

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

June 4, 2014

Ms. Melanie G. Herring
5634 Chelon Ave
Wilmington, NC 28409

RE: Request to Correct Zoning Error on Your Property

Dear Ms. Herring,

It has come to our attention that your property was inadvertently affected by a zoning change in 2009. According to our records, certain identified tracts of land were changed from RA, Rural Agricultural District, to B-2, Business District (Highway), in 1999 by the Pender County Board of Commissioners. During the 2009 zoning change, your property, located on the northwest corner of Camp Kirkwood Road and US Highway 117 (PIN 3322-45-8223-0000), was reverted to the RA District because of technical error. The intention of the Planning and Community Development Department is to rectify this mistake and request that the Board change the zoning of your property to GB, General Business District, to closely mimic what was in place.

The GB District is primarily intended to accommodate uses which require close access to major highways. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents, including office, retail, and personal service uses. For your review, a map of the property showing the existing and proposed zoning has been included with this letter. Your property is labeled "1".

A public hearing for the rezoning has been scheduled as listed below:

July 1, 2014 – Planning Board Public Hearing

July 7, 2014 – Board of Commissioners Public Hearing and Adoption

All meetings will be held at the Administrative Building, located at 805 South Walker Street, Burgaw, NC 28425. You will receive a public hearing notification prior to the hearings taking place.

Should you have any questions or concerns, or for a list of allowable uses in each zoning district, please contact the Planning & Community Development Department at (910)259-1202, or stop by the office, prior to June 13th. We apologize for any inconvenience this may have caused you.

Regards,

Kyle M. Breuer, Director

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June 4, 2014

Ms. Miranda Rodriguez
388 Brickyard Rd
Hampstead, NC 28443

RE: Request to Correct Zoning Error on Your Property

Dear Ms. Rodriguez,

It has come to our attention that your property was inadvertently affected by a zoning change in 2009. According to our records, certain identified tracts of land were changed from RA, Rural Agricultural District, to B-2, Business District (Highway), in 1999 by the Pender County Board of Commissioners. During the 2009 zoning change, your properties, located on the northwest corner of Camp Kirkwood Road and US Highway 117 (PIN 3322-44-8909-0000 and PIN 3322-44-7653-0000), was reverted to the RA District because of technical error. The intention of the Planning and Community Development Department is to rectify this mistake and request that the Board change the zoning of your property to GB, General Business District, to closely mimic what was in place.

The GB District is primarily intended to accommodate uses which require close access to major highways. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents, including office, retail, and personal service uses. For your review, a map of the property showing the existing and proposed zoning has been included with this letter. Your property is labeled "2" and "3".

A public hearing for the rezoning has been scheduled as listed below:

July 1, 2014 – Planning Board Public Hearing

July 7, 2014 – Board of Commissioners Public Hearing and Adoption

All meetings will be held at the Administrative Building, located at 805 South Walker Street, Burgaw, NC 28425. You will receive a public hearing notification prior to the hearings taking place.

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June 4, 2014

Mr. Keith Tatro
1006 Mallard Roost Dr
Burgaw, NC 28425

RE: Request to Correct Zoning Error on Your Property

Dear Mr. Tatro,

It has come to our attention that your property was inadvertently affected by a zoning change in 2009. According to our records, certain identified tracts of land were changed from RA, Rural Agricultural District, to B-2, Business District (Highway), in 1999 by the Pender County Board of Commissioners. During the 2009 zoning change, your property, located on the northwest corner of Camp Kirkwood Road and US Highway 117 (PIN 3322-44-4210-0000), was reverted to the RA District because of technical error. The intention of the Planning and Community Development Department is to rectify this mistake and request that the Board change the zoning of your property to GB, General Business District, to closely mimic what was in place.

The GB District is primarily intended to accommodate uses which require close access to major highways. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents, including office, retail, and personal service uses. For your review, a map of the property showing the existing and proposed zoning has been included with this letter. Your property is labeled "4".

A public hearing for the rezoning has been scheduled as listed below:

July 1, 2014 – Planning Board Public Hearing

July 7, 2014 – Board of Commissioners Public Hearing and Adoption

All meetings will be held at the Administrative Building, located at 805 South Walker Street, Burgaw, NC 28425. You will receive a public hearing notification prior to the hearings taking place.

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Regards,

Kyle M. Breuer, Director