a vote to close the public hearing. So, do I have a motion to and that is unless the hearing has been continued to the next scheduled quasi-judicial, which it has not. So do I have a motion to close the public hearing.

Council Member Jackson: So moved.

Mayor Mulhollem: I have a motion is there a second?

Mayor Pro-Tem Castleberry: Second.

Mayor Mulhollem: I have a motion and a second. Is there any discussion? All in favor? Okay, Public hearing is now closed.

14. The Mayor - Calls for a Vote on Each of the Findings of Fact/Conclusions for the Special Use Permit

- **Must Receive a Simple Majority Vote of the Town Council for the Application to be Approved.**
- **The Town Council May Attach Conditions of Approval in Accordance with Existing State Law and Town Code**

Mayor Mulhollem read the following Findings of Fact:

- **Finding A. Will not materially endanger the public health, safety if located where proposed.**

Applicant's Response: This building will be well off of Loop Road and has been placed in a location that will minimize the visual impact.

Approved Finding A.

Moved by Council Member Buzzelli,

Seconded by Council Member Jackson.

CARRIED UNANIMOUSLY.

- **Finding B: Complies with all standards, conditions, and specifications in the UDO, including Article 5 Use Regulations, and Article 6, Development Standards.**

Applicant's Response: We have contracted suppliers that will adhere to very standard to perform above and beyond safety standards. We will monitor and made any adjustments required as the project progresses.

Approved Finding B.

Moved by Council Member Jackson,

Seconded by Council Member Buzzelli.

Discussion followed.

CARRIED UNANIMOUSLY.

- **Finding C: Will not substantially injure the value of the the abutting land, or the special use is a public necessity.**

Applicant's Response: We have planned the location and layout of this building to insure that it will not impact any abutting land.

Approved Finding C.

Moved by Council Member Jackson,

Seconded by Council Member Buzzelli.

CARRIED UNANIMOUSLY.

- **Finding D: Will be in harmony with the area in which it is to be located.**

Applicant's Response: This building will be placed in an appropriate location and we are using colors to ensure that this building blends into the existing landscapes to the best of our

abilities.

Approved Finding D.

Moved by Council Member Jackson,
Seconded by Council Member Buzzelli.
CARRIED 3 to 1.

- **Finding E: It is in general conformity with the Town's adopted policy guidance.**

Applicant's Response: We chose Archer Lodge area because we are aligned with and will provide a building that adheres to the Town's policies and guidance.

Approved Finding E.

Moved by Council Member Jackson,
Seconded by Council Member Buzzelli.
CARRIED 3 to 1.

- **Finding F: Will not exceed the Town's ability to provide adequate public facilities (fire and rescue, utilities, etc.).**

Applicant's Response: This building will be of an appropriate size to fit well within the town's public facilities.

Approved Finding F.

Moved by Council Member Jackson,
Seconded by Council Member Buzzelli.
Discussion followed.
CARRIED UNANIMOUSLY.

15. The Mayor - Calls for a Vote on the Special Use Permit

- **Must Receive a Simple Majority Vote of the Town Council for the Application to be Approved**
- **The Town Council May Attach Conditions of Approval in Accordance with Existing State Law and Town Code**

Mayor Mulhollem asked council if they would like to attach any conditions prior to voting for approval. Hearing none, he asked if there was a motion for the approval of the application.

Approved Special Use Permit

Moved by Council Member Jackson,
Seconded by Mayor Pro-Tem Castleberry.
Discussion followed.
CARRIED 3 to 1.

16. The Mayor - Calls for a Vote on the Site Plan

Mayor Mulhollem asked if there was a motion for the approval of the site plan as presented.

Approved Site Plan

Moved by Council Member Jackson,
Seconded by Council Member Buzzelli.
CARRIED UNANIMOUSLY.

[Documentation for Special Use Hearing](#)

3. ADJOURNMENT:

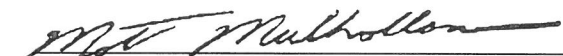
- a) **With no further business, Mayor Mulhollem called for a motion to**

adjourn.

Moved by: Council Member Jackson
Seconded by: Council Member Buzzelli

Approved to Adjourn the Meeting at 6:48 p.m.

CARRIED UNANIMOUSLY


Matthew B. Mulhollem, Mayor


Jenny Martin, Town Clerk



**TOWN OF ARCHER LODGE
PLANNING AND ZONING DEPARTMENT
STAFF REPORT
SPECIAL USE PERMIT SUP-25-05.A
MAY 19TH, 2025**

- 1. OVERVIEW**
- 2. STAFF ANALYSIS**
- 3. STAFF RECOMMENDATION**
- 4. ATTACHMENTS**

1. OVERVIEW

1.1. Site Information

Location: 180 Loop Road, Archer Lodge, NC 27527

Parcel id: 16J03076I

Owner: Aubeca, LLC / Mark Sharamitaro

Applicant: Mark Sharamitaro

Acreage: 5.6 acres

Current Zoning: Agricultural-Residential (AR)

1.2. Reason for Request

The applicant, Mr. Sharamitaro, is seeking an exception to the UDO standard that restricts the maximum allowable size for an accessory structure. Accessory structure standards limit the maximum size to 100% of the total square footage of the primary dwelling when the lot is 5 acres or larger. For this scenario, the primary dwelling is 1929 sqft and the maximum size allowed for the accessory structure would be 1929 sqft. The applicant is requesting a 5000 sqft garage/storage building located at the back of the property.

