

REQUEST FOR BOARD ACTION

ITEM NO. 20.

DATE OF REQUEST: January 8, 2009

REQUESTED BY: Staff-Planning and Community Development Department, Patrick Davenport, Director

SHORT TITLE: County-Wide Zoning Map revision and zoning text amendment: Deleting Flood Hazard Area and Flood Hazard Dash Zoning Districts, Rezoning Certain Parcels According To A Prescribed Method And Create A Flood Hazard Overlay District

BACKGROUND: In 2003, the Flood Hazard Area (FA) and Flood Hazard Area Dash (FA_Dash) District were created to mirror the boundaries of the 100-year flood zone as established by FEMA. Since then (in 2007), the 100-year flood zone has been revised but the zoning districts remained unchanged. The FA and FA_Dash zoning districts have their own uses, area and bulk requirements. Many parcels have had the 100 year flood designation removed but the zoning district of FA remains. In some instances, property owners have been "stuck" with FA Zoning District regulations on a property that is no longer in the flood zone. In other instances, FA zones are present with one or two other zoning districts on the same parcel. All of these issues are causing confusion on how to administer the zoning ordinance/districts in various situations and is unnecessarily restricting property owner's potential uses

During its October 7, 2008 Planning Board meeting, and the October 20, 2008 Board of Commissioners meetings, a unanimous consensus was achieved to perform the aforementioned map amendments and text revisions. On December 2, 2008 the Planning Board held a public hearing on the map amendments and text revisions and forwarded a unanimous recommendation of approval to the Board of Commissioners. Two half page advertisements were placed in the Pender Post for both the Planning Board and Board of Commissioner's meetings. Additionally, over 2,000 individual letters were mailed to property owners residing outside the limits of Pender County. Flyers were placed at several business locations throughout the County and staff posted information the County's website.

Please find attached, the rezoning methodology, three methodology examples, proposed ordinance revisions/amendments and current and proposed zoning maps.

SPECIFIC ACTION REQUESTED: Staff is requesting that the Board of Commissioners: Approve this resolution to adopting a County-wide zoning map amendment to rezone approximately 8,400 parcels from Flood Hazard Area (FA) and Flood Hazard Area Dash (FA_Dash) to an appropriate zoning district consistent with the zoning in the vicinity of each parcel according to a prescribed methodology and approve a zoning text amendment which will establish a Flood Hazard Overlay District that will mirror the 100-year flood hazard area as established by FEMA and will be revised each time the FEMA Flood Insurance Rate Maps are revised.

RESOLUTION

NOW, THEREFORE BE IT RESOLVED by the Pender County Board of Commissioners that: on February 2, 2009 the Pender County Board of Commissioners approved amendments and revisions to the Pender County Zoning Map and Zoning Ordinance as described herein.

AMENDMENTS:

MOVED _____ SECONDED _____

APPROVED _____ DENIED _____ UNANIMOUS

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

Jimmy T. Tate, Chairman Date

ATTEST Date

Methodology

1. Extraction of the existing FA and FA_dash attribute from the current zoning layer.
 - a. This represents approximately 182,062.14 acres or 34% of the county's total zoning area
 - b. Currently the FA and FA_dash include hydrologic and roadways
2. The current tax parcels were CLIPPED with the FA and FA_dash areas
 - a. This process produces the parcels that will be affected by the zoning update
 - b. 8,395 parcels will be affected, with 170,573.16 acres will have a zoning change
3. Each of the 8,395 parcels were assigned a new zoning classification with these variables used to assign the new classification
 - i. If a parcel intersected with 1 zoning classification- the parcel was assigned that classification (see example 1-a , 1-b)
 - ii. If RA districts exist nearby, then RA was assigned to the parcel (see example 3-a, 3-b)
 - iii. In a few cases where the parcel was truly split 50-50, then the portion that was FA and FA_dash was zoned RA and the remainder of the split zone held the original zoning classification (see example 2-a, 2-b).
4. The newly assigned zoning classification does not include streets and hydrologic features
5. This only affects the **UNINCORPORATED** portions of Pender County.

PUBLIC HEARING DOCUMENT

PENDER COUNTY BOARD OF COMMISSIONERS-January 21, 2009 Meeting

ESTABLISHING FLOOD HAZARD OVERLAY DISTRICT

Flood Hazard Overlay District

§ 8.8 Basis for delineation; overlay concept.

- A. *Purpose.* The purpose for identifying this area on the zoning map is to alert all persons concerned to the fact that development within designated flood hazard districts must conform to the adopted ordinance entitled "The Flood Damage Prevention Ordinance of Pender County," and all other development ordinances as amended. It is the intent of the Pender County Board of County Commissioners to promote the public health, safety and general welfare with measures designed to minimize private and public losses of life, property, commerce and services from the hazards of floods through the enforcement of the above-referenced ordinance.
- B. *Basis of Districts.* The various floodplain districts shall include areas subject to inundation by flood waters of the one-hundred-year storm event. The basis for the delineation of these districts shall be the Flood Insurance Study and accompanying maps for Pender County prepared by the United States Department of Homeland Security, Federal Emergency Management Agency, dated February 16, 2007
1. The Floodway District is delineated for purposes of this article using the criteria that a certain area within the floodplain must be capable of carrying the waters of the one-hundred-year base flood without increasing the water surface elevation of that flood more than one foot at any point. The areas included in this district are specifically defined in Table 2 of the above-referenced Flood Insurance Study and shown on the accompanying Flood Insurance Rate Maps.
 2. The Flood-Fringe District shall be that area of the one-hundred-year floodplain not included in the Floodway District. The basis for the outermost boundary of this district shall mapped and shown on the accompanying Flood Insurance Rate Map.
 3. The Approximated Floodplain District shall be that floodplain area for which no detailed flood profiles or elevations are provided, but where a one-hundred-year floodplain boundary has been mapped. Such areas are shown on the Flood Insurance Rate Maps (as prepared by the United States Department of Homeland Security, Federal Emergency Management Agency, dated (February 16, 2007) In determining the necessary elevations for the purposes of this article, other sources of data may be used such as:
 - a. Corps of Engineers floodplain information reports.
 - b. United States Geological Survey flood-prone quadrangles.
 - c. United States Department of Agriculture, Soil Conservation Service, flood hazard analyses
 - d. North Carolina Department of Transportation
 - e. Known high-water marks from past floods.
 - f. Other sources.

C. Overlay Concept.

1. The floodplain districts described above shall be overlays to the existing underlying districts as shown on the Official Zoning Ordinance Maps, and as such, the provisions for the floodplain districts shall serve as a supplement to the underlying district provisions.
2. Where there happens to be any conflict between the provisions or requirements of any of the floodplain districts and those of any underlying district, those pertaining to the floodplain districts shall apply.
3. In the event that any provision concerning a floodplain district is declared inapplicable as a result of any legislative or administrative actions or judicial discretion, the basic underlying district provisions shall remain applicable.

D. Flood Insurance Rate Maps.

1. The boundaries of the floodplain districts are established as shown on the Flood Insurance Rate Map, which are by reference made a part of this article and are filed in the County offices.

E. District Boundary Changes.

1. The delineation of any of the floodplain districts may be revised by the Federal Emergency Management Agency or other qualified agency when natural or man-made changes have occurred and/or more detailed studies were conducted or undertaken. However, prior to any such change, approval must be obtained from the Federal Emergency Management Agency or other qualified agency. If the boundary of the floodplain district is revised by the Federal Emergency Management Agency, then the boundary of the County Flood Hazard Overlay district will change concurrently.

PUBLIC HEARING DOCUMENT

PENDER COUNTY BOARD of COMMISSIONERS-January 21, 2009 meeting

Revisions to existing ordinance text associated with Flood Hazard Area zoning districts

8.1 Zoning Districts Established

In order to implement the intent of this ordinance, there are hereby created zoning districts with the following designations and general purposes:

R-20 Residential District	I-2 Industrial District (Heavy)
R-20C Residential District (Conventional Housing)	A Airport District
R-15 Residential District	RT Rural Transitional District
R-10 Residential District	RA Rural Agricultural District
B-1 Business District (Neighborhood)	FA Flood Hazard Area District
B-2 Business District (Highway)	PD Planned Development District
B-3 Business District (Scenic Gateway)	WS-CA Watershed Critical Area
I-1 Industrial District (Light)	WS-PA Watershed Protected Area

8.6 Descriptions and Purposes of the Districts (See ZI 36)

M. ~~FA Flood Hazard Area District~~

~~The FA Flood Hazard Area District is established to include the riverine and coastal water connected FEMA designated Special Flood Hazard Areas. The boundaries of this district coincide with the boundaries of Flood Hazard Areas shown on the FEMA Flood Maps. This district will provide a special designation for Flood Hazard Areas until new Flood Maps become available in 2004. Additional requirements will be proposed at that time to discourage intense development using septic tanks in this district. Activities in this district are all subject to the Pender County Flood Hazard Prevention Ordinance.~~

*There is no zoning ordinance text associated with the FA_Dash zoning district.

