

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

AGENDA

Pender County Board of Adjustment Meeting
January 18, 2012 9:00 a.m.
Pender County Public Meeting Room
805 S. Walker Street, Burgaw, North Carolina

Call to Order: Chairman Kane

Prayer

Roll Call: Chairman Kane

Pender County Board of Adjustment Members:

Kane: _____ Thompson: _____ Ferrante: _____ Newton: _____ Pullen: _____

Alternates:

Luther: _____ Peters: _____

1. Election of Officers: Chairman/Vice-Chairman

2. Adoption of the Agenda

3. Approval of Minutes: November 16, 2011

4. Public Comment

Public Hearing

5. Variance:

Case Number 10593 – Hazel Picket Lee, applicant and owner, is requesting a 0.75 acre or 32,670 ft² variance from the minimum lot size requirement of one (1) acre in the RA, Rural Agricultural District as prescribed by the Pender County Unified Development Ordinance, Section 5.3.2.A.1, Residential Uses. This is specifically addressed in the Zoning District Dimensional Requirements 4.14.

6. Discussion Items

- BOA Members
- Planning Staff

7. Adjournment

PLANNING STAFF REPORT
Variance Request

SUMMARY:

Hearing Date: January 18, 2012

Applicant: Hazel Pickett Lee

Property Owner: Same

Case Number: 10593 Lee

Property Location and Description: The property is located at 9771 and 9801 NC Highway 50, Maple Hill NC, and may be identified by Pender County PIN(s): # 4302-76-9205-0000 and 4302-76-7217-0000.

Zoning District of Property: The property is zoned RA, Rural Agricultural District.

Variance Requested: The applicant and owner, Hazel Picket Lee, is requesting a 0.75 acre or 32,670 ft² variance from the minimum lot size requirement of one (1) acre in the RA, Rural Agricultural District as prescribed by the Pender County Unified Development Ordinance, Section 5.3.2A .1, Residential Uses. This is specifically addressed in the Zoning District Dimensional Requirements 4.14.

BACKGROUND AND DESCRIPTION OF VARIANCE:

On October 6 2011, Pender County Code Enforcement issued a first Notice of Violation for parking/storage of a manufactured home. According to the applicant, the stored manufactured home (9771 NC Highway 50) was the original home on the property and was moved to the current location after a new manufactured home (9801 NC Highway 50) was purchased.

The manufactured home is partially located within the NC Department of Transportation Right-of-way (ROW); therefore the applicant is not eligible for a Temporary Storage Permit for the manufactured home. The applicant currently owns two (2) tracts adjacent to each other, PIN(s): # 4302-76-9205-0000 and 4302-76-7217-0000, which are 0.28 and 0.97 acres respectfully. The applicant indicated to the Permitting Division of the Pender County Planning and Community Development Department; she wishes to setup the manufactured home on the referenced tracts.

The property has an existing home on the site, according to the Pender County Unified Development Ordinance §5.3.2.A.1., Residential Uses, *"In any residential district, up to three residential structures are permitted, on a single lot provided a plat drawn to scale by a licensed registered surveyor is submitted showing that all yards and other requirements of this Ordinance have been met for each structure."* The applicant does not meet the required minimum lot size as prescribed in the Zoning District Dimensional Requirements, Section 4.14 for the addition of a second residential primary structure.

As defined in Appendix A of the Pender County Unified Development Ordinance, a lot is a designated parcel, tract, or area of land established or to be established by plat or subdivision or previously established as a recorded lot; with the total lot area being the area between the lot lines. The rear yard setback is the required distance between a building or structure and the rear lot line of the lot containing the building or structure.

The RA, Rural Agricultural District required yard setbacks according to the Pender County Unified Development Ordinance are as follows:

RA, Rural Agricultural

Front Yard	30 ft
Side Yard	15 ft
Rear Yard	30 ft

The minimum lot size, per structure, in the RA, Rural Agricultural District is one (1) acre or 43, 560 ft². The total acreage for both tracts associated with this request is ±1.25 acres; which would require a lot size variance of 0.75 acres.

