

REQUEST FOR BOARD ACTION / CONTRACT CONTROL FORM

Tracking Number: 16.

Date of Request: October 1, 2007

Date Request Received: October 1, 2007

Board Meeting Date Requested: October 15, 2007

Board Meeting Date Assigned: October 15, 2007

Short Title: James Asbury, Applicant Is Requesting One Tract Totaling 8.24 Acres Be Rezoned From R-20, Residential District To B-2, Highway Business District.

- Request Status:**
- Request is proceeding to Board of Commissioners
 - More information is needed – see attached
 - Request on hold – no further information needed
 - Other:

Background: The property is located on the west side of NC Highway 50, north of the Shepard's Road intersection, near the Pender County -Onslow county line and consists of rezoning one tract totaling 8.24 acres from R-20, Residential District to B-2, Highway Business District.

(Administrative Use Only)

Specific Action Requested: The Board of Commissioners is requested to hold a public hearing for a rezoning.

CONTRACT TYPE

Requested by: Planning Staff
Department: Planning Department
Title: Planning
Contact Phone: 910.259.1202
Contact Fax: 910.259.3735

- Renewal
- For Service(s)
- Intergovernmental – County as Grantee
 - Federal Grantor
 - State Grantor
 - Grant or
- County as Grantor
 - County Funds
 - Other Funds:
- Revision
- For Equipment

PURCHASING Budgeted Item: Yes No
Date Rec'd: Reviewed and Approved
 Comments on Reverse

Date Sent: Signed:

ATTORNEY Reviewed and Approved
Date Rec'd: Legal Problem(s)
 Comments on Reverse

Date Sent: Signed:

FINANCE Sufficient Funds Available
Date Rec'd Not Available
 Budget Amendment Necessary
 Budgeted Amendment is Attached
 Comments on Reverse

Date Sent: Signed:

CLERK Signature(s) Required:
 Board Chairman/County Manager
 Other:

Date Rec'd Approved by Board: Yes No
At meeting on

INTRODUCED BY: Planning Staff DATE: October 15, 2007 ITEM NO: _____

TITLE: Zoning Map Amendment, James Asbury (8.24 acres 12181 NC Highway 50)

SUBJECT: **PROPERTY PARCEL ID Number:** 4236-34-6257-0000

APPLICANT: James Asbury

OWNER: Same

ACTION REQUESTED: Applicant is requesting one tract totaling 8.24 acres be rezoned from R-20, Residential District to B-2, Highway Business District.

HISTORY/BACKGROUND:

Location of Property: The property is located on the west side of NC Highway 50, north of the Shepard's Road intersection, near the Pender County -Onslow county line. (See Vicinity Map)

Description of Proposal: The proposal consists of rezoning one tract totaling 8.24 acres from R-20, Residential District to B-2, Highway Business District.

EVALUATION:

- A) Public Notifications:** Public Notice of the proposal for map change has been advertised in the Pender Post and Topsail Voice and adjacent property owners have been given written notice of the request.
- B) Existing Zoning in Area:** Subject's property is surrounded by R-20, Residential District. It is also approximately 750 feet from the Onslow County Border which is zoned RA. RA in Onslow County allows some commercial uses. Subject's property is approximately 1500 feet from a Surf City Satellite Annexation which is zoned Neighborhood Commercial.
- C) Existing Land Use in Area:** The property is bordered to the north with vacant land, to the east residential homes, to the south residential and to the west vacant and residential.
- D) 2005 Land Use Plan Compliance:** The 2005 Land Use Plan classifies this property as Urban Growth Area. This rezoning request is consistent with the 2005 Land Use Plan (See attached CAMA Land Use map).
- E) Zoning Ordinance Compliance:** Section 5.3 of the Zoning Ordinance provides for standards that shall be followed by the Planning Board before a favorable recommendation of approval for rezoning can be made. The proposed rezoning does meet the standards of Section 5.3 of the Zoning Ordinance (See Section 5.3 attached).
- F) Summary & Staff Recommendation:** The proposal consists of rezoning 8.24 acres of land from R-20 Residential District, to B-2, Highway Business District. The request complies with the criteria set forth in Section 5.3 of the Zoning Ordinance. The request is consistent with the 2005 CAMA Land Use Plan. Therefore, staff recommends that the request be approved.
- G) Pender County Planning Board Recommendation:** The Pender County Planning Board, at its October 2, 2007 meeting voted 3-2 to recommend approval of the rezoning request.