8.9 Table of Permitted Uses

PERMITTED USES	PD	R-20C	R-20	R-15	R-10	B-1	B-2	B-3	I-1	I-2	A	RT	RA	FA	WS All
AGRICULTURE															
Bona fide Farm Activities (see ZI 37)	PE	PE	PE	PE	PE	PE	PE	PE	PE	PE	PE	PE	PE	PE	
Kennels, Indoor (See Definition)	S		S			P	P	P	P	P		S	P		
Kennels, Outdoor (See Definition)						S	S		P	P		S	P		
Retail/Wholesale Nurseries & Greenhouses						P	P	P	P	P		P	P	P	
Swine Operation													S		
Veterinarians						P	P	P	P			P	P		
Farm Product Warehousing & Storage (NAICS 493130)							S		P	P			P		
MINING															
Mining as Defined in GS 74-49 by means of explosives, dewatering, or excavation below sea level										S				S	
Mining <i>defined herein</i> as a "Borrow Pit"	SPB						S		S	S			S	S	
Mining as Defined in GS 74-49 & Not Included Above										S			S	S	
CONSTRUCTION															
Licensed Building Contractor (see ZI 29)						S	P	S	P	P		S	S		
Licensed Contractors Other Than Building (see ZI 29)						S	P	S	P	P		S	S		
Landscaping & Other Contractors (see ZI 29)						S	P	S	P	P		S	S		

PERMITTED USES	PD	R-20C	R-20	R-15	R-10	B-1	B-2	B-3	I-1	I-2	A	RT	RA	FA	WS All
CONSTRUCTION (Con't)															
All Contractors & Licensed Professionals, Single Office Only, No Storage of Unlicensed Equip. or Equip. w/ more than 6 wheels & No Storage of Materials on Site , Inside or Outside	P					P	P	P	P	P		P	P		
All Contractors and Licensed Professionals, No More Than Two Offices, With Storage of Equipment or Materials on Site Inside an Enclosed Building Only	P					S	P	S	P	P		S	P		
MANUFACTURING															
Apparel & Other Finished Products							S		P	P			S		
Bakery Products							P	S	P	P		S	S		
Beverages							P		P	P		S	S		
Boat Building & Repairing (SIC 3732 Only)	SPB		S				S	S	S	P			S		
Cabinet & Woodworking Shop							P		P	P		P	S		
Chemical & Allied Products										S			S		
Concrete & Asphalt Plants									S	S			S		
Electric & Electronic Machines, Equipment & Supplies							S		P	P		S	S		
Fabricated Metal Products									S	S		S	S		
Food & Kindred Products									P	P			S		
Furniture & Fixtures									P	P			S		
Instruments & Related Products									P	P		S	S		

PERMITTED USES	PD	R-20C	R-20	R-15	R-10	B-1	B-2	B-3	I-1	I-2	A	RT	RA	FA	WS All
TRANSPORTATION, COMMUNICATION, UTILITIES															
Air Transportation(Landing Strip, Air Terminal or Airport)	P									S	S		S	S	
Boat Access Facility	SPB	S	S	S	S	S	S	S	S	S		S	S	S	
Bus & Taxi Terminals						P	P	P	P	P	P	S			
Dry Storage Boat Facility	P	S	S			S	S	S	S	S		S	S	S	
Liquid Propane, Natural Gas, Sewer & Water, Collection, Distribution/Transmission Lines	PN	PN	PN	PN	PN	PN	PN	PN	PN	PN	PN	PN	PN	PN	PN
Liquid Propane, Natural Gas Storage & Processing Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S		
Sewer/Water Treatment, Storage & Processing Facilities, Including Lifts and/or Pump Stations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Electric/Communication Distribution Lines	PN	PN	PN	PN	PN	PN	PN	PN	PN	PN	S	PN	PN	PN	
Electric/Communication Transmission Lines	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Electrical Sub-Stations	S	S	S	S	S	S	S	S	S	S	S	S	S		
Electric Gen. Facility, Excluding Nuclear & Facilities Incinerating Waste Materials									S	S	S	S	S	S	
Electric, Liquid Propane, Nat Gas, Sewer & Water, Materials, Equipment, Maintenance Facility									P	P					
Marina (As Defined Herein)(ZI 38)	P	S	S	S	S	S	S	S	S	S		S	S	S	
Motor Freight Terminals & Warehousing							S		P	P	S		S		

PERMITTED USES	PD	R-20C	R-20	R-15	R-10	B-1	B-2	B-3	I-1	I-2	A	RT	RA	FA	WS All
TRANSPORTATION, COMMUNICATION, UTILITIES (Con't)															
Communication Towers (75' or higher)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Post Offices	P					P	P	P	P			P	P		
Railroad Transportation	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recycling of Waste or Salvage Material									S	S			S		
Telephone & Telegraph Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
TV, Radio or Other Broadcasting & Communication Facilities (Offices or Studios Only)	P					P	P	P	P	P		S	P		
TRADE (Retail Unless Noted)(See Sect. 2 Definitions)															
Adult Entertainment									S	S					
Apparel & Accessory Store	P					P	P	P	P			P	S		
Automobile Service Station	P					P	P	P	P	P		P	S		
Automobile Dealers & Truck Sales (Wholesale & Retail, New & Used)							S		P	P					
Boat Dealers	P					S	S	S	P	P			S	S	
Building Materials	P					S	P		P	P			S		
Garden & Landscape Plants & Supplies	P					P	P	P	P	P		P	P		
Convenience Food Store	P					P	P	P	P	P		S	P		
Drug Store	P					P	P	P					P		
Entertainment Establishments Bar, Cabarets, Discos (Not including Adult Ent.)	P					S	S		S	S					

PERMITTED USES	PD	R-20C	R-20	R-15	R-10	B-1	B-2	B-3	I-1	I-2	A	RT	RA	FA	WS All
TRADE (Retail Unless Noted)(See Sect. 2 Definitions)															
Farm Implement Sales	P					S	S		P	P			P		
Flea Markets						S	S		P			S			
Food Stores	P					P	P	P				P	P		
Fruit & Vegetable Stand						P	P	P				P	P	S	
Fruit & Vegetable Stand, Temporary												PN	PN	S	
Furniture, Home Furnishing & Equipment	P						P	P				S			
Furniture, Outdoor & Play Equip. (No Outside Display Or Storage Of Merchandise, Equip. Or Materials) (SICM Maj. Grp. 57 & 59, Excluding Ind. Grp. 592, 593 596 597 598 & any explosives or fire works.	P					P	P					S			
Furniture, Outdoor & Play Equip. (With Outside Display Or Storage Of Merchandise, Equip. Or Materials) (SICM Maj. Grp. 57 & 59, Excluding Ind. Grp. 592, 593 596 597 598 & any explosives or fire works.						S						S			
General Retail Merchandise Stores	P						P	P				S			
Gun Sales	P						S								
Handicrafts	P					P	P	P	P			S	S		
Hardware	P					P	P	P	P			S	P		
Livestock Sales							S		S				S		
Mobile Home Dealers & Prefabricated Buildings							S		P			S			

PERMITTED USES	PD	R-20C	R-20	R-15	R-10	B-4	B-2	B-3	I-1	I-2	A	RT	RA	FA	WS All
SERVICES															
Office Complex, Business, Government Service & Professional Activities	P					S	P	S	P			S			
Printing, Copy Shops, Retail	P					P	P	P	P			S			
Camping, Travel Trailer Parks (See ZI 31 & TT Park Regs)	SP B			S	S		S					S	S	S	
Catering	P					P	P	P	P	P	P	S	S		
Cemeteries (all types)							S	S	S	S	S	S	S		
Crematories (all types)						S	S	S	S	S			S		
Day Care Facility, Child, (6 or more children) (see ZI 3 & 7)	P	S	S	S	S	S	S	S		S	S	S	S		
Drive-In Theater							S								
Dry Cleaning/Laundry Plant/ Laundromat	P					P	P	P	P	P		S			
Electrical Repair Shop	P					P	P	S	P	P		S			
Equipment Rental & Leasing	P					S	P	S	P	P		S			
Fire, Rescue & Medical Transportation	P					P	P	P	P	P		P	P		
Funeral Home	P					P	P	P				S	S		
Golf Courses	P	S	S	S	S							S	S	S	
Golf Driving Ranges	P						S	S					S	S	
Miniature Golf Courses	P					S	S	S							
Indoor & Outdoor Recreation Establishments Privately Operated (See Note 3 Above)	P					S	S	S			S	S	S	S	