ZONING ADMINISTRATOR'S CONCLUSION:

The applicant and owner, Hazel Pickett Lee, is requesting a 0.75 acre or 32,670 ft² variance from the minimum lot size requirement of one (1) acre in the RA, Rural Agricultural District, as prescribed by the Pender County Unified Development Ordinance, Section 5.3.2A .1, Residential Uses.

3.14 VARIANCE

3.14.1 Applicability

- A. The Board of Adjustment may vary certain requirements of this Ordinance, in harmony with the general purpose of these regulations, where special conditions applicable to the property in question would make the strict enforcement of the regulations impractical or result in a hardship in making reasonable use of the property.
- B. The Board of Adjustment may waive certain requirements when authorized to do so by provisions adopted as a part of this Ordinance.
- C. No variance shall be permitted that would have the effect of allowing a use not permitted in the use table of Section 5.2.3.
- D. No variance shall be permitted that would allow a project to exceed the maximum density as to number of dwelling units to the acre in a Zoning District. This maximum density shall be inclusive of any density bonus allowance or additional units in a planned unit development.
- E. The need for the variance cannot be a result of the owner's own actions and cannot be for strictly economic reasons.
- F. The Board of Adjustment may grant variances in the following special circumstances, as indicated elsewhere in this Ordinance.

3.14.7 Findings

In granting any variance, the Board of Adjustment shall make the following findings:

- A. That special or unique circumstances or conditions or practical difficulties exist which apply to the land, buildings or uses involved which are not generally applicable to other land, buildings, structures, or uses in the same zoning districts;
 - 1) That the special conditions or circumstances or practical difficulties do not result from the actions of the property owner or applicant, their agent, employee, or contractor. Errors made by such persons in the development, construction, siting or marketing process shall not be grounds for a variance except in cases where a foundation survey submitted to the Building Official before a contractor proceeds beyond the foundation stage has not revealed an error which is discovered later;
 - 2) That the strict enforcement of this Ordinance would deprive the owner or applicant of reasonable use of the property that is substantially consistent with the intent of this Ordinance;
 - 3) That the granting of a variance will not result in advantages or special privileges to the applicant or property owner that this Ordinance denies to other land, structures, or uses in the same district, and it is the minimum variance necessary to provide relief;
 - 4) That the variance shall not be materially detrimental to the health, safety or welfare of persons residing or working in the neighborhood. Consideration of the effects of the variance shall include but not be limited to, increases in activity, noise, or traffic resulting from any expansion of uses allowed by the variance;
 - 5) That the proposed use and the appearance of any proposed addition or alteration will be compatible with, and not negatively impact, nearby properties; and
 - 6) That the variance will not result in the expansion of a nonconforming use.

- 7) In the case of expansions to nonconforming structures, the variance granted shall be the smallest that is reasonably necessary.
- B. In making the findings above, the Board of Adjustment may give special weight to the number and percentage of nearby properties that share characteristics for which the variance is requested by the applicant. The Board of Adjustment may grant a variance to expand an existing structure, including the expansion of a nonconforming structure if the findings listed above can be made.

4.7 Residential Zoning District

4.7.1 RA: Rural Agricultural

The Rural Agricultural District is intended to accommodate non-residential agricultural uses and very low density residential development (minimum of 1 du/ac), as well as limited non-residential uses, in rural areas adjacent to agricultural operations. Development in this District should rely predominantly on individual wells and septic tank systems for domestic water supply and sewage disposal.