1.3. UDO Standards

Article 5. – Division 4. – Sec. 30-5403 (6)

(6) Maximum size.

- a. Except on lots of five acres in area or greater, the cumulative total square footage of all accessory uses or structures on a lot shall not exceed more than 50 percent of the total square footage of the principal structure or structures on the same lot.
- b. In the case of an open air principal use, the cumulative total square footage of all accessory uses or structures on a lot shall not exceed more than 40 percent of the total square footage of the area devoted to the principal use.
- c. In the case of lots of five acres or more in area, the cumulative square footage of all accessory uses or accessory structures may exceed 50 percent of the total square footage of the principal structure(s) but shall not exceed 100 percent of the total square footage of the principle structure(s) on the lot.

2. STAFF ANALYSIS

2.1. Staff Guidance

Staff made the determination that the applicant seeks a Special Use Permit since it would be challenging for the applicant to meet the requirements of a Variance request and meet the burden of proof for the Findings of Fact.

2.2. Location

The property at 180 Loop Road is zoned as Agricultural-Residential (AR) and is surrounded immediately by similarly zoned properties. The Cooper Farms and Archer's Pointe subdivisions are located to the East and North of 180 Loop Road, respectively. The property is located within a Watersupply Watershed.

2.2. Impact

It is the determination of staff that the proposed construction would have a minimal impact on the land and surrounding properties. The building would not be directly visible from the public right-of-way. The built-upon area of the property would be impacted by the new construction, but not significantly due to the size of the property. The property would be considered at the strictest level for the Watersupply Watershed District, 24% of the impervious surface, which calculates to approximately 58,544 square feet. The requested building would be 5000 sqft.

2.3. Building Size

The 5000 sqft building would be approximately 2.6x (times) the size of the principal structure. For AR zoned lots that are 5 acres or more, Town Ordinances were recently amended to allow accessory structures that are up to 100% the size of the principal structure, but not larger. The maximum height allowed in the AR district is 40 ft.

2.4. Special Use Standards

2.4.1. This project does not materially endanger public health or safety.

Staff determination: Confirmed

2.4.2. This project will not substantially injure the value of adjoining property or, if so, is a public necessity.

Staff determination: Confirmed

2.4.3. This project will be in harmony or compatible with its neighbors and generally consistent with the comprehensive plan.

Staff determination: Confirmed

2.4.4. This project will meet all required conditions and specifications.

Staff determination: Confirmed

3. STAFF RECOMMENDATION

Staff's preliminary conclusions are an application of facts, observations, and circumstances associated with this special use hearing and are based on the information available to staff as of the preparation date of this report. This information includes the application and exhibits prepared by the applicant, meetings between staff and the applicant, and staff's observations, data, and analysis.

Taking into consideration the facts and potential impacts of the request, Staff recommends approval of the Special Use Permit.

4. ATTACHMENTS

- 4.1. Special Use Permit Application
- 4.2. GIS Map
- 4.3. Orthographic Map
- 4.4. Site Plan
- 4.5. Zoning Permit Application
- 4.6. Johnston County Septic Permit



Office Use Only:

Permit #: _____
 Fee: \$ _____; Receipt No. _____
 Payment Method: Ck# _____
 Cash: _____; Other: _____ Pay Date: _____
 Application Rec.: _____

Town of Archer Lodge

Special Use Permit Application

1. General Information (Please Type or Print)Property Owner: AuBeCa LLC.Address: 244 Josiah Dr. City: Clayton State: NC Zip: 27527

Fax

Telephone Number: (919) 920-2032

Number: _____

E-mail Address: Mark@Sharamitaro.comApplicant/Contact: Mark SharamitaroAddress: 244 Josiah Dr City: Clayton State: NC Zip: 27527

Telephone Number:

Fax

(919) 920-2032

Number: _____

E-mail Address: Mark@Sharamitaro.com**2. Property Information:**Property Address (if known): 180 Loop Rd.Johnston Co. Tax Map: Plat Book 59 page 146 Lot: 7&8 Zoning District: Archer LodgeSite Access Off Road: _____ Lot Acreage: 5.9Status of Lot: Existing: 5.9 Proposed: 5.9Protected Watershed: No: X Yes: _____, If yes, proposed impervious surface area: _____;Existing Impervious Surface: No**3. Utilities (Existing or Proposed – Check All That Apply):**Public Sewer: (a) ☐ Existing, (b) ☐ ProposedPublic Water: (a) ☐ Existing, (b) ☐ ProposedWell: (a) ☒ Existing, (b) ☐ ProposedSeptic: (a) ☒ Existing, (b) ☐ ProposedBuilding Floor Area (sq. ft.) 5000 Max. Bldg./Structure Height: 16 ft.**4. Describe Nature of Request (Type of Building, Land Use, Hours of Operation, etc.):**Additional storage space. Steel building

5. Submittal Information:

The items listed below are needed to verify compliance with the Town of Archer Lodge, Code of Ordinances, NC State/Local laws and must accompany the special use permit application. Please note that additional information may be needed upon review of the submitted material.