PERMITTED USES	PD	R-20C	R-20	R-15	R-10	B-1	B-2	B-3	I-1	I-2	A	RT	RA	FA	WS All
INSTITUTIONAL SERVICES & FACILITIES															
Family Care Home(6 or less patients) (see ZI 7)	P	P	P	P	P	P	P	P				P	P		
Hospital						S	S	S				S	S		
Medical Care Office, Single Unit	P					P	P	P	P			P	P		
Medical Care Offices Complex	P					S	P	P				S	S		
Mental Health or Handicap Care Facility (Inpatient-More Than 6 Patients, See ZI 7)	P						S	S				S	S		
Nursing, Convalescent & Other; Residential Care Facilities	P	S	S	S	S		P	P				S	S		
Schools, and Technical Institutions															
Schools, Other (As Defined Herein) (NAISC # 611610, 611630 &611691)	P					P	P								
Community Center	P	S	S	S	S	S	S	S				S	S		
Elementary, Secondary Schools	P	S	S	S		S	S	S				P	P		
Libraries	P	P	P	P	P	P	P	P				P	P		
Museums	S					S	S	S				S	S		
Churches	P	P	P	P	P	P	P	P	P	P		P	P		
Civic and Chamber of Commerce Organizations						P	P	P				S	P		
Lodges, & Fraternal Organizations	P					P	P	P				S	S		
Social Organizations	P						S						S		

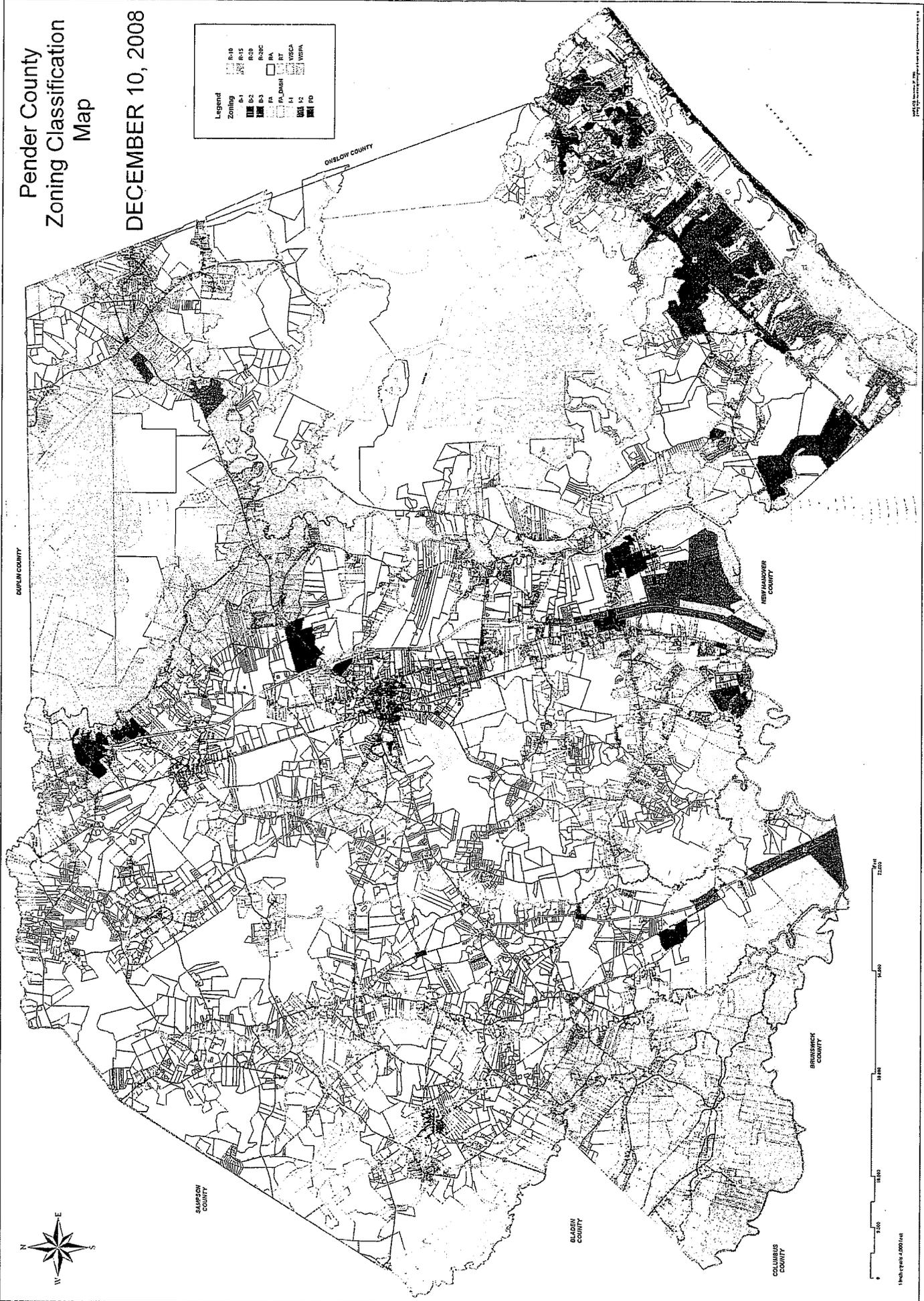
PERMITTED USES	PD	R-20C	R-20	R-15	R-10	B-1	B-2	B-3	I-1	I-2	A	RT	RA	FA	WS All
OTHER USES															
Carnivals, Circuses, Fairs and side shows of no more than 30 days duration per year						S	S	S				S	S	P	
Incinerator, Vegetative Only(as defined herein)									S	S			S		
Landfill, Land Clearing & Inert Debris(LCID)									S	S			S		
Landfill, Sanitary									S	S					
Motion Picture Production Facilities, Excluding Adult Entertainment (Permanent Structures Only Require Zoning Permits)	SPB						P	S	S	S	S		S		
Salvage Yards, Junkyards, Scrap Processing									S	S			S		
Outdoor Advertising (See Sign Regulations)	P					P	P	P	P	P		P	P	P	

PERMITTED USES	PD	R-20C	R-20	R-15	R-10	B-1	B-2	B-3	I-1	I-2	A	RT	RA	FA	WS All
OTHER USES															
Research Facilities	P						P	P	P	P	P	S	S		
Private Pier (5 slips or less) (See ZI 35)	P	P	P	P	P	P		P				P	P	P	P
Sludge Disposal (Land Application)									S	S	S	S	S		
Storage of Merchandise, Materials or Equipment Inside An Enclosed Building, Excluding Salvage						P	P	P	P	P		S	S		
Storage of Merchandise, Materials or Equipment On Site Outside An Enclosed Building, Excluding Salvage							S		S	S		S	S		
Temporary Sign (See Sign Regulations)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Temporary Modular/Mobile Offices (See Section 11.1A)	P					P	P	P	P	P	P	P	P	P	
Temporary Building for Construction & Development (See Section 11.1D)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Temporary Events (See Section 11.1E)						P	P	P	P	P		P	P	P	
Transfer Station/Convenience Center	P		S	S	S	S	S	S	P	P		S	S		

Pender County Zoning Classification Map

DECEMBER 10, 2008

Legend	
	R-0B
	R-1S
	R-3B
	R-3C
	RA
	PL/UMH
	H
	M-1C
	M-2C
	M-3C
	M-4C
	M-5C
	M-6C
	M-7C
	M-8C
	M-9C
	M-10C
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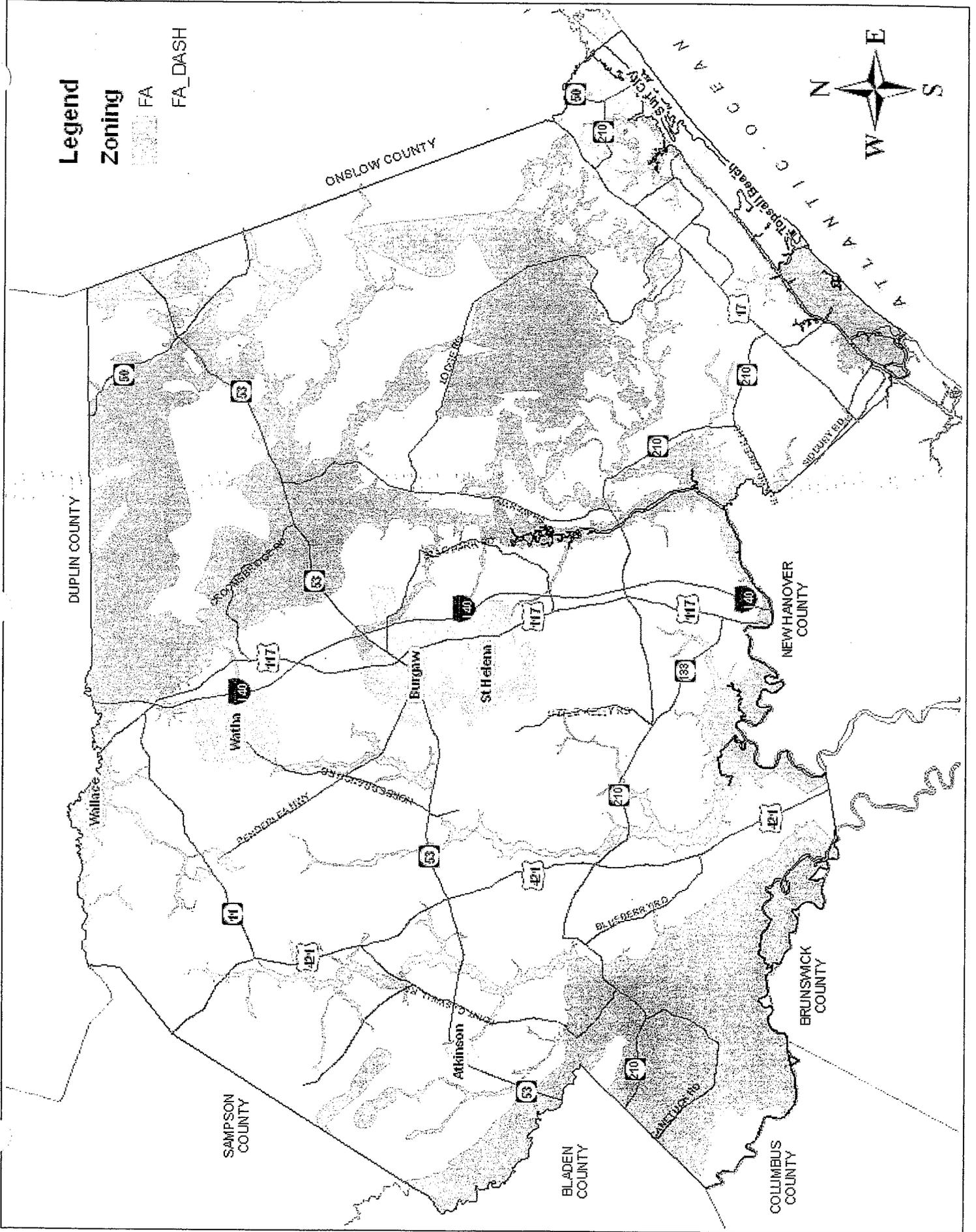
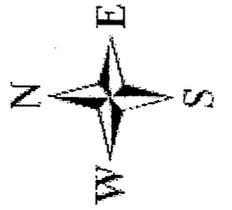
1 inch = 1000 feet

