REQUEST FOR BOARD ACTION

ITEM NO. 6.

DATE OF MEETING: June 23, 2014

REQUESTED BY: Kyle M. Breuer, Director, Planning & Community Development

SHORT TITLE: Resolution to Approve a Special Use Permit for an Industrial Park.

BACKGROUND: Pender County, applicant and owner, is requesting approval of a Major Revision to a Special Use Permit that was originally approved in 2009 (Case Number 09-02-16-05) for the establishment of an Industrial Park. The request is to increase the overall acreage of the Pender Commerce Park from 378 acres to 685.64 acres to accommodate acquired tracts in 2010 for further industrial development. The property is currently zoned GI, General Industrial District and is located along the west and east sides of US HWY 421, just north of the Pender/New Hanover County line. There are seven (7) tracts associated with this request totaling 307.64 acres and may be identified as Pender County PIN(s) 2291-54-6707-0000; 2291-76-5826-0000; 2291-75-8677-0000; 2291-84-9960-0000; 3201-06-6415-0000; 2291-67-2665-0000; 2291-57-6257-0000.

SPECIFIC ACTION REQUESTED: To hold a public hearing and consider the approval of a Major Revision to Special Use Permit for an Industrial Park.

RESOLUTION

NOW, THEREFORE BE IT RESOLVED by the Pender County Board of Commissioners that:

the Board hereby (approved, modified, denied) a Special Use Permit, as described herein. The Chairman/County Manager is authorized to execute any/all documents necessary to implement this resolution.

AMENDMENTS:

MOVED_____ SECONDED_____

APPROVED_____ DENIED_____ UNANIMOUS

YEA VOTES: Williams: _____ McCoy: _____ Brown: _____ Tate: _____ Ward: _____

_____ 6/23/14
J. David Williams, Jr., Chairman Date

_____ 06/24/2014
ATTEST Date

ITEM NO: _____

PLANNING STAFF REPORT
Special Use Permit

SUMMARY:

Hearing Date: June 23, 2014
Case Number: 10008 (R)
Applicant: Pender County
Property Owner: Same

Land Use Proposed: The applicant is proposing to expand the Pender Commerce Park by adding county-owned property to the previously approved Industrial Park (Phase II).

Property Record Number and Location: The property is identified by Pender County PIN(s) 2291-84-9960-0000; 3201-06-6415-0000 and is located along the east and west sides of US Highway 421, north of the New Hanover/Pender County line.

Zoning District of Property: The property is zoned GI, General Industrial District.

PROJECT DESCRIPTION:

The applicant is requesting approval of a major revision to a previously approved Special Use Permit for the development and operation of a publicly owned industrial park. The purpose of this SUP is to modify and expand the previously approved plan to include property acquired by the County in 2010 (*Exhibit 1 – Application Narrative*).

The County has initiated public infrastructure development within the existing industrial park including completion of a 2 mgd water treatment plant, construction of a 500,000 gpd wastewater treatment plant to serve the entire industrial park and other properties along the corridor. As well construction of the park roads, water/sewer lines, stormwater management systems and landscaping to serve Phase I of the park is currently underway. As well, private utilities including telecommunications, natural gas and electric power are currently being installed in Phase I of the park. The current park boundary is comprised of eight different parcels totaling 756.19 acres. It should be noted at this juncture that one of the parcels is located within New Hanover County (70.55 acres).

The master development plan provides for 22 lots (2 within New Hanover County) for industrial client development, ranging from 5 to 38 acres in size. Access to the lots is provided from two ingress/egress locations from NC Hwy 421. The remaining land use areas include; 9 acres of railroad right-of-way, 22 acres of power company right-of-way, 257 acres of wetlands, and 11 acres of US 421 right-of-way. The Seaboard Coastline Railroad corridor right-of-way is to be reserved for future rail development (*Exhibit 2 – Conceptual Building Layout*).

EVALUATION:

A) ***Public Notifications:*** Advertisements for the proposal have been placed in the Pender-Topsail Post and Voice. Adjacent property owners were notified by first class mail.

B) ***Basis for Granting SUP:*** See Attachment A for approval procedures (§3.12.3 G of the Pender County Unified Development Ordinance) and revocation, expiration and revision procedures (§3.12.4.B, C, and H of the Pender County Unified Development Ordinance (UDO).

C) ***Unified Development Ordinance Compliance:*** The property is currently zoned GI, General Industrial District, and according to the Pender County Unified Development Ordinance, § 5.2.3, Table of Permitted Uses; Industrial Parks are permitted via Special Use Permit (SUP) in the GI District.

D) 2010 Comprehensive Land Use Plan Compliance: The subject properties are within the US HWY 421 South Corridor Small Area Plan and are classified as Industrial. The Industrial land use classification supports the SUP request for an Industrial Park.

E) Existing Land Use in Area: The tract along the western side of US HWY 421 contains a portion of the previous BASF manufacturing site and is currently vacant and borders county owned property. The tract along the eastern side of US 421 is vacant and is adjacent to a trucking facility to the north. The remaining tracts surrounding the sites are mostly undeveloped.