- A. A copy of the most recent deed to the property for which the permit is requested. A copy can be obtained from the Johnston County Register of Deeds Office.
- B. A copy of the property survey plat.
- C. If leasehold property, provide copy of lease and, if applicable, access easement to leasehold property.
- D. All site plans shall be prepared by a NC registered engineer, architect, or professional land surveyor, sealed by the same and shall include information as stated in Unified Development Ordinance (UDO), Article 11, Division 5. UDO provisions may be found at the following link: [**Archer Lodge Unified Development Ordinance - Effective: June 7, 2021**](#)
- E. Other: _____
- F. Fee: \$750

6. Special Use Permits:

The Archer Lodge Town Council does not have unlimited discretion in deciding whether to grant a special use permit. NC State Laws will be adhered to in the conduct of quasi-judicial public hearing. Moreover, findings of fact will be made in accordance with ordinance provisions referenced in Chapter 30, Article 3, Division 3, Section 30-3318 of the Archer Lodge Code of Ordinances.

Additionally, where applicable, development standards for specific uses will also be considered and evaluated for ordinance compliance.

Please note: Under each indicate the facts you, the applicant, intend to show and statements that you intend to make to convince the Town Council that it can properly reach the required findings of fact listed below (attach additional sheets if needed):

A. Will not materially endanger the public health, safety if located where proposed;

This building will be well off of Loop Road and has been placed in a location that will minimize the visual impact.

B. Complies with all standards, conditions, and specifications in the UDO, including Article 5 Use Regulations, and Article 6, Development Standards;

we have contracted suppliers that will adhere to every Standard and perform above and beyond all safety standards.

We will monitor and make any adjustments required as the project progresses.

C. Will not substantially injure the value of the abutting land, or the special use is a public necessity;

We have planned the location and layout of this building to insure that it will not impact any abutting land.

D. Will be in harmony with the area in which it is to be located;

The building will be places in an appropriate location and we are using colors to ensure that this building blends into the existing landscapes to the best of our abilities.

E. Is in general conformity with the Town's adopted policy guidance; and

We chose Archer Lodge area because we are aligned with and will provide a building that adheres t the Town's policies and guidance.

F. Will not exceed the Town's ability to provide adequate public facilities (fire and rescue, utilities, etc.).

This building will be of an appropriate size to fit well within the towns public facilities.

Note: If the Town Council approves a special use permit, it may, as part of the terms of such approval, impose any additional reasonable conditions and safeguards as may be necessary to ensure that the criteria for the granting of such a permit will be followed per Section 30-3206, Conditions of Approval. The Town Council may not impose conditions for which the Town does not have statutory authority, including taxes, impact fees, building elements for one-two family dwellings and driveway improvements in excess of those allowed by 160D -170 (b) of the North Carolina General Statutes.

7. Signatures and Acknowledgment:

The undersigned hereby certify that the application material is complete and accurate.

FURTHERMORE, the undersign hereby authorizes the Town of Archer Lodge, NC Town Planner or designated representatives to enter upon the above referenced property for the purpose of inspecting and determining/verifying compliance with the Town's ordinance provisions.

Mark Sharamitaro

Digitally signed by Mark Sharamitaro
Date: 2025.04.22 16:52:14 -04'00'

