



STROUD ENGINEERING, P.A.

CONSULTING ENGINEERS
102-D CINEMA DRIVE
WILMINGTON, NORTH CAROLINA 28403
(910) 815-0775

May 23, 2016

Pender County Planning Department
Attn: Kyle Breuer
P.O. Box 1519
Burgaw, NC 28425

Re: Request to Rezone Portion of Jack G. Stocks Property on Carver Road
11.38 Acres as recorded at Map Book 34, Page 68
PIN 3223-53-8360-0000

Mr. Breuer:

On behalf of Pender County resident Jack G. Stocks, I respectfully request consideration to rezone the subject portion of this property from its present PD zoning to RP. The intent of this proposed rezoning is to enable a small residential subdivision. Mixed use development per the Unified Development Ordinance PD requirements is considered challenged given the property's location and natural boundaries. The property is adjacent a creek and a powerline right of way. Property across Carver Road is residential. The rezoning will enable single family uses consistent with the neighborhood. Public water and sewer service exists along Carver Road. The proposed rezoning falls within a small future land use region shown as office, institutional, commercial by the Rocky Point Small Area Plan. The portion of the property proposed for rezoning accounts for a small percentage of this region and the parent tract will retain a significant balance for the planned future land use. The residential use is consistent with adjacent property. The proposed residential zoning is reasonable to the public interest in as much as proposed the daily traffic counts and impervious cover are likely minimized residential use.

The requested RP rezoning is proposed on these merits. Please accept this application and its pertinent submittals as satisfying the ordinance requirements. We are eager to provide any additional information that may be necessary.

Sincerely,

James H. Fentress Jr. PE, PLS
Stroud Engineering, PA

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Attachments

JHF/jf

W:\Master\PW-1241\Wpd\Rezone Cover Stocks Mine.doc

107 COMMERCE ST.
SUITE B
GREENVILLE, NC 27858
(252) 756-9352

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HESTRON PLAZA TWO
151-A HWY. 24
MOREHEAD CITY, NC 28557
(252) 247-7478



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**DESCRIPTION FOR
JACK G. STOCKS
PORTION OF MAP BOOK 34, PAGE 68
PENDER COUNTY REGISTRY
11.18 ACRES**

Commencing at the intersection of N.C.S.R. 1437 with NC Highway 133; thence in a westerly direction along N.C.S.R. 1437 0.55 miles to a subsurface iron pipe at the point of intersection of the centerline of N.C.S.R. 1437 with the centerline of a 15 inch concrete drainage culvert; thence along the centerline of N.C.S.R. 1437, North 88 degrees 47 minutes 21 seconds East 181.95 feet to a p.k. nail; thence leaving said centerline, South 20 degrees 32 minutes 54 seconds West 32.87 feet to an iron stake on the southern right of way line of N.C.S.R. 1437; thence with said right of way South 86 degrees 25 minutes 22 seconds West 474.05 feet to an iron stake, thence leaving said right of way line; South 19 degrees 43 minutes 04 seconds West 184.45 feet to an iron stake; thence South 19 degrees 30 minutes 59 seconds West 351.51 feet to a point; thence South 19 degrees 30 minutes 57 seconds West 44.81 feet to a control corner as shown on Map Book 50 page 115 of the Pender County Registry; thence South 86 degrees 15 minutes 20 seconds West 166.93 feet to a point; thence South 86 degrees 12 minutes 15 seconds West 165.26 feet to a point; thence South 86 degrees 12 minutes 26 seconds West 144.37 feet to a point; thence South 86 degrees 11 minutes 09 seconds West 225.64 feet to a point on the western right of way line of N.C.S.R. 1437; thence South 86 degrees 13 minutes 05 seconds West 30.69 feet to a point on the centerline of N.C.S.R. 1437; thence along and with said centerline South 05 degrees 52 minutes 37 seconds East 273.32 feet to the point; thence South 05 degrees 36 minutes 35 seconds East 120.81 feet to the point; thence South 05 degrees 39 minutes 16 seconds East 225.91 feet to the point; thence South 05 degrees 41 minutes 23 seconds East 697.40 feet to the point; thence South 05 degrees 36 minutes 02 seconds East 381.66 feet to a pk nail in the centerline of the road over a culvert; thence South 05 degrees 42 minutes 59 seconds East 616.59 feet to the point; thence South 05 degrees 38 minutes 14 seconds East 434.97 feet to a pk nail in the centerline of the road over a culvert; said pk nail being the TRUE POINT OF BEGINNING; thence leaving said centerline South 63 degrees 52 minutes 33 seconds East 35.31 to a point on the western right of way line of N.C.S.R. 1437; thence leaving said right of way line South 83 degrees 58 minutes 14 seconds East 81.73 feet to a point; thence South 38 degrees 19 minutes 07 seconds East 159.37 feet to a point; thence South 78 degrees 48 minutes 01 seconds East 176.14 feet to the point; thence South 54 degrees 19 minutes 27 seconds East 132.06 feet to a point; thence South 49 degrees 09 minutes 32 seconds East 142.51 feet to a point; thence North 84 degrees 46 minutes 20 seconds East 171.79 feet

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to a point; thence North 76 degrees 10 minutes 46 seconds East 224.92 feet to a point; thence South 41 degrees 14 minutes 26 seconds East 423.89 feet to a point; thence South 83 degrees 03 minutes 19 seconds West 1161.66 feet to a point on the western right of way line of N.C.S.R. 1437; thence leaving said right of way line South 83 degrees 03 minutes 19 seconds West 30.57 feet to a pk nail in the centerline of the road; thence along and with said centerline North 11 degrees 45 minutes 52 seconds West 90.43 feet to a point; thence North 06 degrees 30 minutes 27 seconds West 99.35 feet to a point; thence North 05 degrees 37 minutes 46 seconds West 259.78 feet to a point; thence North 05 degrees 40 minutes 14 seconds West 302.83 feet to a point and place of beginning. Containing 11.18 Acres more or less.

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