AMENDMENTS:

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED, that on October 15, 2007, the Pender County Board of Commissioners (approved, modified, denied) a rezoning request for one tract of land totaling 8.24 acres be rezoned from R-20, Residential District to B-2, Highway Business District, as described herein and F.D. Rivenbark, Chairman to the Board, is authorized to execute the order implementing this resolution and provide notice to the applicant of the action taken herein.

Board of Commissioners

MOVED _____ SECONDED _____

APPROVED _____ DENIED _____ UNANIMOUS _____

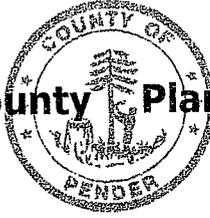
YEA VOTES: Rivenbark _____ Blanchard _____ Brown _____ Tate _____ Williams _____

F. D. Rivenbark,
Chairman

10-15-2007
Date

ATTEST

10-15-2007
DATE



Pender County Planning Department

805 South Walker Street
Burgaw, North Carolina 28425

Phone (910) 259-1202
Fax (910) 259-1295
Email: planning1@pender-county.com

PLANNING BOARD APPLICATION FOR ZONING MAP AMENDMENT

postage included

Date <u>08/30/2007</u>	Application Fee <u>\$230.00</u> 261.26	Receipt No. <u>072227</u>
Application No. <u>Ø</u>	Postage Fee <u>\$31.26</u>	Receipt No. <u>Ø</u>

I. PROPERTY INFORMATION:

Record #: 4236346257 Current Zoning District: R-20
 Tax Map #: N/A Requested Zoning District: B-2
 Lot #: _____ Acreage to Be Rezoned: 8.24
 Total Acreage of Tract: 8.24
 Property Location: 12181 NC Hwy 50 Holly Ridge, NC 28445
 Reason for Rezoning: PROPERTY DEVELOPMENT (COMMERCIAL)

II. REQUIRED NAMES:

Applicant <u>James Asbury</u>	Owner <u>James Asbury</u>
Address <u>12181 NC Hwy 50 Holly Ridge NC 28445</u>	Address <u>SAME</u>
Phone <u>910-329 0151</u> Fax <u>(SAME)</u>	Phone _____ Fax _____
Email _____	Email _____

Legal Relationship of Applicant to Property Owner:

SAME PERSON IS DOING BOTH.

III. SIGNATURE OF OWNER & APPLICANT:

James C. Asbury

(If owner is different from applicant, both signatures are required)

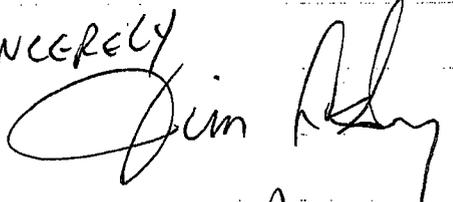
12181 NC Highway 5
Holly Ridge, NC
8/30/07