4/22/2025

Applicant's Signature

Date

Mark Sharamitaro

4/22/2025

**Property Owner's or
Authorized Agent's Signature**

Date

**Town of Archer Lodge, NC
14094 Buffalo Road
Archer Lodge, NC 27527**

Main: 919.359.9727

Fax: 919.359.3333

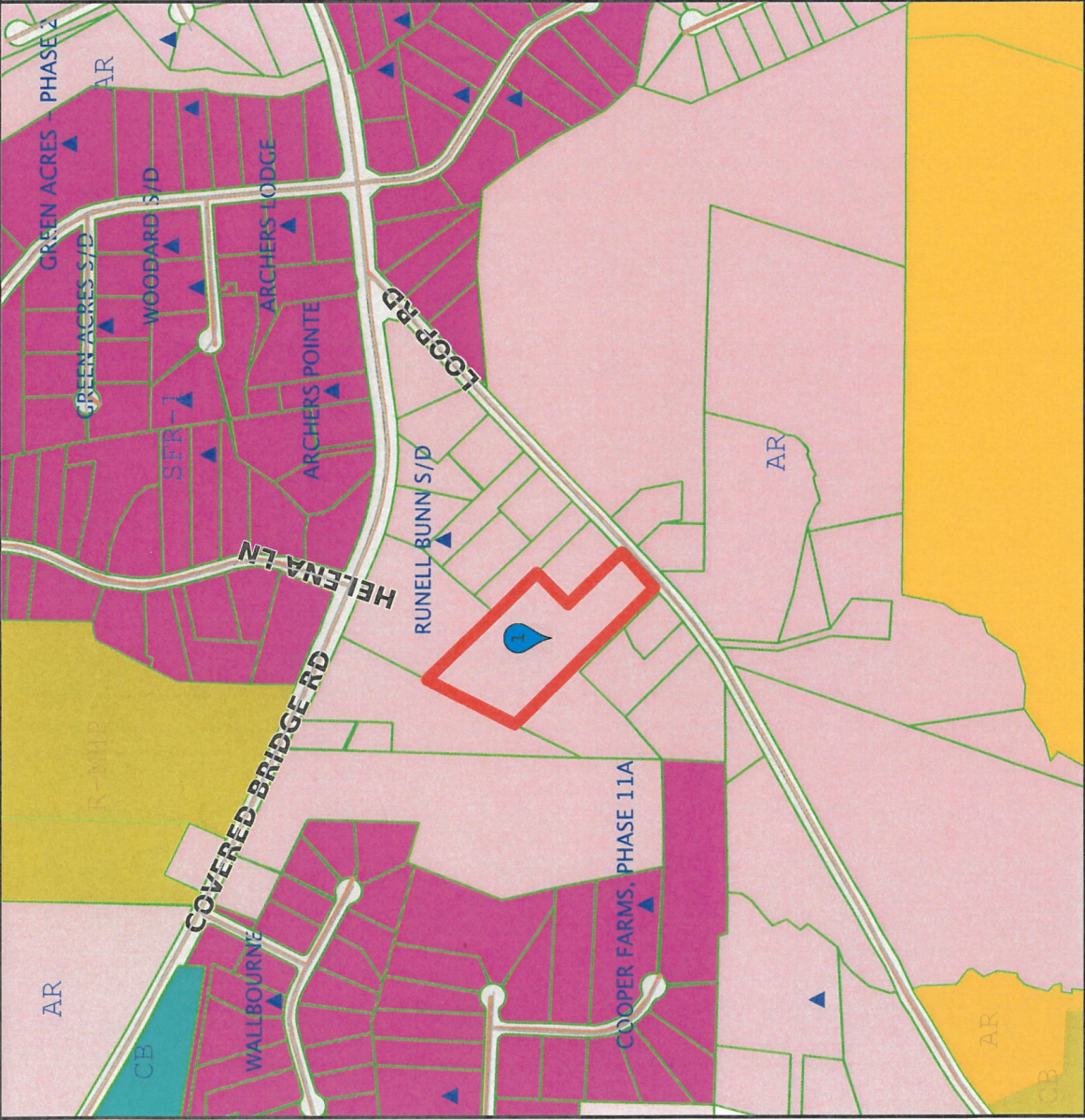
Web Site: <https://www.archerlodgenc.gov/planning-zoning>



JOHNSTON COUNTY
NORTH CAROLINA

*** **DISCLAIMER** ***

Johnston County assumes no legal responsibility for the information represented here.