4.14 Zoning District Dimensional Requirements

Dimensional Requirements Table

Dimensional Standards (9)	RA	RP	RM	MH	CB	CA	IT	GT	OT	OT
Lot Size	1 Acre ⁽⁸⁾	15,000 ⁽⁵⁾ Sq. Ft.	(1)	(7)	15,000 Sq. Ft. ⁽⁸⁾	15,000 Sq. Ft.	1 Acre	1 Acre	(1)	1 Acre
Lot Size Duplex	60,000 Sq. Ft.	22,000 Sq. Ft.	(1)						(1)	
Min. Area Rezoning(3)	NA	5 Acres	10 Acres	5 Acres	1 Acre	1 Acre	5 Acres	5 Acres	100 acres	NA
Min. Lot Width-Ft	100 ⁽⁸⁾	80 ⁽⁶⁾	(1)	(7)	80 ⁽⁸⁾	80	100	100	(1)	100
Min. Chord Length at ROW line for "cul de sac's"	45	30	(1)	20	30	30	45	45	(1)	45
Min. Front Yd.-Ft.	30 ⁽⁸⁾	30	(1)	(7)	25 ⁽⁸⁾	25	40	50	(1)	50
Min. Side Yard-Ft	15 ⁽⁸⁾	10	(1)	(7)	10 ⁽⁸⁾	10	25	25	(1)	25
Min. Rear Yard-Ft	30 ⁽⁸⁾	25	(1)	(7)	10 ⁽⁸⁾	10	25	25	(1)	25
Max. Height-Ft	35 ⁽²⁾	35 ⁽²⁾	45	35	40	40	50	50	(1)	40
Min. Req. Structure Separation	40 ⁽⁸⁾	30	(1)		50 ⁽⁸⁾	50	50	100	(1)	30

5.3.2 Residential Uses

A. Residential Principal Structure

- 1) In any residential district, up to three residential structures are permitted, on a single lot provided a plat drawn to scale by a licensed registered surveyor is submitted showing that all yards and other requirements of this Ordinance have been met for each structure.

Appendix A

BUILDING: Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any persons, animals, processes, equipment, goods or materials of any kind.

LOT: A designated parcel, tract, or area of land established or to be established by plat or subdivision or previously established as a recorded lot.

1. **LOT AREA:** The total area within the lot lines of a lot.
2. **LOT, CORNER:** A lot abutting two or more streets at their intersection.
3. **LOT COVERAGE:** The total built upon area, including all non-pervious surface materials.
4. **LOT LENGTH:** The distance between the front lot line and the rear lot line measured at the maximum distance.
5. **LOT LINE, FRONT:** The line separating a lot from a street right-of-way.
6. **LOT LINE, REAR:** The lot line opposite and parallel to the front lot line or within 45° of being parallel to the front lot line.
7. **LOT LINE, SIDE:** Any lot line other than front or rear lot lines.
8. **LOT OF RECORD:** A lot for which a plat or survey description has been legally recorded with the Pender County Register of Deeds.
9. **LOT, PIPESTEM:** A residential lot fronting on a public or a private street in which access is provided by a narrow strip of land, referred to as the "pipestem driveway yard," which is less than the minimum required front yard width, and located between adjoining residential lots fronting on the same street.
10. **LOT WIDTH:** The horizontal distance between side lot lines measured at the front yard setback line.

SETBACK: The required distance between a building or structure and a lot line.

1. **SETBACK, FRONT YARD:** The required distance between a street right-of-way line and the front line of a building or structure.
2. **SETBACK, REAR YARD:** The required distance between a building or structure and the rear lot line of the lot containing the building or structure.
3. **SETBACK, SIDE YARD:** The required distance between a building or structure and the side lot line of the lot containing the building or structure.

STRUCTURE:

1. Any man-made object having an ascertainable stationary location on or in land or water, whether or not it is affixed to the ground. All buildings are "structures."
2. For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. Structure, for insurance rating purposes, means a walled and roofed building, other than a gas or liquid storage tank, which is principally above ground and affixed to a permanent site, as well as a manufactured home on a permanent foundation. For the latter purpose, the term includes a building while in the course of construction, alteration or repair, but does not include building materials or supplies intended for use in such construction, alteration or repair, unless such materials or supplies are within an enclosed building on the premises.

Board of Adjustment: Finding of Facts

1. It is the Board's CONCLUSION that the hardship of which the applicant complains **does/does not** result from extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography that are not applicable to other lands or structures in the same district. This conclusion is based on the following FINDINGS OF FACT:

2. It is the Board's CONCLUSION that, granting the variance requested **will/will not** confer upon the applicant any special privileges that are denied to other residents of the zoning district in which the property is located. This conclusion is based on the following FINDINGS OF FACT:

3. It is the Board's CONCLUSION that a literal interpretation of the provisions of this ordinance **would/would not** deprive the applicant of rights commonly enjoyed by other residents of the zoning district in which the property is located. This conclusion is based on the following FINDINGS OF FACT:

4. It is the Board's CONCLUSION that the requested variance **will/will not** be in harmony with the purposes and intent of this ordinance and will not be injurious to the neighborhood or to the general welfare. This conclusion is based on the following FINDINGS OF FACT:

5. It is the Board's CONCLUSION that, the special circumstances **are / are not** the result of the actions of the applicant. This conclusion is based on all of the FINDINGS OF FACT listed above, as well as the following:

Board Action:

Motion: _____ Seconded: _____

Approved: _____ Denied: _____ Unanimous: _____

Kane: _____ Thompson: _____ Ferrante: _____ Newton: _____ Pullen: _____

Alternates:

Luther: _____ Peters: _____

APPLICATION FOR VARIANCE

THIS SECTION FOR OFFICE USE

Application No.	VA 10593	Date	12/2/11
Application Fee	\$ 250.00	Receipt No.	112313

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	Hazel Pickett Lee	Owner's Name:	Hazel Pickett Lee
Applicant's Address:	9771 Hwy 50	Owner's Address:	9771 Hwy 50
City, State, & Zip	Maple Hill, N.C. 28454	City, State, & Zip	Maple Hill N.C. 28454
Phone Number:	910-259-2451	Phone Number:	910-259-2451

Legal relationship of applicant to land owner: *applicant is landowner*

SECTION 2: PROJECT INFORMATION

Property Identification Number (PIN):	4302-76-9205-0000 4302-76-7217-0000	Total property acreage:	.97 .28
Zoning Classification:	RA	Variance Size:	
Variance Location & Address			
Describe Variance and amount or type requested:	<i>Lot size for two structures in RA zoning district. 1 acre required per structure, currently. Setbacks for home can't be met.</i>		

SECTION 3: SIGNATURES

Applicant's Signature	<i>Hazel P. Lee</i>	Date:	12-02-11
Owner's Signature	<i>Hazel P. Lee</i>	Date:	12-02-11

NOTICE TO APPLICANT:

- The Board of Adjustment shall review applications for a variance and shall be the approving authority for all requirements.
- All applicants seeking a variance shall schedule a pre-application conference with the administrator to discuss the procedures, standards, and regulations required for variance approval.
- An application for a variance shall be submitted in accordance with application requirements.
- Once the application has been determined complete, the Administrator shall schedule a public hearing and give notice to adjoining/abutting property owners and aggrieved parties in the form of applicant supplied #10 envelopes with paid first class postage.
- The applicant seeking the variance shall have the burden of presenting evidence sufficient to allow the Board of Adjustment to reach the conclusions set forth below (Findings), as well as the burden of persuasion on those issues.
- Applicant must also submit the information described in the Variance Checklist provided below.
- Applicant or agent authorized in writing must attend the public hearing.
- Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Board of Adjustment agrees to table or delay the hearing.

OFFICE USE ONLY

<input checked="" type="checkbox"/> VA Fees \$250	Total Fee Calculation \$	250.00
Payment Method:	Cash: <input checked="" type="checkbox"/> \$ 250.00	Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa
Application received by:	J Pace	Date: 12-2-2011
Application completeness approved by:	Ashley Frank	Date: 12-2-2011
Date scheduled for public hearing:	Jan 18, 2012	

12/02/11
Pender County Planning
805 S. Walker St.
Burgaw, NC 28425

Reference: Lot Size and Yard Setback Variance

Dear Sir or Madam

I am requesting a variance for the property located at 9771 Hwy. 50, Maple Hill, NC 28454. There are currently two manufactured homes located on this property which contains .97 acres. One home is setup and the other is being stored. The stored home is currently violating Pender County UDO. Therefore it is the intent to setup the manufactured home on the same location as the current home. However, because I do not have the minimum lot size for each home (1 acre), I request a variance to combine 3 lots which don't equal 2 acres, which is necessary for 2 homes on one parcel. In addition it is a possibility that a variance for the rear setback maybe needed, depending upon outcome of survey.

It is my intent to bring this home into compliance with the current ordinance and maintain both structures under one parcel.