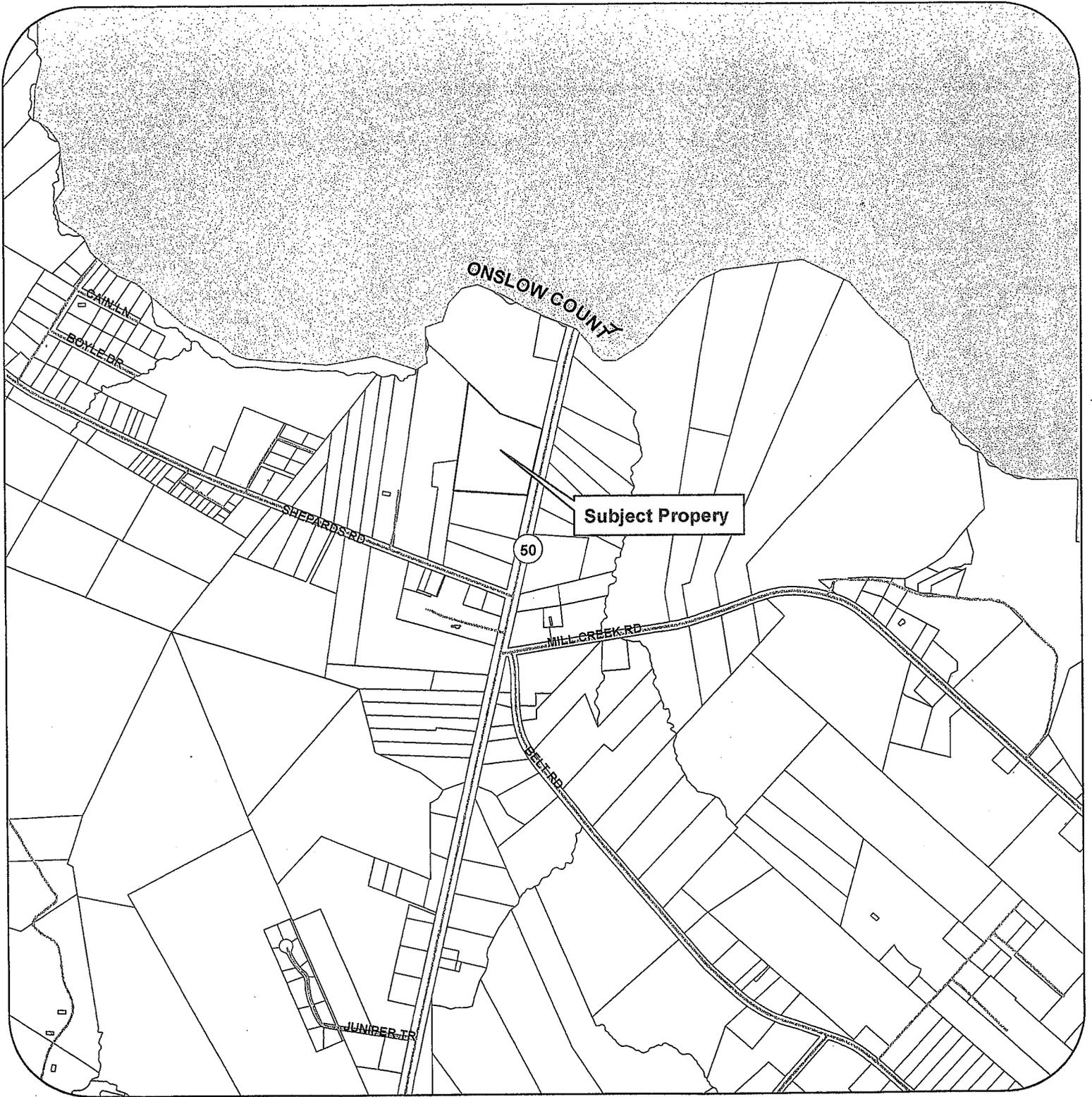
RE: REZONE REQUEST

THIS LETTER OF REQUEST TO REZONE
IS BECAUSE I HAVE 8+- ACRES ON
HIGHWAY 50, JUST INSIDE THE PENDER CO
LINE. I HAVE NO CLOSE NEIGHBORS
AND MOSTLY WOODED PROPERTY WITH LESS
THAN AN ACRE TO DEVELOPE AT THIS TIME

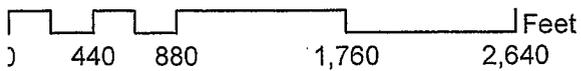
THERE ARE APPROX 2,500 NEW HOMES
BEING BUILT WITHIN 1 MILE OF MY
PROPERTY AND PEOPLE NEED STORAGE.

I PROPOSE TO FURNISH MINI-STORAGE
UNITS AND STORAGE ON LESS THAN AN
ACRE AT THIS TIME. THANKS FOR
YOUR CONSIDERATION.

