

PARAMOUNTE

ENGINEERING, INC.

RECEIVED
AUG 19 2016
PENDER PLANNING DEPT.

Date: 19 August 2016
Haynes Property General Rezoning

The requested rezoning is submitted by Paramounte Engineering, Inc. on behalf of the applicant, Bill Clark Homes. Bill Clark Homes is under contract to purchase the ± 7.41 acre parcel of land with parcel id 3293-443-3901-0000 and *General Business* (GB) zoning from Jacob and LaBrenda Haynes.

This parcel is located on the Hwy 17 corridor near Averys Rd. This corridor is largely comprised of business and retail establishments abutting Hwy 17 with residential uses behind the commercial frontage. The applicant understands that the commercial corridor of Hwy 17 should remain intact; therefore, Bill Clark Homes is proposing to leave the front ± 3.33 acres of the parcel in the existing GB zoning. The remaining ± 4.03 acres behind this commercial frontage land is the area requested for rezoning from GB to RP (residential performance). This rezoning will be consistent with the surrounding parcels' RP zoning and allow the applicant to construct single family homes on the rear rezoned portion of the tract.

In addition to matching the surrounding land use characteristics, this parcel is also in keeping with the designation of "mixed use" on the *Future Land Use Plan* in the *Pender County Comprehensive Land Use Plan*. The general business portion of the tract. Commercial services would be offered in close proximity to the residential and thus would be in keeping with the goals of the "mixed use" designation. The proposed rezoning is in keeping with surrounding built residential land uses.

The proposed rezoning will follow the intention of the zoning ordinance in providing a GB zoned area suitable for providing business, retail, and/or office that is suitable for providing uses that serve the proposed residential use abutting the property.

As this project is in keeping with the ordinance intention and adopted Pender County guiding planning documents, the applicant respectfully requests consideration of the rezoning of the rear portion of this subject tract from GB to RP.