Respectfully submitted,



Hazel Lee

**Pender County
Planning and Community Development**

Code Enforcement

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



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

NOTICE OF VIOLATION

DATE: October 6, 2011

TO: Hazel Picket Lee
9771 NC Hwy. 50
Maple Hill, NC 28454

NOTICE OF ZONING VIOLATION:

You are hereby given notice that a violation or violations of the Pender County Unified Development Ordinance exists at the property described below and owned/occupied by you.

LOCATION AND DESCRIPTION OF PROPERTY WHERE VIOLATION EXIST:

Property located at 9771 NC Hwy. 50 and identified by the Pender County Tax Office as Tax Record Number 4203-76-9205-0000.

CONDITIONS THAT CREATE VIOLATION:

(1)The parking and/or storage of a mobile home (doublewide) in a residential area in violation of the Pender County Unified Development Ordinance. Note: Unit is also parked in highway right-of-way.

(2)The parking and/or storage of a motor vehicle considered as an inoperable vehicle in violation of the Pender County Unified Development Ordinance.

ARTICLES OF COUNTY ORDINANCE VIOLATED:

5.3.3 Accessory Uses and Structures

- 1) Manufactured Home, Recreational Vehicle & Trailer Parking and Storage
 - a) It shall be unlawful to park or otherwise store for any purpose whatsoever any mobile home or trailer within any zoning district except as follows:
 - i) At a safe and lawful location on a street, alley, highway, or other public place, provided that the trailer or mobile home shall not be parked overnight.
 - ii) Within an approved location in a mobile home park.
 - iii) On any other lot or plot provided that:
 - a. A storing permit for any mobile home to be parked or stored for longer than seven (7) days shall be obtained from the Administrator.
 - b. A mobile home shall not be parked and used other than in an approved mobile home park, or unless obtaining a temporary occupancy permit.
 - (c) Trailers and recreational vehicles shall be parked in a driveway, garage, or carport, or in the rear or side yard of an established primary or principal lot or parcel for the purpose of storage only.

- iv) No mobile home or camper shall be used for the purpose of storing materials.
- v) Only operable recreational vehicles intended for personal use shall be parked or stored on any property used for residential purposes in any Zoning District.
- vi) A permit to store a mobile home may be issued by the Administrator for a term not to exceed six (6) months. Such permit may be renewed for one six (6) month term, at the discretion of the Administrator.

INOPERABLE VEHICLE: Any vehicle, designed to be self-propelled, which by virtue of broken or missing component parts, is no longer capable of self propulsion. For the purpose of this ordinance, any motor vehicle or boat/boat trailer not having a current valid, applicable license registration affixed to the vehicle in the location and manner prescribed by law and in plain view, shall be considered an inoperable vehicle. This definition does not apply to farm exempt vehicles/machines including vehicles used exclusively for on-farm related activities, motor vehicles, boats/boat trailer displayed for sale or undergoing repair on an approved vehicle sales or repair business site.

5.3.3 Accessory Uses and Structures

E. Vehicle Storage

1) Residential Districts

- a) Only operable vehicles intended for personal use shall be parked or stored on any property used for residential purposes in any Zoning District.
- b) No storage of commercial inventory or materials shall be permitted in a parking area or on any site used for residential purposes.
- c) No inoperative vehicle shall be permitted to be parked or stored out of doors unless it is effectively screened from view from the roadway and adjoining property owners.
- d) Commercial vehicles may be stored or parked overnight, only on a site permitted for a business use or when driven home by employees as noted below.
- e) Commercial trucks or vans driven home by owners or employees must be parked off the street or access right-of-way, in a garage, carport, driveway, or other designated areas.

CORRECTIVE ACTIONS THAT MUST BE TAKEN BY PROPERTY OWNER/VIOLATOR:

(1)The mobile home (doublewide) must be permitted and setup in accordance with the Pender County Unified Development Ordinance or demolished and/or removed from the property.

(2)The vehicle parked next to the above listed mobile home must be licensed or removed to a location where it is totally screened from view of the highway or any other property.

DATE BY WHICH CORRECTIVE ACTION MUST BE COMPLETE:

This violation must be corrected within thirty (30) consecutive calendar days of receipt of this notice. If the violation(s) is/are are not corrected within this period, you will immediately thereafter be subject to the penalties noted herein.