SINCERELY

James Asbuey



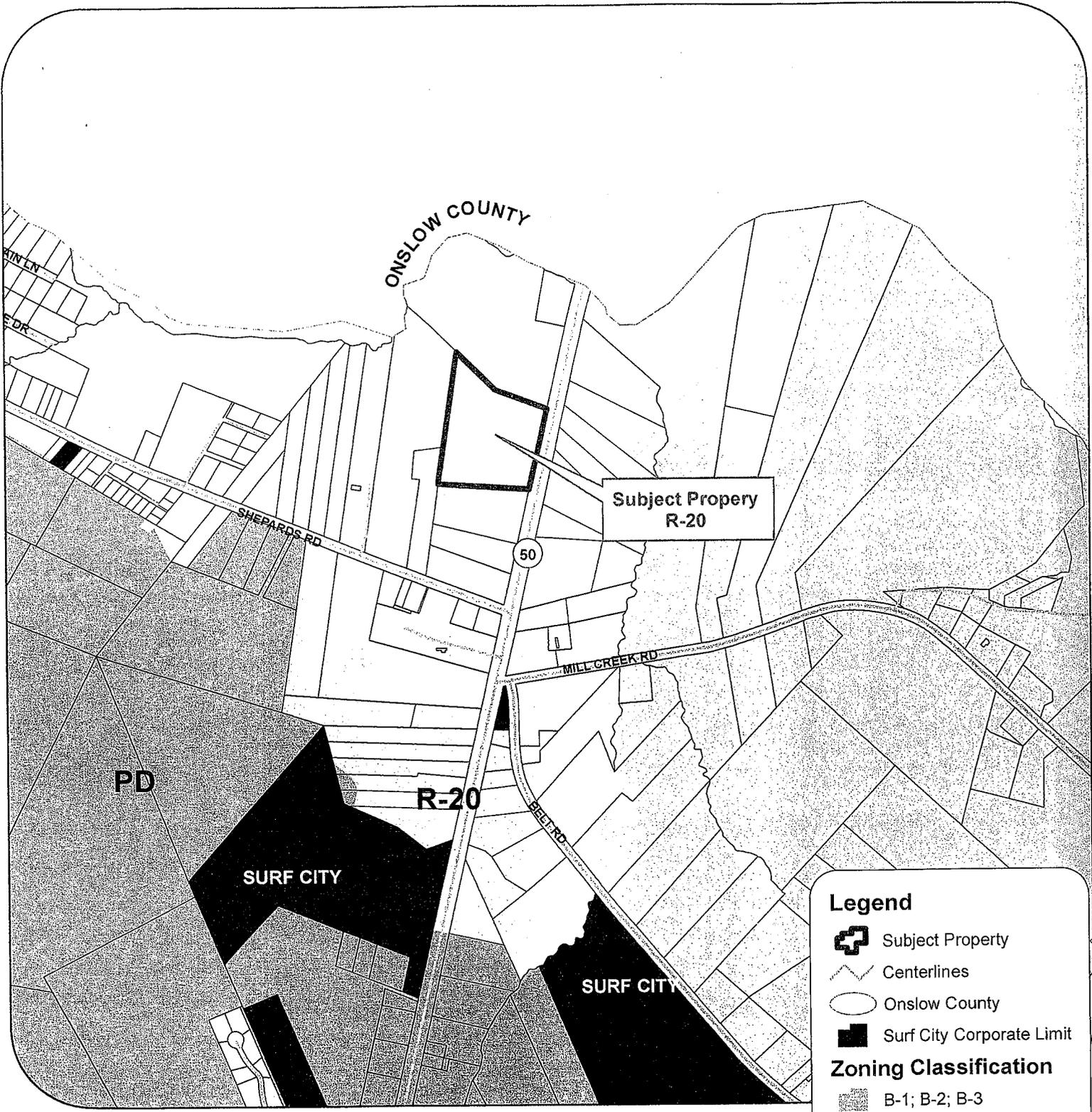
1 inch equals 1,000 feet



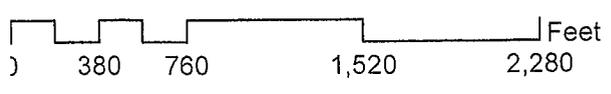
Rezoning

James Asbury
12181 NC Hwy 50
Holly Ridge

General Vicinity Map



1 inch equals 833 feet



