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PENDER PLANNING DEPT.

## **Rezoning Narrative for Properties of Jack Stocks on Carver Road**

8/28/2014

### Introduction

The three subject properties consist of eighty four acres total off of Carver Road, Rocky Point Township, in Pender County, NC, and belong to Jack Stocks. The property is generally bounded by Carver Road to the south, Turnstone Plantation to the east, and Turkey Creek to the north. We are proposing Residential Performance, RP, Zoning to enable residential only uses consistent with the immediately adjacent land uses. The Planned Development, PD, zoning that was established on the property prior to the Unified Development Ordinance, UDO, no longer allows for residential only development. There now has to be a mix of uses proposed in the PD zone.

### Present Zoning

These properties were the parent tract for the property to the east, now known as The Knolls at Turkey Creek. This property was rezoned as Residential Performance in 2013. We want these three properties to be considered to be rezoned as RP as its adjacent parcel are.

### Adjoining Land Uses

Land uses along Carver Road vary. In the immediate area of this property, the land use is residential, mostly manufactured homes. All properties adjacent to this piece are residential uses; however, these parcels are zoned Planned Development. Prior to the UDO, the landowner could propose residential only uses. The desire to develop a residential subdivision motivates this rezoning.

### Proposed Residential Performance Rezoning

This proposal is for the rezoning of approximately eighty four acres from Planned Development, PD, to Residential Performance, RP zoning. This will enable exclusive residential development for subdivision to lots no smaller than fifteen thousand square feet given the availability of public water. Pender County Utilities has both water and sewer on Carver Road but it is understood that the sewer is for commercial uses only. The subject property, once rezoned, will be available to develop in similar fashion as the properties to which it is immediately adjacent.

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