PROPERTY OWNER/VIOLATOR'S RIGHT TO APPEAL:

You are hereby given notice that you have the right to appeal the determination made by the Code Enforcement Officer to the Pender County Board of Adjustment. If you elect to appeal this determination, you must file a written request for appeal, specifying the reason for the appeal and paying the associated fees for appeal within thirty (30) days of receipt of this notice. The appeal shall be filed with the Pender County Planning Department, Zoning Administrator, 805 South Walker Street

Burgaw, NC 28425. An appeal will stay all required proceedings under this notice until the Board of Adjustment acts upon the appeal.

PENALTIES FOR VIOLATIONS NOTED: When corrective action is not taken as prescribed in the notice, the property owner/violator shall upon conviction be guilty of a misdemeanor punishable by fine of up to \$50.00, or imprisoned for not more than thirty (30) days, for each offense. **In addition, the property owner/violator will be subject to a civil penalty of \$100.00 each day the violation continues after the date specified that the violation was to have been corrected.**

REMEDIES IF CORRECTIVE ACTION NOT TAKEN:

The County shall through its County Manager and County Attorney initiate legal action to insure compliance through court action and the violator may be subject to paying the cost of this action, pursuant to G.S. 153A-123, in addition to any penalties noted above.

DATE OF NOTIFICATION:

This determination of violation first made on the 6th day of October 2011 by the Pender County Code Enforcement Officer, after inspection of the property and the conditions. Please feel free to contact this office at any time. We will be happy to discuss this issue with you.



Code Enforcement Officer

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) own free consent and dedicate all streets, alleys, walks, parks, easements and other areas to public or private use as noted. Further, I warrant that the lots shown hereon are of legal size and that the subdivision is in accordance with the subdivision laws of the State of North Carolina and that we have located the plat lines as per subdivision with our free consent and establish herein set back lines as per the plat. I warrant that the plat is correct and that the plat is in accordance with the subdivision laws of the State of North Carolina and that we have located the plat lines as per the plat. I warrant that the plat is correct and that the plat is in accordance with the subdivision laws of the State of North Carolina and that we have located the plat lines as per the plat.

Parcel Identifiers have been issued for all of the parcels shown on this plat.

Parcel Identifiers have been issued for all of the parcels shown on this plat.

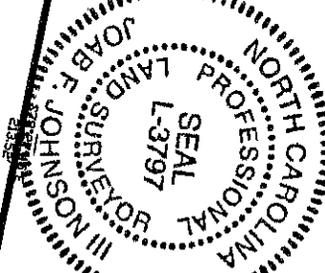
Parcel Identifiers have been issued for all of the parcels shown on this plat.

DATE

DATE

THE STATE OF NORTH CAROLINA
DB 3245 PG 133
DB 42 PG 141

TOTAL-214
R/V=0.42
NET=1.72



SURVEYOR'S CERTIFICATION
I, Joseph F. Johnson, certify that this plat was drawn under my supervision from an actual survey made in DB 754 PG 372, DB 774 PG 304, DB 752 PG 703. That the boundaries not surveyed are clearly indicated as drawn from information found in Mapbook 5, Page 105. That the ratio of precision as calculated is 1:15,000. That this plat was prepared in accordance with G.S. 47-28 as amended. Witness my original signature, registration number and seal this 12 day of May, A.D. 2012.

Joseph F. Johnson III
Joseph F. Johnson III, P.L.S.
L-3797

SURVEYOR'S CERTIFICATION
I, Joseph F. Johnson III, P.L.S. certify that this plat is a subdivision of existing parcels, a court-ordered survey or other exception to the definition of subdivision.