Legend

Zoning

FA

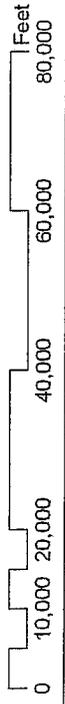
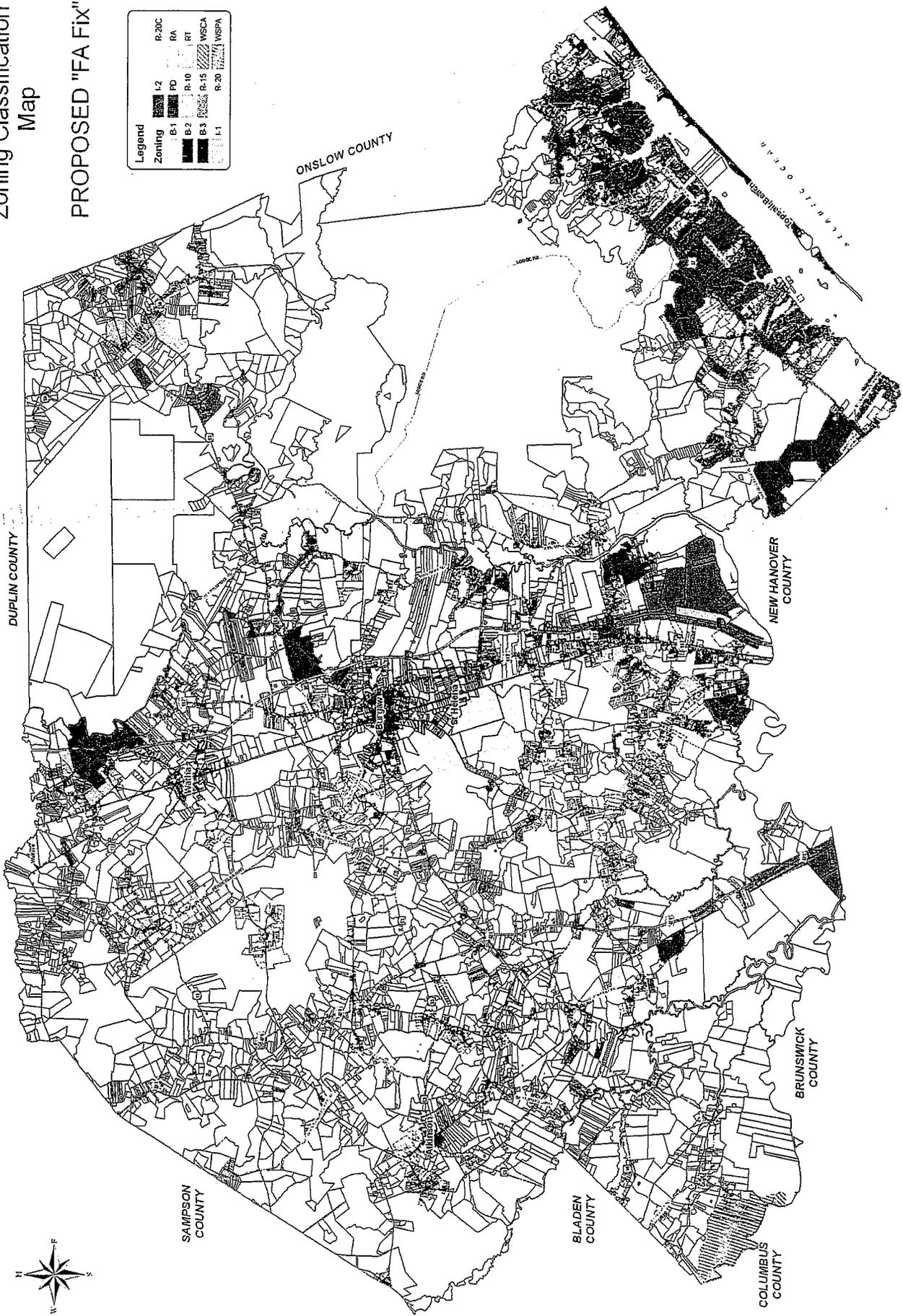
FA_DASH



Pender County Zoning Classification Map

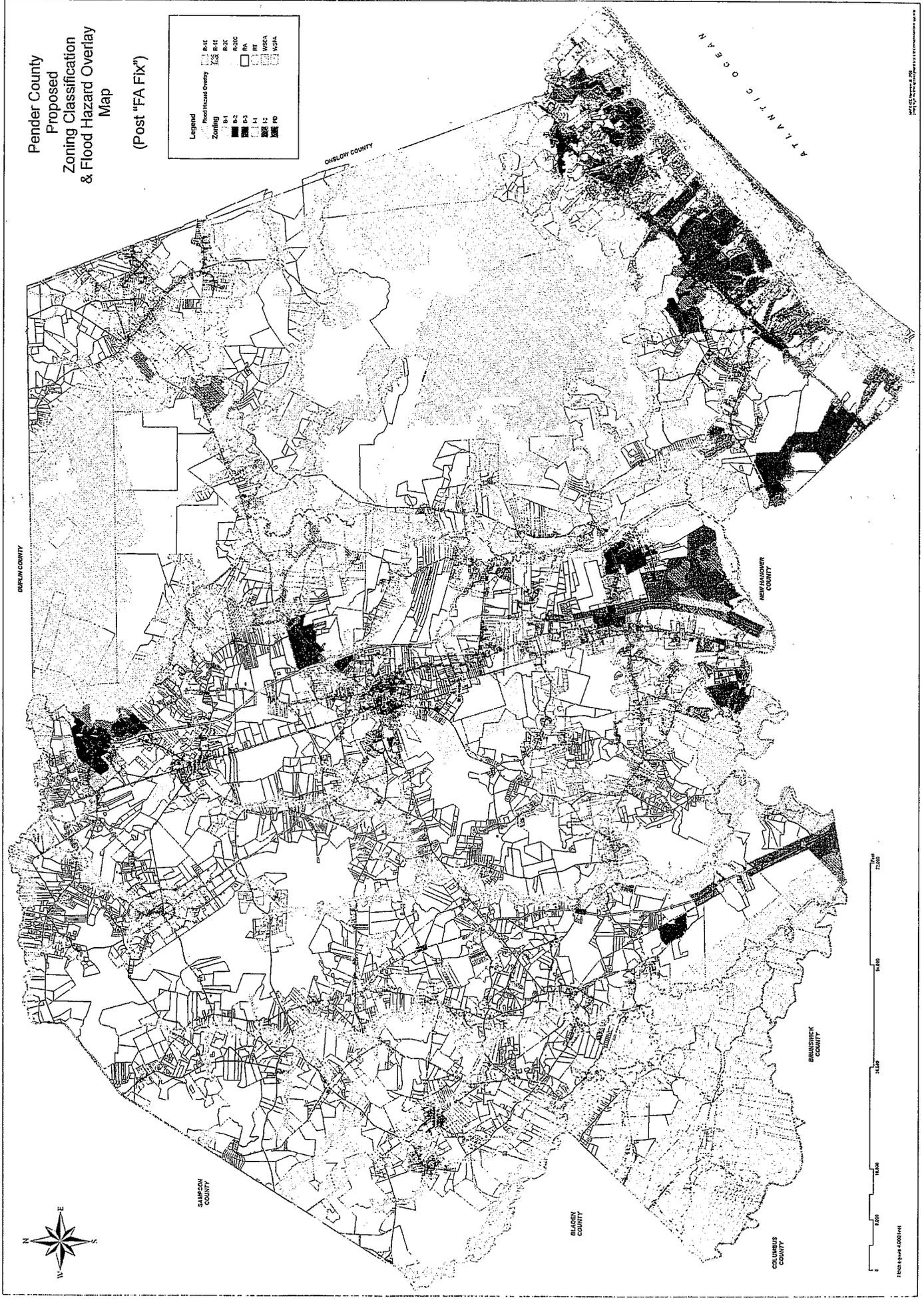
PROPOSED "FA Fix"

