

Nicholas K. and Carol S. Shepard  
White House Investments, LLC  
602 Ravenswood Road  
Hampstead, NC 28443  
July 10, 2015

Andy Christy  
Long Range Planner  
Pender County Planning & Zoning  
805 S. Walker Street  
Burgaw, NC 28425

Dear Mr. Christy:

We are hereby requesting that the property located at 13471 US Highway 17 North be rezoned from RP to GB. The property is currently owned by White House Investments, LLC of which my wife and I are both Member/Managers. There are no other owners. The property consists of about 1.1 acres. It includes the original parcel (1.0 acres) plus a tract that was formerly Seaboard Coastline Railroad right-of-way minus a tract that was conveyed to NCDOT during the widening of US Highway 17.

This request for rezoning is being made because the current zoning (RP) does not conform to the current and future best use of the land. The subject property is located along the Highway 17 Business Corridor. It has been used as a commercial office since 2005 for which a permit was obtained. The GB zone allows for a broader range of business uses. As you are aware, the Highway 17 corridor is already experiencing rapid growth. We expect this growth to intensify during the next several years. One of the factors that has been limiting growth in this area is the lack of a water and sewer services. Recently, both a public water distribution system and a private wastewater disposal system have been constructed to service the property. We are currently connected to the public water system and we understand that we can connect to the wastewater as early as November 2015. The wastewater system runs from Topsail High School to a plant just north of the Pender/New Hanover County line and the owner has indicated that we are eligible to connect to it.

Most of the property that fronts the Highway 17 corridor in the area of the subject property is already zoned GB. The subject property is actually located in a RP zone pocket. Properties on the west side of US 17 and within 300 feet or so to the north and south from the subject property are already zoned GB. Additionally, all of the property across Highway 17 is zoned GB. The property directly across Highway 17 is a mini storage facility and car lot. Another reason the property needs to be rezoned is because banks and other lenders will no longer finance the property as residential. We had to enter a commercial loan agreement at a higher interest rate and limited term with two different banks.

Thank you for your consideration.

Sincerely,



Nicholas K. Shepard  
Member/Manager

Attachments: List of Property Owners Adjacent to 13471 US Highway 17 N.