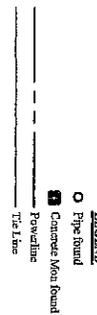
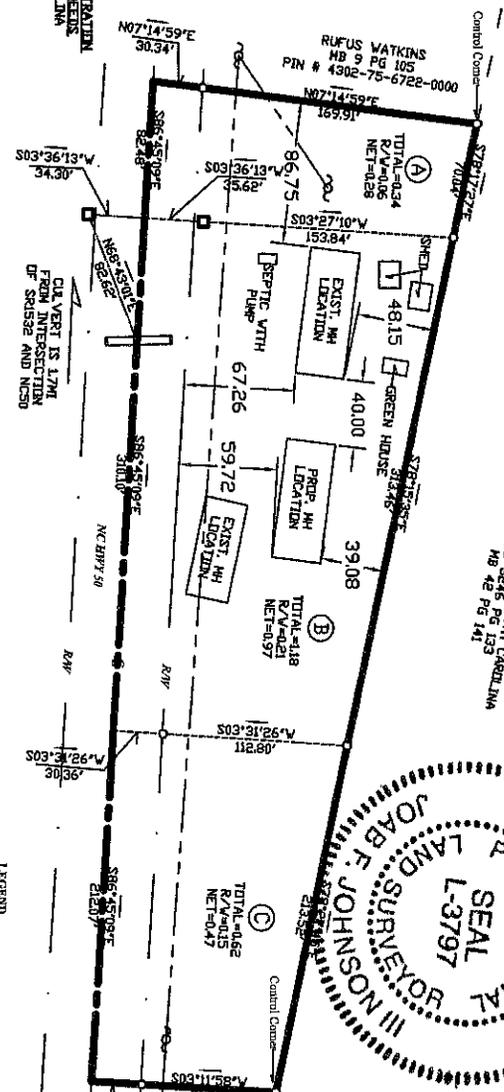
Joseph F. Johnson III
Joseph F. Johnson III, P.L.S.
L-3797
NORTH CAROLINA

CERTIFICATE OF REGISTRATION
BY THE REGISTER OF DEEDS
STATE OF NORTH CAROLINA
PENDER COUNTY

REVIEW OFFICER CERTIFICATION

I, _____ Review Officer of Pender County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____



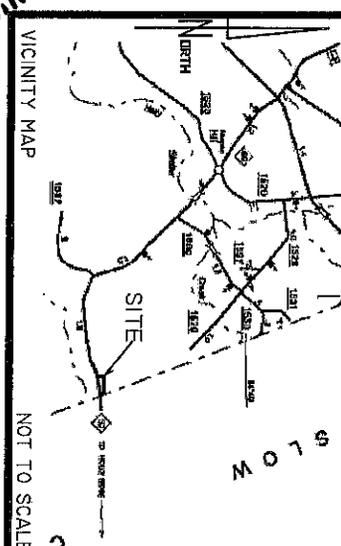
NOTES

THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENT OR RIGHT-OF-WAY. NO RECORD SET AT CORNERS AS NOTED. RAW ERROR OF CLOSURE IS 1/10,000. AREA COMPUTED BY COORDINATE METHOD. SUBJECT TRACT BEEN REFERENCED DB 754, PG 372; DB 774, PG 304; DB 752 PG 703. DATE OF SURVEY, Jan 5, 2012. THESE TRACTS ARE A PORTION OF TRACTS 3, 4 & 5 FROM MAP BECK 9 PAGE 105 PENDUR COUNTY REGISTER. THESE TRACTS ARE NOT IN A FLUDED ZONE AS PER FEMA MAP 83704-30000K, WITH AN EFFECTIVE DATE OF 2/16/07. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.



GRAPHIC SCALE

JF Johnson Surveying
201A S. Wright St.
BURGAW, NC
910-259-2005
Firm License # P-0414



VICINITY MAP

NOT TO SCALE

HAZEL LEE RECOMBINATION

HOLLY TOWNSHIP PENDER COUNTY NC
OWNERS
LOTS A&B
Hazel P Lee

LOT C
9771 NC HWY 50, MAPLE HILL NC, 28454
Elna Grace Sharpless & Husband Elisha Sharpless

CREATED BY: JFJ
DATE: 05/09/12
SCALE: 1/8"=1'-0"



Applicant and Owner:

Hazel Pickett Lee

Case # 10593

Variance

Legend

 Subject Property



VICINITY MAP





Applicant and Owner:

Hazel Pickett Lee

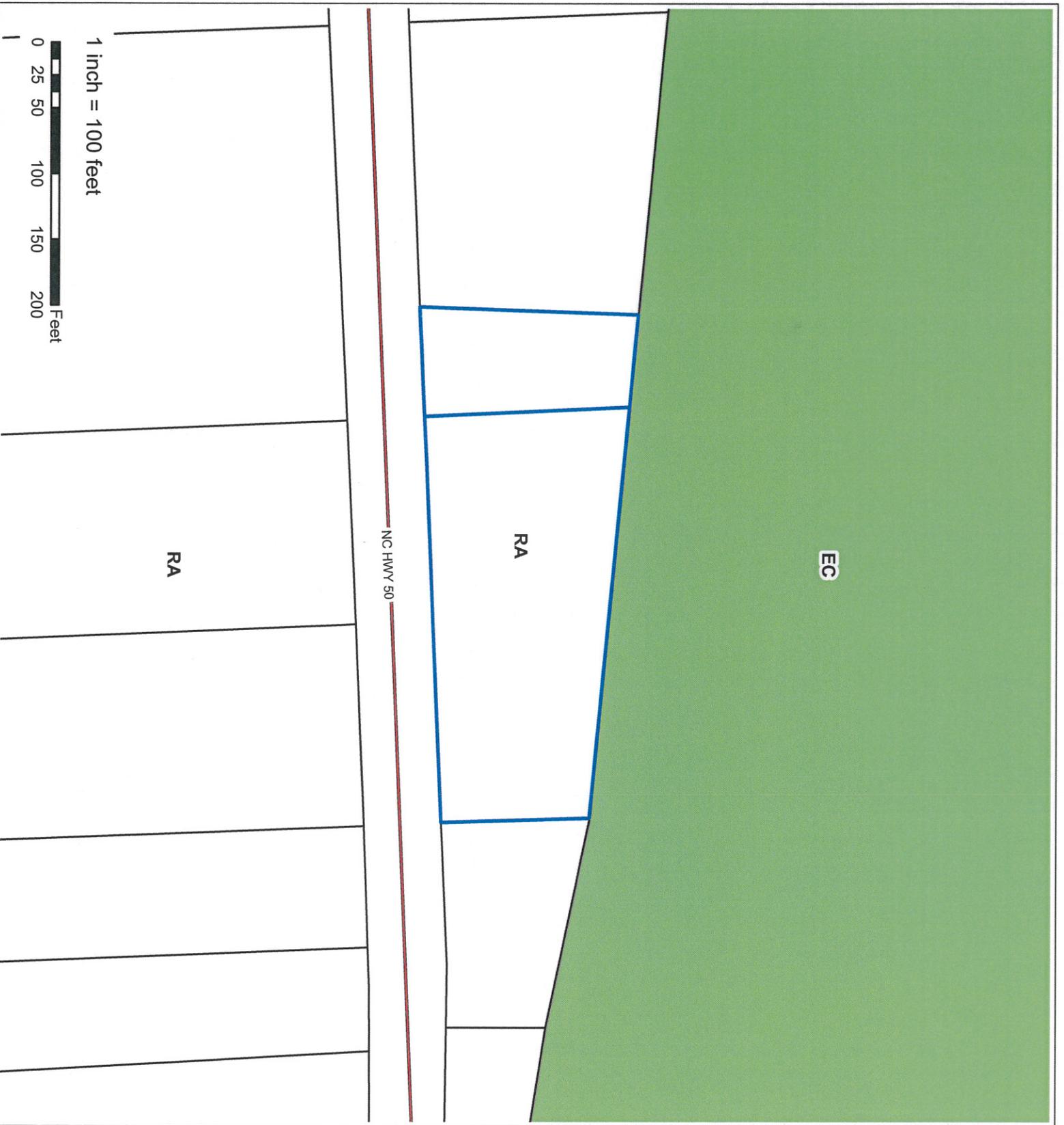
Case # 10593

Variance

Legend	
	Subject Property
Zoning Classification	
	General Business (GB)
	General Industrial (GI)
	Industrial Transition (IT)
	Office & Institutional (OI)
	Rural Agricultural (RA)
	Planned Development (PD)
	Residential Performance (RP)
	Environmental Conservation (EC)
	Incorporated Areas (INCORP)
	Manufactured Home Park (MH)
	Residential Mixed (MF)



ZONING MAP





Applicant and Owner:

Hazel Pickett Lee

Case # 10593

Variance



Aerial Map