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



Pender County
 Proposed
 Zoning Classification
 & Flood Hazard Overlay
 Map
 (Post "FA Fix")

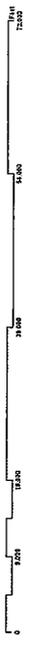
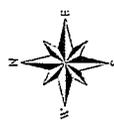
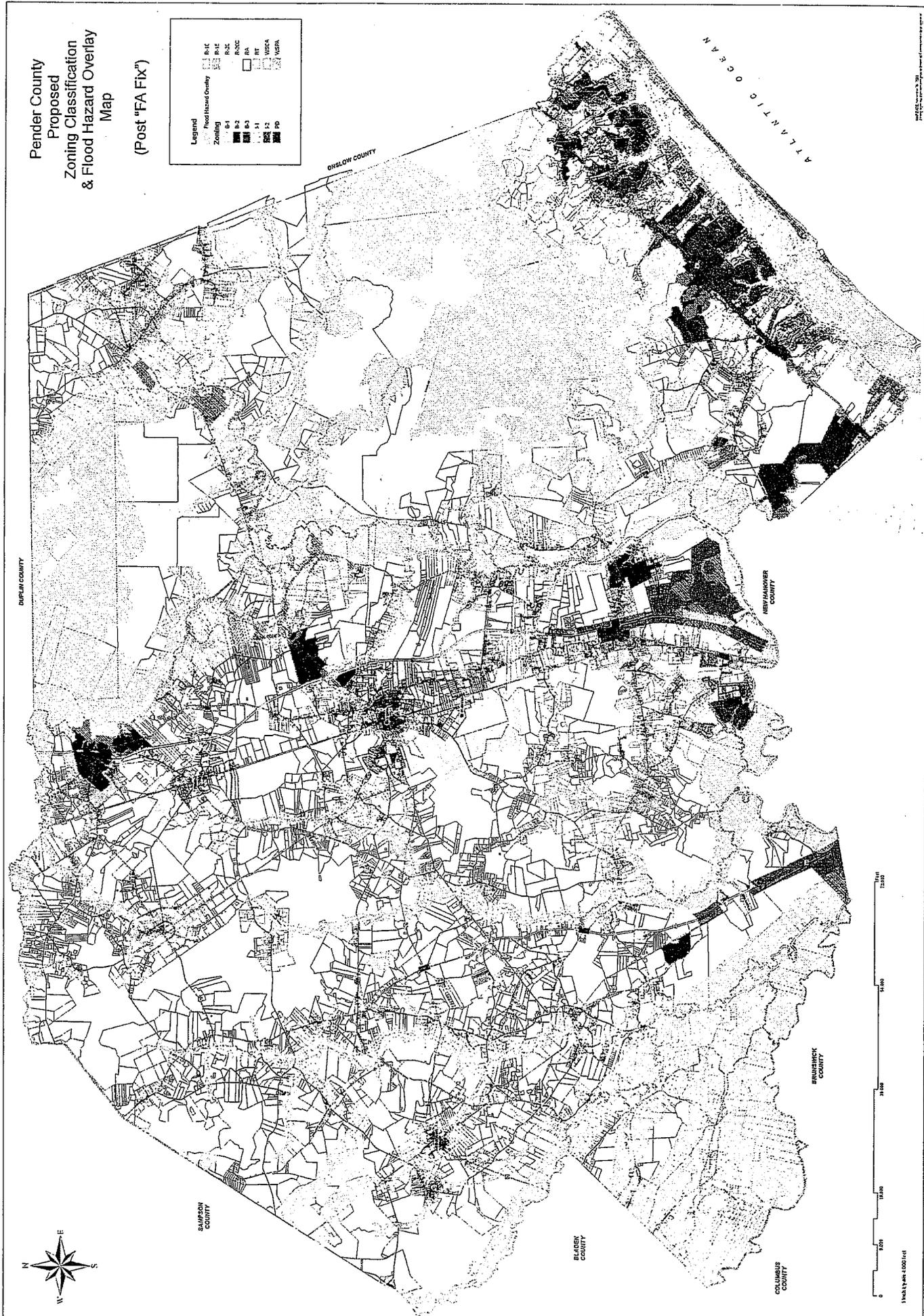
Legend	
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	R-1E
	R-2C
	R-2E
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	R-49
	R-50



Legend	FD	FD
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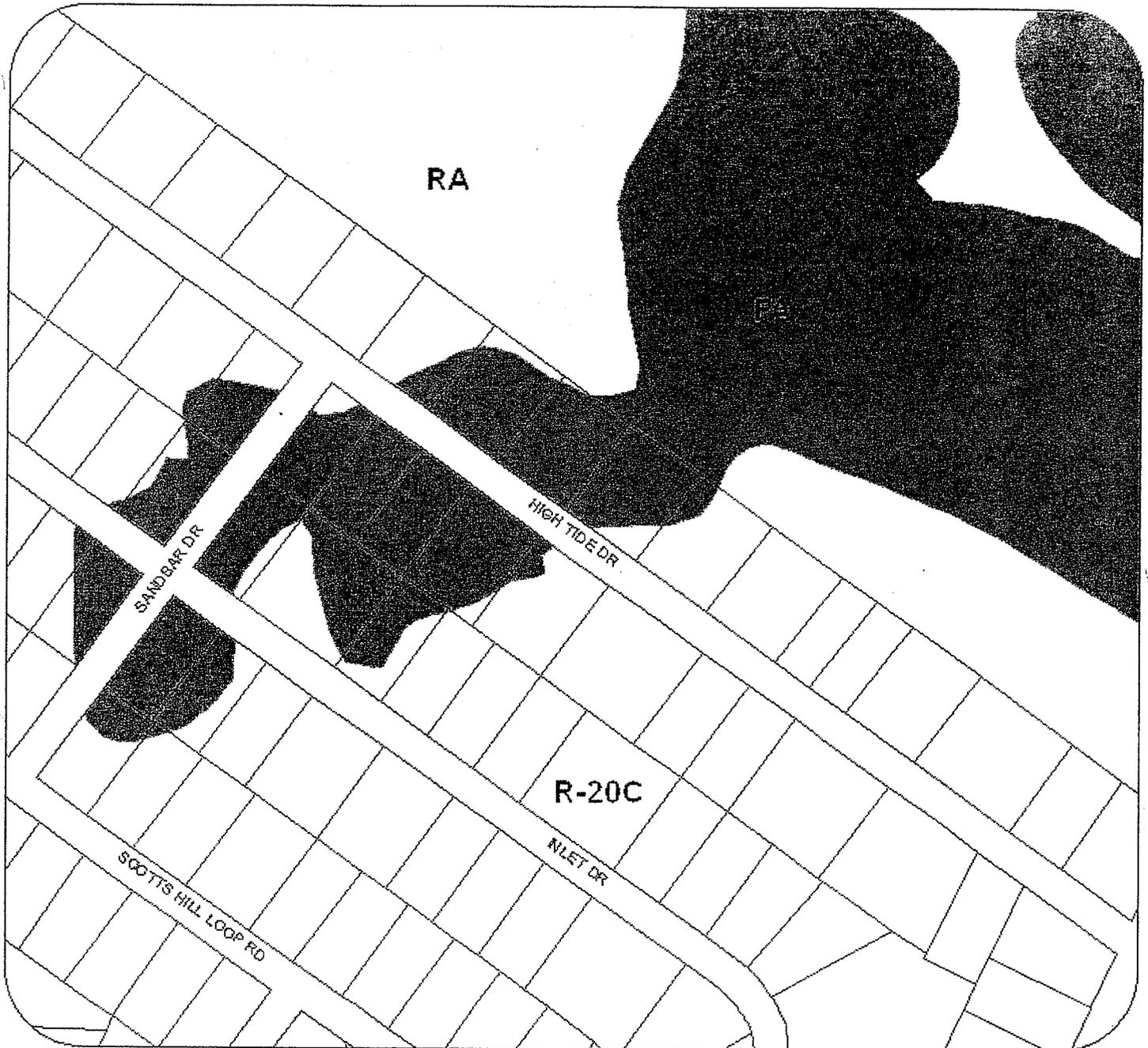
**Pender County
Proposed
Zoning Classification
& Flood Hazard Overlay
Map
(Post "FA Fix")**