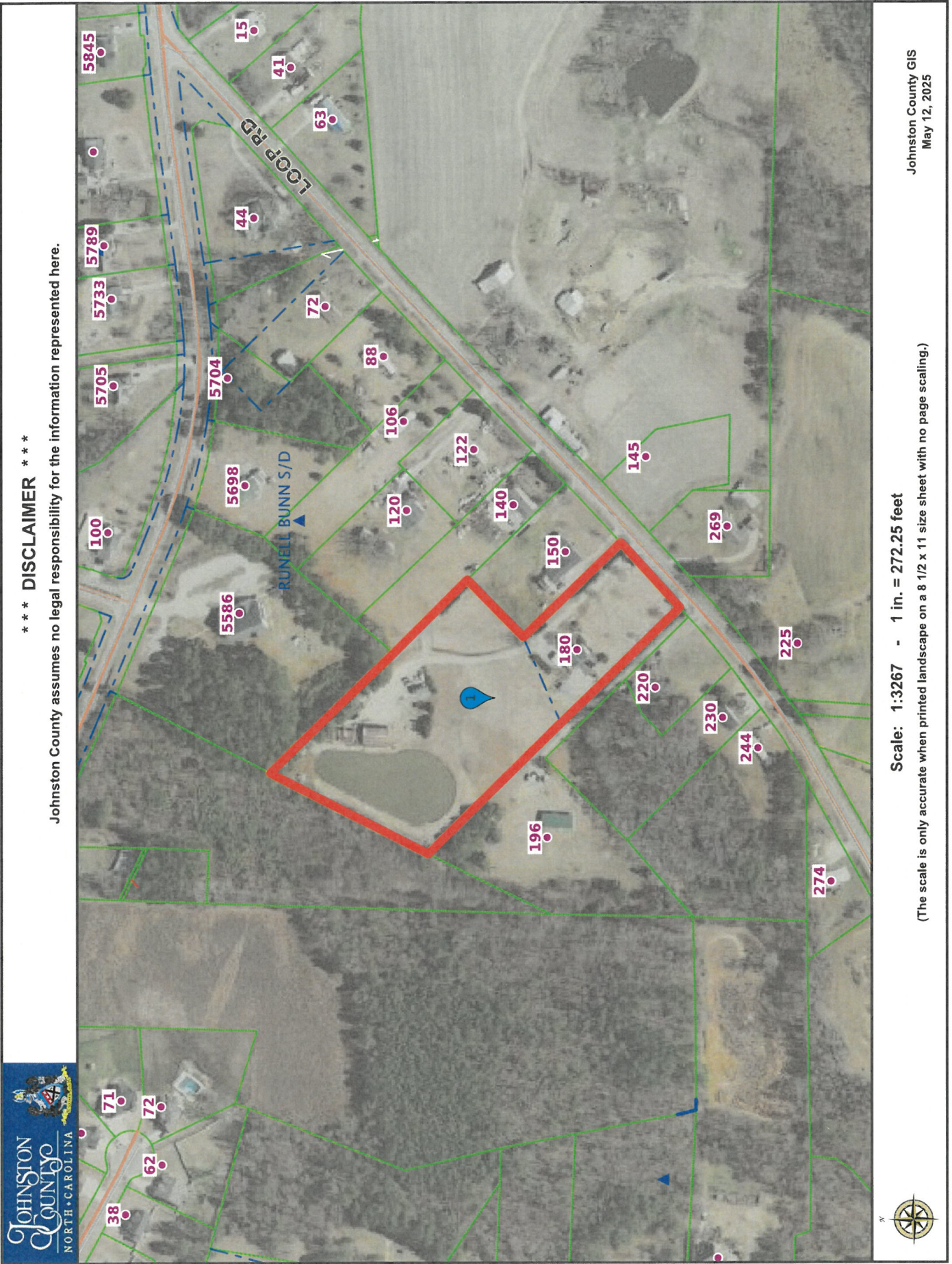
Result 1

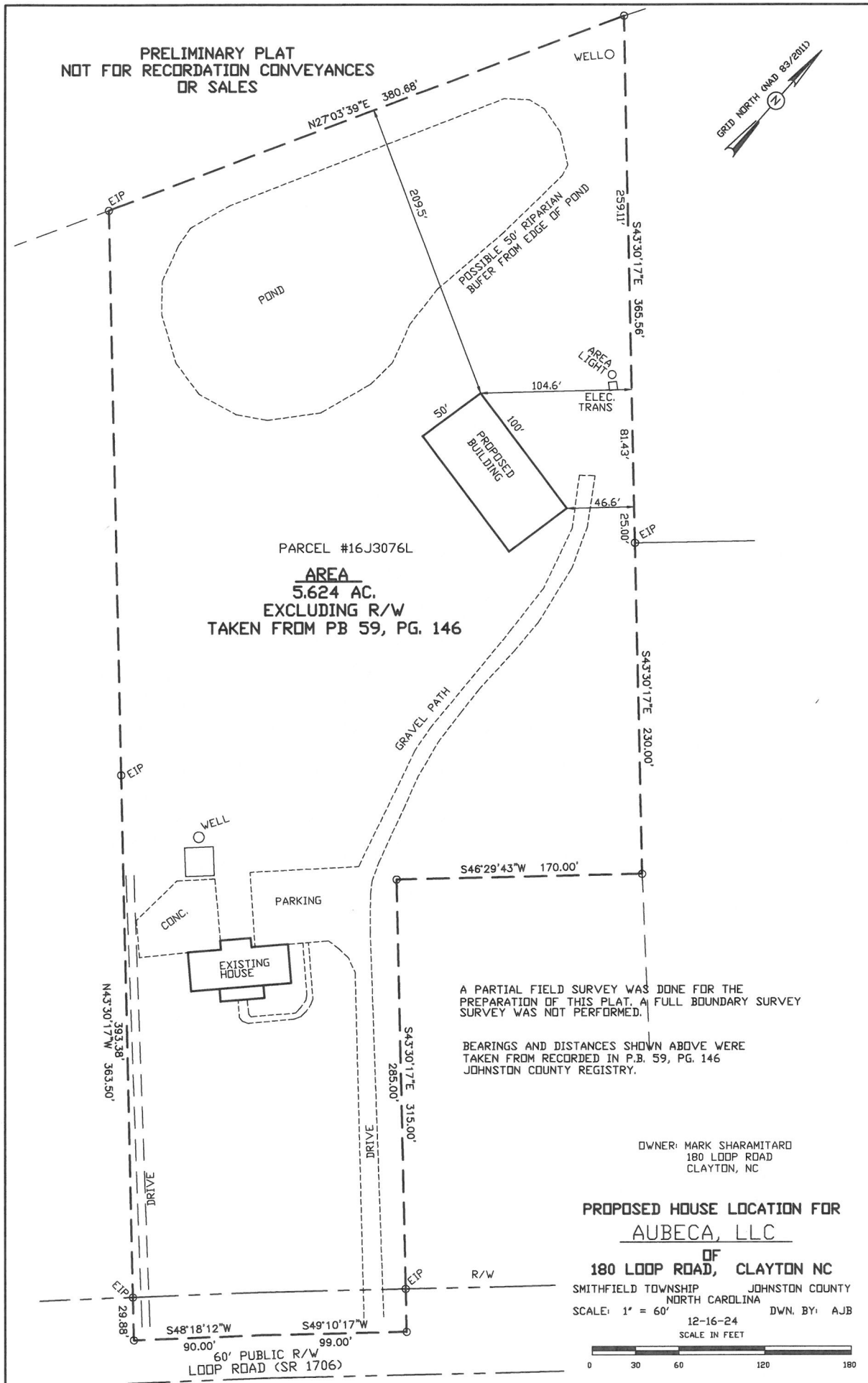
id: 16J03076I
Tag: 16J03076I
NCPin: 177004-94-8991
Mapsheet No: 177004
Owner Name 1: AUBECA, LLC
Owner Name 2:
Mail Address 1: 244 JOSIAH DR
Mail Address 2:
Mail Address 3: CLAYTON, NC 27527-4245
Site Address 1: 180 LOOP RD
Site Address 2: ARCHER LODGE, NC 27527-
Book: 06612
Page: 0413
Market Value: 590530
Assessed Acreage: 5.620
Calc. Acreage: 5.685
Sales Price: 630000
Sale Date: 2024-02-05