Rezoning
 James Asbury
 12181 NC Hwy 50
 Holly Ridge
Zoning Map

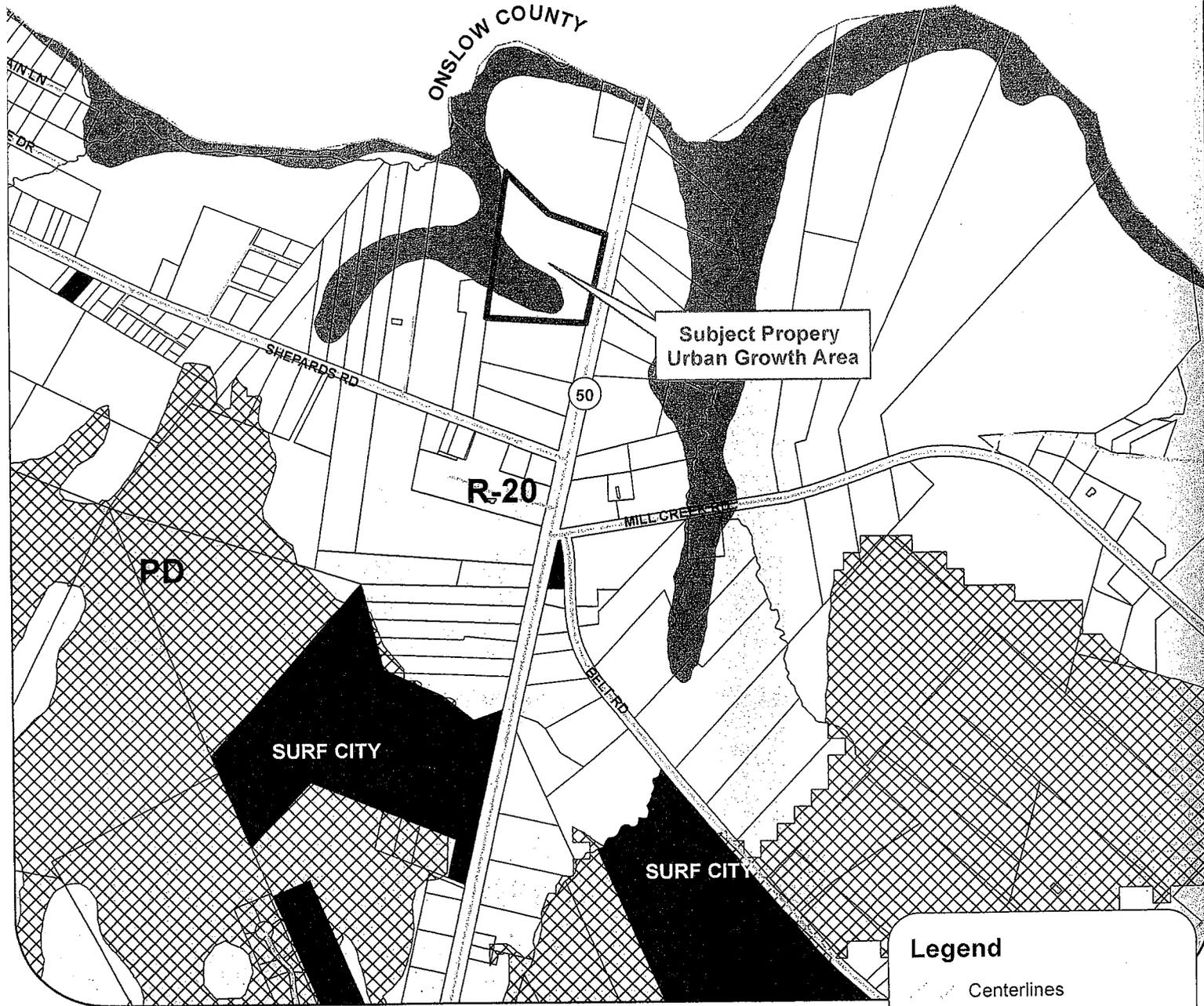


Legend

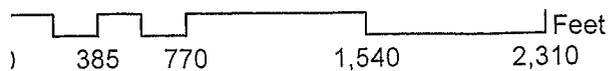
- Subject Property
- Centerlines
- Onslow County
- Surf City Corporate Limit