Legend	
	Flood Hazard Overlay
	Zoning
	R-1E
	R-1S
	R-2
	R-3
	R-4
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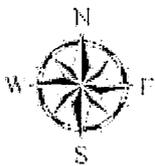


INCHES = 1,000 FEET

Pender County Planning Board
 1000 North 1st Street, 2nd Floor
 Pender, NC 28572
 Phone: 252-338-2200
 Fax: 252-338-2201
 Email: pender@pendercountync.gov



1 inch equals 250 feet

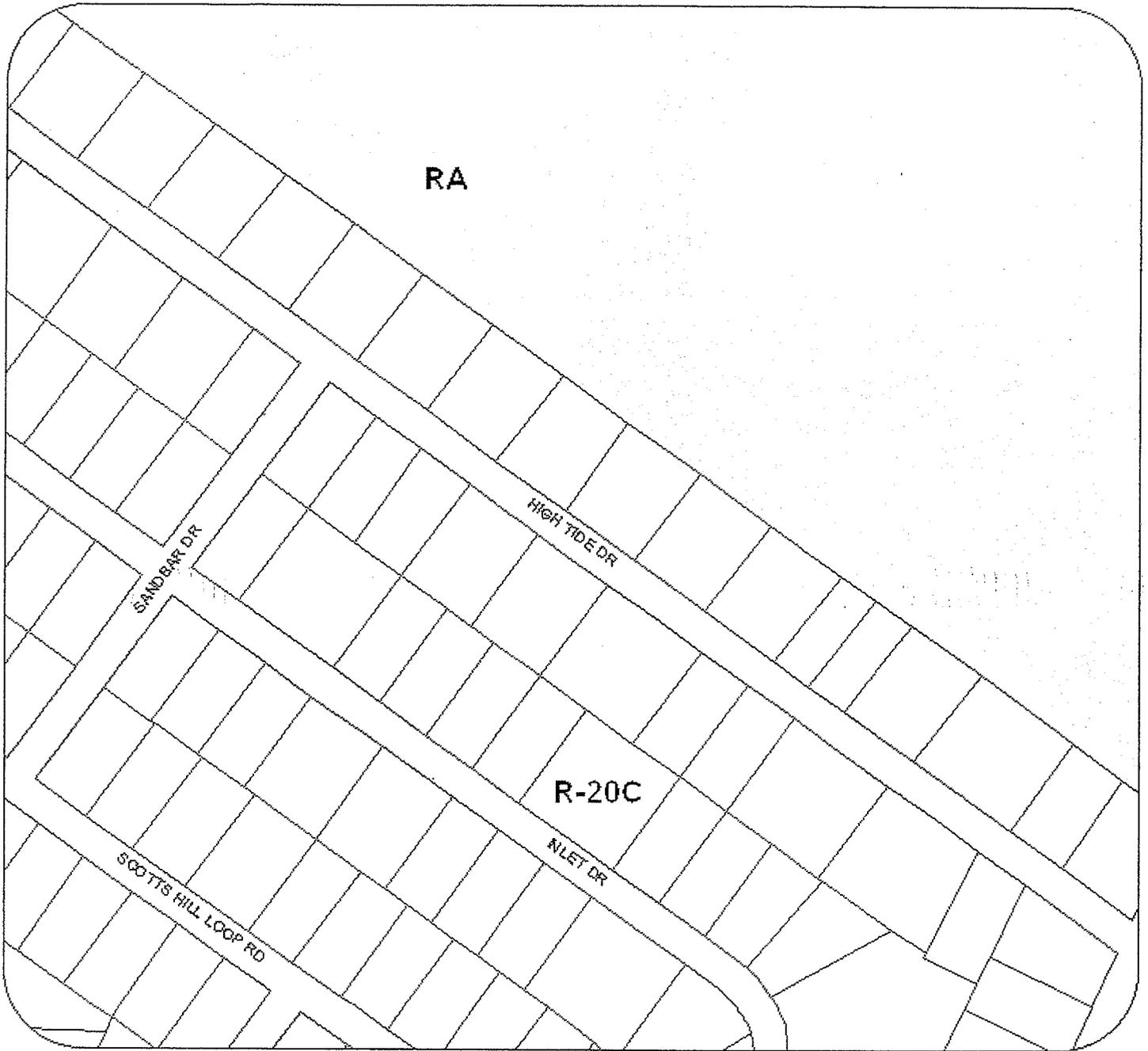


Flood Hazard Area Rezoning

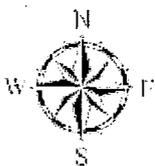
Example 1-A

Legend

FA and FA_dash Areas	R-10
Zoning Classification	R-15
B-1	R-20
B-2	R-20C
B-3	RA
I-1	RT
I-2	WSCA
PD	WSPA