Scale: 1:8043 - 1 in. = 670.24 feet
(The scale is only accurate when printed landscape on a 8 1/2 x 11 size sheet with no page scaling.)

Johnston County GIS
March 20, 2025







Permit #: _____
 Fee: \$ _____; Receipt No. _____
 Payment Method: Ck# _____
 Cash: ☐ Other: ☐ Pay Date: _____
 Application Received: _____

TOWN OF ARCHER LODGE DEVELOPMENT PERMIT APPLICATION

1. Check Applicable Type of Permit(s) and Use:

☒ Zoning Compliance Permit ☐ Watershed Protection Permit ☐ Floodplain Development Permit

☐ New Construction – Single Family (stick built/modular) ☐ Double Wide Manufactured Home – Year: _____
☐ Structural Addition/Modification ☐ Single Wide Manufactured Home – Year: _____
☒ Accessory Use (i.e., deck, shed) Dimensions: 50x100 ☒ Other: Free Standing, Enclosed Metal Building Structure

2. Proposed building/structure square footage: 5000; Stories: 1; and height (measured in ft. from average grade to peak of roof/structure): 15-16; Proposed use: Storage Building
Pre-Engineered Metal Building with monolithic slab concrete foundation.; Cost of Construction: 250,000

3. Property Owner: Mark Sharamitaro - AUBECA, LLC Phone: 919-920-2032
 Address: 180 Loop Rd, Archer Lodge, NC 27527 Email: mark@sharamitaro.com

4. Applicant/Agent: JOHN INMAN, agent for Inco Steel Buildings Corporation Phone: 919-335-8099
 Address: PO BOX 117 Rolesville NC 27571 Email: Office@IncoSteelBuildings.com

5. Site Address: 180 Loop Rd, Archer Lodge, NC 27527 Subdivision: WILDERS Lot _____

6. Site PIN# 177004-94-8991 or Tax Tag ID # 177004-94-8991 Lot size (acreage): 5.62

7. Utilities (check all that apply): County Water: ☐ Well: ☐ County Sewer: ☐ Septic: ☐

8. Please include the following information with the application:

- Sketch plan, drawn to scale, showing - lot boundaries, building setback lines, buildings locations - principle use and accessory (existing and proposed), driveway/sidewalks, impervious surface areas on the lot (existing and proposed) and applicable square footage totals, easements, streams, buffers, wetlands, and floodplains.
- Copy of Johnston County Improvement Permit if the lot is served by a septic system.
- Copy of Property Deed; and, if you are not the property owner applying for the permit, the property owner must give you written consent to apply for the permit. (A blank consent for is included in the application material on page 3.)
- Other: Plat Plan by Surveyor (provided to INCO STEEL BUILDING CORP.) by the Land Owner Mark Sharamitaro

Note: Additional information, including property survey, may be required upon review of the application and attachments to determine compliance with ordinance provisions. Contact Jason Kress, Town Planner if you have any questions regarding the above at 919.359.9727 or e-mail jason.kress@archerlodgenc.gov. Ordinance provisions can be viewed on the Towns website: <https://www.archerlodgenc.gov/planning-zoning>; and the permitting process is outlined on the Town's website at <https://www.archerlodgenc.gov/PermittingProcess>

9. **Applicants Certification:** I certify that all the statements made in this application and any attached documentation are true, complete and correct to the best of my knowledge and belief and are made in good faith. I understand that false information may result in the rejection of this permit or subsequent revocation of this permit. Authorized town officials are granted right of entry to make evaluations or inspections as to compliance and to release information upon public request. I understand that additional State and County permits may be required prior to occupancy of requested use. I further understand that a Zoning Certificate of Compliance shall be required and issued by the Town of Archer Lodge prior to the occupancy and/or commencement of operations of the proposed use.

