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Island Creek Road Subdivision

January 17, 2014

Pender County
Rezoning Narrative

The subject one hundred and twenty five acre property is currently zoned Rural Agricultural, RA. RA zoning requires one acre minimum lot sizes. The landowner desires to rezone eighty acres of this property to Residential Performance, RP, to enable a residential subdivision of medium density. The CAMA Land Use Classification is Suburban Growth. The RP zoning classification is consistent with the Suburban Growth land classification. This property falls within the Wilmington Urban Area Metropolitan Planning Organization, MPO's Planning Boundary. The property across Island Creek Road is zoned PD for a planned Mixed Use. We are asking for a General Use rezoning to RP to enable the desired residential development. The plan shows the wetland flood plain area of the property to remain RA zoning. The subject property can support 15,000 square feet lots given the existence of public water along its frontage and sufficient soils to support septic tanks and leach fields. Island Creek Road is considered a collector road. The proposed RP zone will enable lot development similar to that which exists immediately adjacent the property. The uses enabled by the RP zone should not adversely affect the adjoining properties.