1 inch equals 250 feet

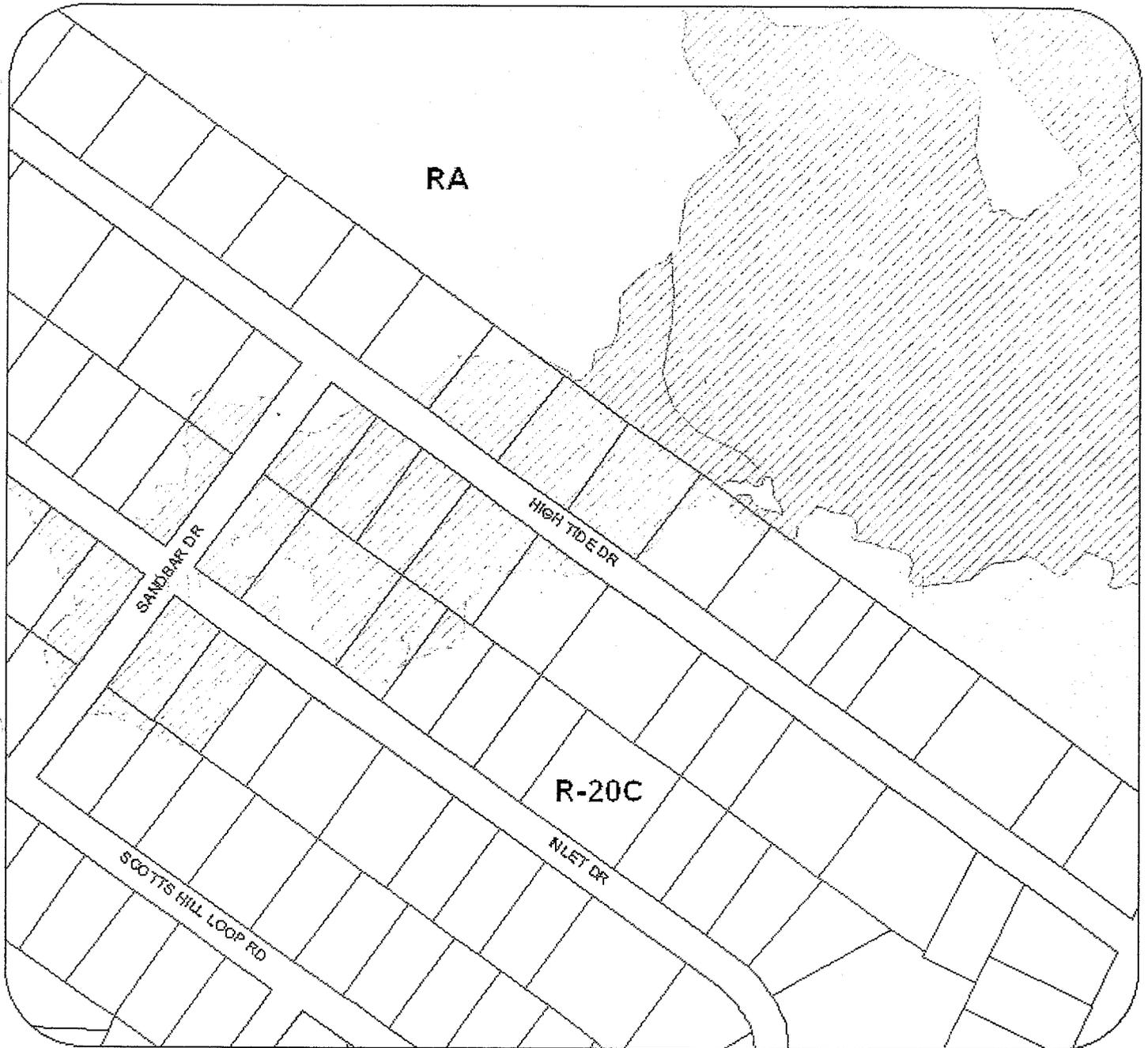


Flood Hazard Area Rezoning

Example 1-B

Legend

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



1 inch equals 250 feet

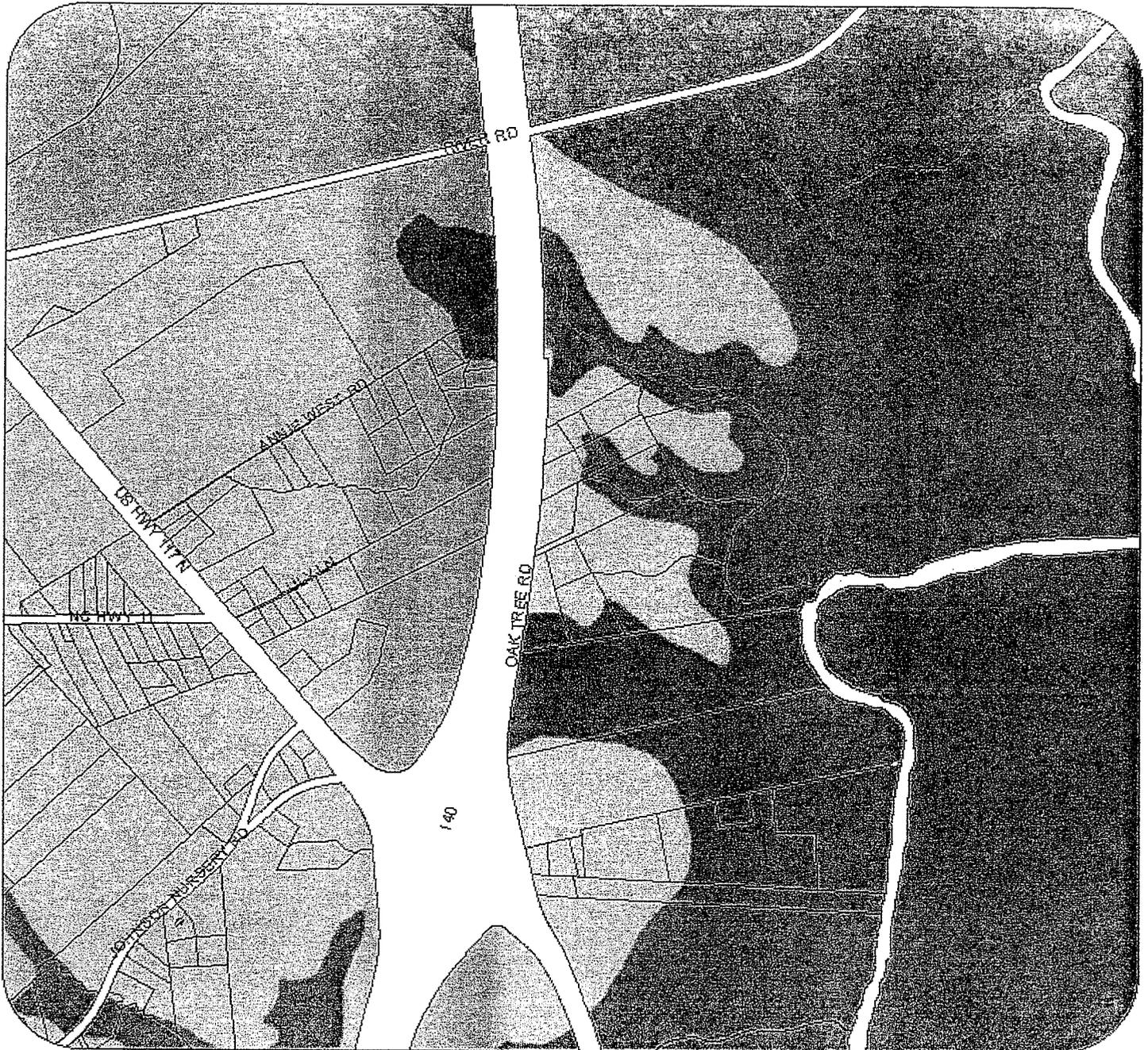


Flood Hazard Area Rezoning

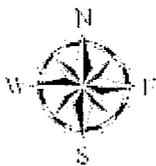
Example 1-C

Legend

 Flood Hazard (2007)	 R-10
Zoning Classification	 R-15
 B-1	 R-20
 B-2	 R-20C
 B-3	 RA
 I-1	 RT
 I-2	 WSCA
 PD	 WSPA



1 inch equals 1,000 feet

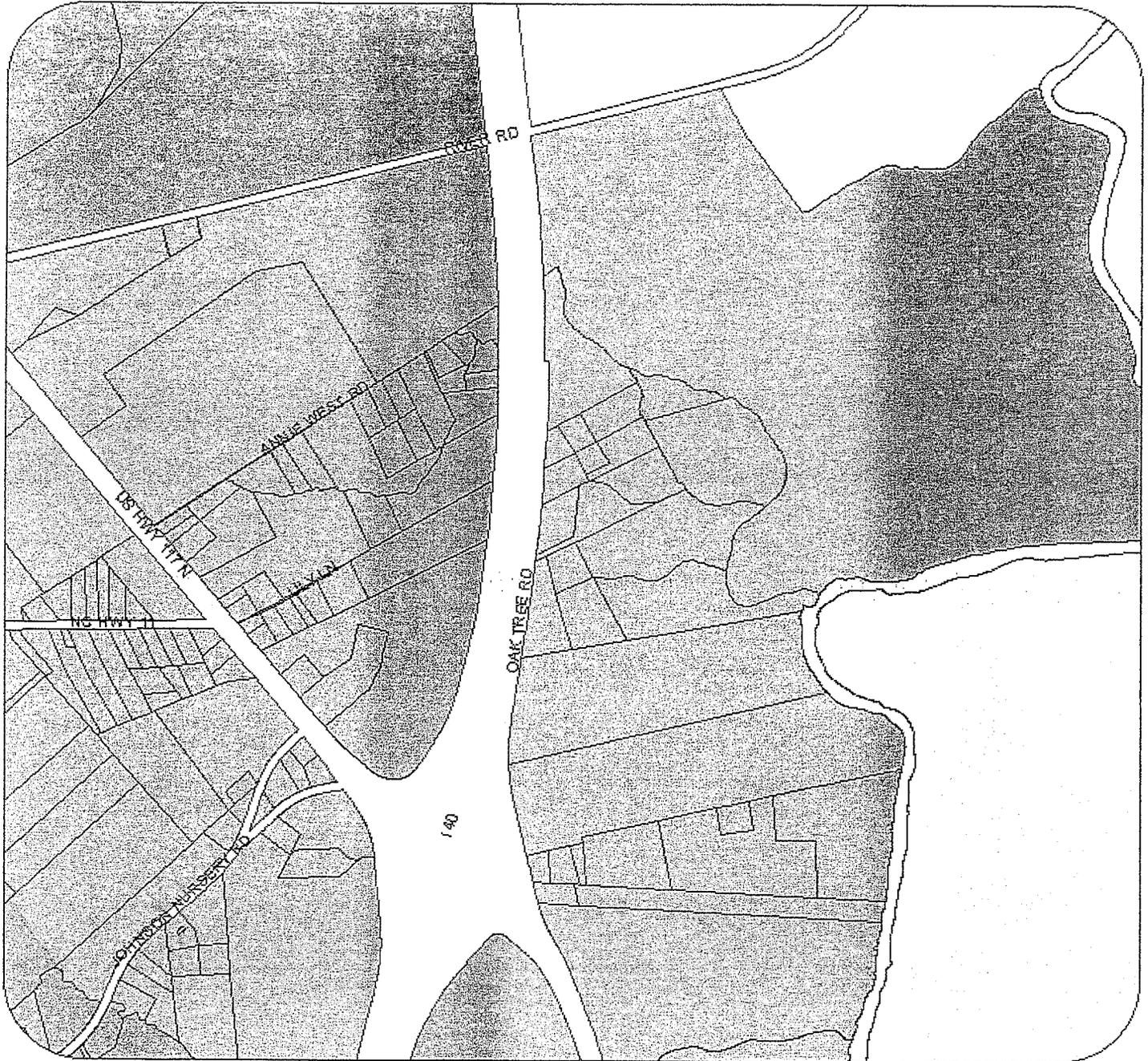


Flood Hazard Area Rezoning

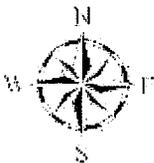
Example 2-A

Legend

FA and FA_dash Areas	R-10
Zoning Classification	R-15
B-1	R-20
B-2	R-20C
B-3	RA
I-1	RT
I-2	WSCA
PD	WSPA



1 inch equals 1,000 feet

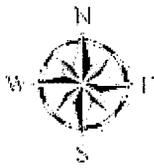


Flood Hazard Area Rezoning

Example 2-B

Legend

Zoning Classification	
	R-15
	R-20
	R-20C
	RA
	RT
	WSCA
	WSPA
	B-1
	B-2
	B-3
	I-1
	I-2
	PD
	R-10