JOHN INMAN

Print Name

John Inman
Signature of Applicant

office@incosteelbuildings.com
 Date: 3/6/25 MARCH 05, 2025
 2:18:07AM EST

Date

¹ Application for single family dwellings (including manufactured homes) or duplexes, residential additions (alterations), accessory structures or accessory uses on a lot.

AGENT AUTHORIZATION / OWNER'S CONSENT FORM

AGENT/APPLICANT INFORMATION:

JOHN INMAN, agent for Inco Steel Buildings Corporation

(Name)

PO BOX 117

(Address)

ROLESVILLE, NC 27571

(City, State, Zip)

I hereby give CONSENT to the above referenced agent/applicant to act on my behalf, to submit applications and all required materials and documents.

Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify that I have authority to execute this consent form as/on behalf of the property owner. I understand that any false, inaccurate or incomplete information provided by me or my agent will result in the denial, revocation or administrative withdrawal of this application, request, approval or permits. I further agree to all terms and conditions which may be imposed as part of the approval of this application.

OWNER AUTHORIZATION:

Mark Sharamitaro - AUBECA, LLC

Name

180 Loop Rd

Address

Archer Lodge, NC 27527

City, State, Zip

Mark Sharamitaro

Owner's Signature

DigiSigned by
mark@sharamitaro.com
Date: 3/6/25
9:19:36AM EST

03/06/2025

OFFICIAL USE – STAFF ANALYSIS

Permit #: _____ Zoning District: _____ Lot Size: _____

Application Received on: _____ Application Complete? Y/N ☐

Associated Subdivision/Project Approval(s): _____

Flood Zone: _____ FIRM Map/Panel: _____

Special Flood Hazard Area: ☐ Yes ☐ No Permit required? Y/N ☐

Water Supply Watershed Protection District: ☐ Yes ☐ No Permit required?
Y/N ☐

Utility Services: ☐ Public Water ☐ Well ☐ Public Sewer ☐ Septic System

Is Structure in the Right-of-Way of any of the following (check all that apply):

☐ Utilities ☐ Easement ☐ NCDOT ROAD or Other Road or sight triangle ☐ Proposed
Thoroughfare/Shared Use Path ☐ None

	Required	Provided
Lot Area		
% of Impervious Surface		
Lot Width		
Setbacks		
Front		
Side		
Rear		
Max Building Height - Principal		
Max Building Height - Accessory		
Accessory Building Setbacks		

Comments:

DigiSigner Document ID: 5ea54d54-0b71-4c4d-8225-cc5b303098e5

Signer

Email: office@incosteelbuildings.com
IP Address: 2603:6080:9403:780b:481c:d82e:25b0:7df2

Signature



Email: mark@sharamitaro.com
IP Address: 96.43.55.174



Event	User	Time	IP Address
Upload document	office@incosteelbuildings.com	3/6/25 9:15:35AM EST	2603:6080:9403:780b:481c:d82e:25b0:7df2
Open document	office@incosteelbuildings.com	3/6/25 9:15:38AM EST	2603:6080:9403:780b:481c:d82e:25b0:7df2
Close document	office@incosteelbuildings.com	3/6/25 9:16:58AM EST	2603:6080:9403:780b:481c:d82e:25b0:7df2
Open document	office@incosteelbuildings.com	3/6/25 9:17:02AM EST	2603:6080:9403:780b:481c:d82e:25b0:7df2
Sign document	office@incosteelbuildings.com	3/6/25 9:18:07AM EST	2603:6080:9403:780b:481c:d82e:25b0:7df2
Close document	office@incosteelbuildings.com	3/6/25 9:18:07AM EST	2603:6080:9403:780b:481c:d82e:25b0:7df2
Open document	office@incosteelbuildings.com	3/6/25 9:18:10AM EST	2603:6080:9403:780b:481c:d82e:25b0:7df2
Close document	office@incosteelbuildings.com	3/6/25 9:18:31AM EST	2603:6080:9403:780b:481c:d82e:25b0:7df2
Send for signing	office@incosteelbuildings.com	3/6/25 9:19:07AM EST	2603:6080:9403:780b:481c:d82e:25b0:7df2
Open document	mark@sharamitaro.com	3/6/25 9:19:23AM EST	96.43.55.174
Sign document	mark@sharamitaro.com	3/6/25 9:19:36AM EST	96.43.55.174
Close document	mark@sharamitaro.com	3/6/25 9:19:36AM EST	96.43.55.174
Open document	office@incosteelbuildings.com	3/6/25 9:29:14AM EST	2603:6080:9403:780b:481c:d82e:25b0:7df2
Close document	office@incosteelbuildings.com	3/6/25 9:32:42AM EST	2603:6080:9403:780b:481c:d82e:25b0:7df2