Zoning Classification

- B-1; B-2; B-3
- FA
- FA_DASH
- I-1; I-2
- PD
- R-10; R-15; R-20
- R-20C
- RA
- RT
- WSCA; WSPA



1 inch equals 833 feet



Rezoning

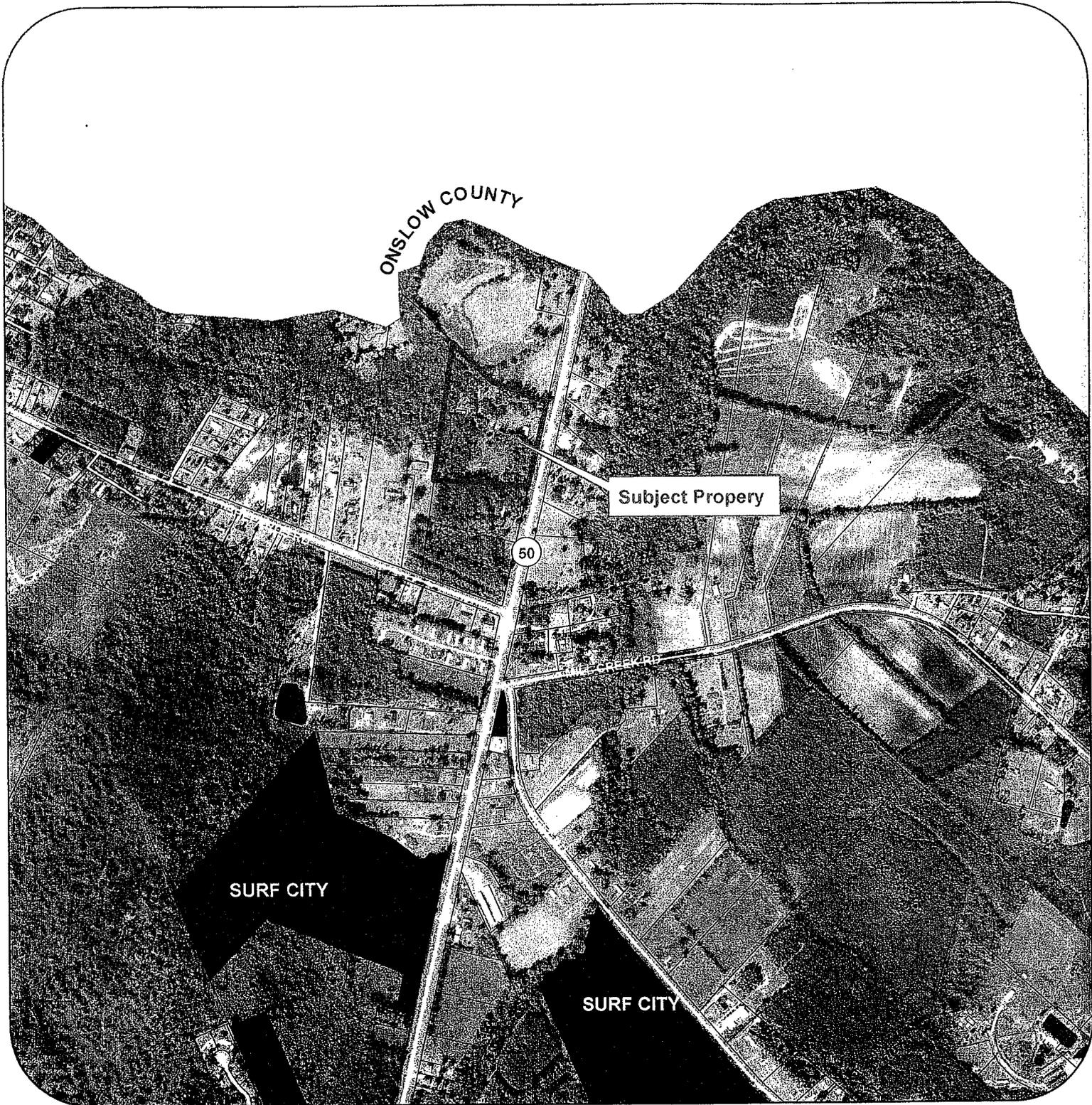
James Asbury
 12181 NC Hwy 50
 Holly Ridge

CAMA: Future Land Use

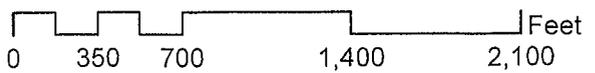
Legend

- Centerlines
- Surf City Corporate Limit
- Subject Property
- Onslow County
- Future Land Use**
- Conservation Area I
- Conservation Area II
- Rural Areas
- Urban Growth Areas
- Transition Areas





1 inch equals 800 feet



Rezoning
James Asbury
12181 NC Hwy 50
Holly Ridge
LDAR Image

Legend

-  Surf City Corporate Limit
-  Subject Property
-  Onslow County