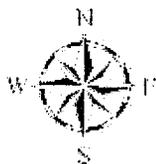
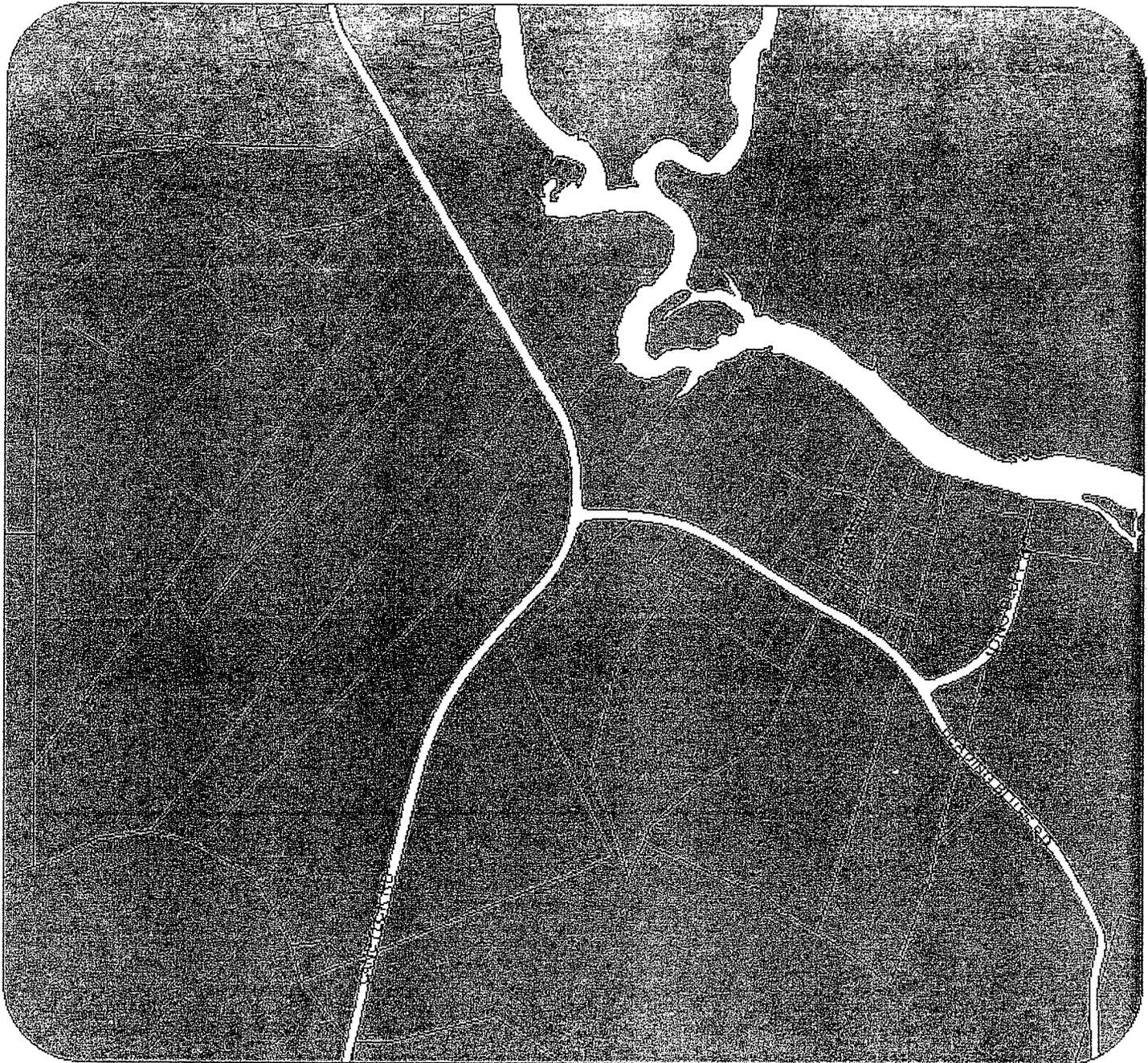
1 inch equals 1,000 feet

Flood Hazard Area Rezoning

Example 2-C

Legend

Flood Hazard (2007)	R-10
Zoning Classification	R-15
B-1	R-20
B-2	R-20C
B-3	RA
I-1	RT
I-2	WSCA
PD	WSPA



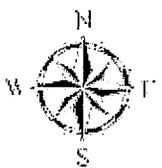
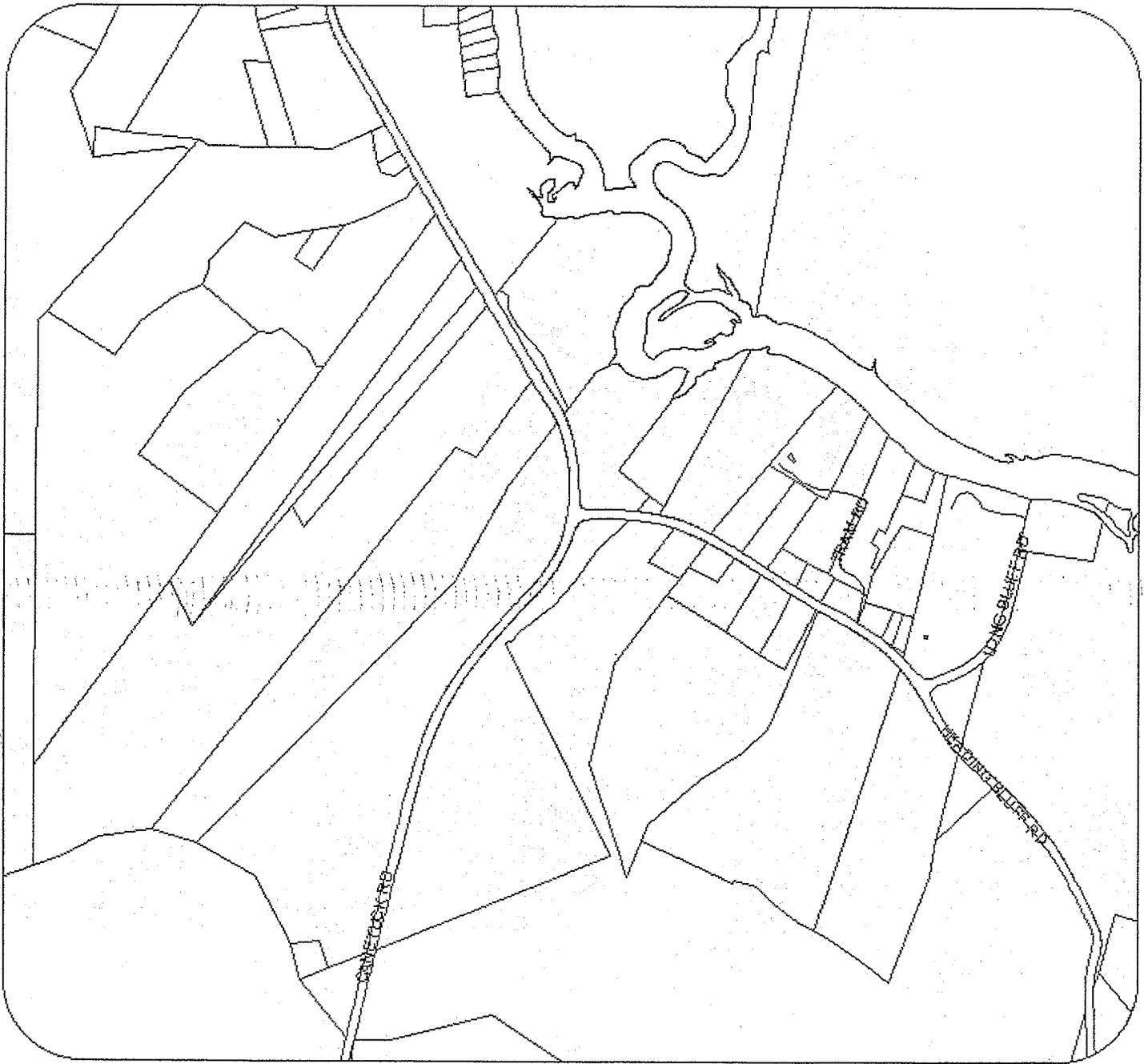
1 inch equals 1,000 feet

Flood Hazard Area Rezoning

Example 3-A

Legend

	FA and FA_dash Areas		R-10
Zoning Classification			R-15
	B-1		R-20
	B-2		R-20C
	B-3		RA
	I-1		RT
	I-2		WSCA
	PD		WSPA



1 inch equals 1,000 feet

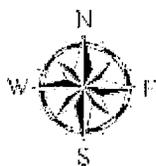
**Flood Hazard Area
Rezoning
Example 3-B**

Legend

Zoning Classification	
	B-1
	B-2
	B-3
	I-1
	I-2
	PD
	R-10
	R-15
	R-20
	R-20C
	RA
	RT
	WSCA
	WSPA



1 inch equals 1,000 feet



Flood Hazard Area Rezoning

Example 3-C

Legend

 Flood Hazard (2007)	 R-10
Zoning Classification	 R-15
 B-1	 R-20
 B-2	 R-20C
 B-3	 RA
 I-1	 RT
 I-2	 WSCA
 PD	 WSPA