4.6

JOHNSTON COUNTY ENVIRONMENTAL HEALTH DEPARTMENT

205 South Second Street
Smithfield, North Carolina 27577
Telephone (919) 989-5180

Application No.:

48007

Tax Map No.:

2-26-98

IMPROVEMENT PERMIT

Date:

Name:

Troy Lee

Address:

Location:

SR-1706 - Take 1003 to Archers Lodge T/L on SR-1700 T/L on
SR-1706 1/4 mile - 1/2 mile on right.

Facility:

Residential

S/D Lot No.:

LTAR:

.35-.4

Bedrooms:

4

Design Daily Sewage Flow:

30 gpd 480

Lot Area:

± 6.01 AC

New Construction:

Repair:

Water Supply:

Soil/Site Classification:

P.S.

Septic Tank Size:

1000 gal

Grease Trap Size:

N/A

Pump Tank Size:

N/A

Pump(s) Size:

N/A

Drainfield Type:

Conv.

Square Feet:

990 sq' - 1020 sq' - 1350

No. Lines:

3

Width:

3'

Length:

110' - 85' - 150'

Depth:

22"

Design/Layout by:

Permit Issued By:

R. Mills

Inspection:

Lines:

MS 3-150

Septic Tank/Box:

1000 gal mcp

Pump Tank:

Pump(s)/Pressure:

Drainage:

Contractor:

T. Lee

AUTHORIZATION FOR WASTEWATER SYSTEM CONSTRUCTION

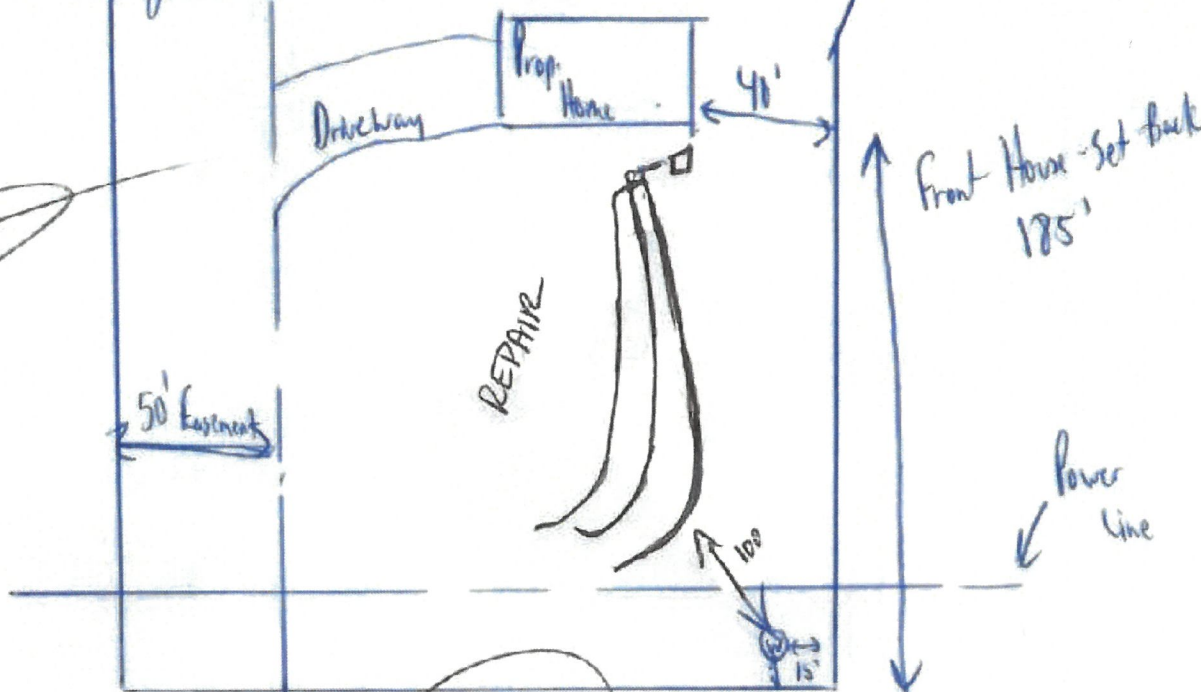
ISSUED BY:

Robert Mills Jr. R.S.

DATE ISSUED:

2-26-98

Changes made to
40' per owners
request. M.S.



OPERATION PERMIT BY:

M.S.

DATE:

10/30/98

Systems shall be installed as shown in sketch or as on attached plans and specifications. Any unauthorized site disturbance, filling, soil removal, or layout changes may result in this permit being revoked. This authorization for wastewater system to construct is good for 5 years from date of issue.