F) Site Access Conditions: Access to the site will be provided a main entrance from U.S. 421 in alignment with existing S.R. 1100 (Cowpen Landing Road) as well as a secondary access in the vicinity of existing Vitamin Drive. The properties along the eastern side of US HWY will have direct access on to US HWY 421.

G) Conditions Governing Special Use Permit Approval:

1. The park and all individual uses shall comply with and be maintained in accord with all provisions of all applicable sections of Pender County Ordinances and all state and federal regulations
2. A separate Zoning Permit must be obtained for any proposed signs. Signs shall be in accord with the Pender County Unified Development Ordinance.
3. The right-of-way of the former Seaboard Coastline Railroad, which runs parallel to US 421 as depicted on MB 42 Page 113 and MB 53 Page 19 of the Pender County Registry, shall remain reserved and undeveloped to preserve its use as a future "rail-to-trail" corridor, or for use as a future rail corridor. Owners of property adjacent to the right-of-way shall endeavor to cooperate with local government, state government, non-profits, and others in the future use and improvement of the rail corridor. Staff has received nine letters of endorsement from organizations including the Cape Fear Area Rural Planning Organization, the Wilmington Urban Area Metropolitan Planning Organization Transportation Advisory Committee, the National Park Service at Moores Creek National Battlefield, the National Rails to Trails Conservancy, and the Sampson County Department of Parks and Recreation, among others.
4. Staff is allowed to grant reasonable extensions of the special use permit expiration period so long as the applicant is actively obtaining all of the necessary local, state, and federal permits associated with the project.

ITEM NO: _____

Attachment A

3.12.1 Procedures for Reviewing Applications

G. The Board of Commissioners shall approve, modify, or deny the application for a Special Use Permit. In approving a Special Use Permit, the Board of Commissioners, with due regard to the nature and state of all adjacent structures and uses in the district within same is located, shall make written findings that the following are fulfilled:

1) The use requested is listed among the special uses in the district for which application is made, or is similar in character to those listed in that district;
2) The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor adversely affect the safety, health, morals, or welfare of the community or of the immediate neighbors of the property;
3) The proposed use shall not constitute a nuisance or hazard;
4) The requested use will be in conformity with the Pender County Land Use Plan and other official plans or policies adopted by the Board of County Commissioners;
5) Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being provided;
6) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize the traffic congestion in the public roads;
7) That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located; and
8) The proposed use shall not adversely affect surrounding uses and shall be placed on a lot of sufficient size to satisfy the space requirements of said use.

3.12.4 General Provisions Concerning Special Use Permits

B. Revocation - In any case where the Special Use Permit or the conditions of a Special Use Permit have not been or are not being complied with, the Administrator may initiate a notice of violation for the provisions of this Ordinance and the conditions of the Special Use Permit not in compliance or the Administrator, may initiate notice of a public hearing to consider revocation of the permit by the Board of Commissioners or both actions may be initiated. Procedures for notice of such hearing shall be the same as procedures for consideration of an initial application for a Special Use Permit and the permittee shall be notified. After a public hearing has been held, the Board of Commissioners may revoke the Special Use Permit upon finding any of the following:

1) That the approval was obtained by fraud.
2) That the use for which such approval was granted is not being executed.
3) That the use for which such approval was granted has ceased to exist or has been suspended for one year.
4) That the permit granted is being, or recently has been exercised contrary to the terms or conditions of such approval.
5) That the permit granted is in violation of an Ordinance or Statute.
6) That the use for which the approval was granted was so exercised as to be detrimental to the public health or safety, or so as to constitute a nuisance.

C. Expiration - Unless a request for additional time is granted or approved otherwise as a condition of the permit, a Special Use Permit shall expire and become void if final Zoning Approval has not been issued for the project within 24 months after the Notice of Approval of the Special Use Permit has been served on the applicant. The Administrator may provide one extension of the expiration date by no more than 6 months, for complex projects requiring major state or federal permits, upon receipt of a written request for such extension by the applicant detailing the reasons for delay in completion of the requirements for the Zoning Approval.

H. Revisions - Major revisions to a Special Use Permit must be submitted to the Board of Commissioners. All legal notice and application fee requirements must be met for major revisions. Revisions that are considered minor revisions to an approved Special Use Permit may be reviewed and approved by the Administrator after basic submission requirements have been completed. All revisions approved by the Administrator must meet the original conditions of the permit as approved by the County Commissioners and current provisions of the Zoning Ordinance. The addition of an accessory structure less than 1000 sq. ft., addition of parking or other ancillary facilities or uses or the addition of similar product lines are examples of revisions that may be considered minor revisions.

APPLICATION FOR SPECIAL USE PERMIT

THIS SECTION FOR OFFICE USE			
Application No.	SUP 10008 (R)	Date	5/8/14
Application Fee	$ —	Receipt No.	—
Pre-Application Conference		Hearing Date	6/23/14

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	Pender County	Owner's Name:	Same
Applicant's Address:	805 S. Walker Street	Owner's Address:	
City, State, & Zip	Burgaw, NC 28425	City, State, & Zip	
Phone Number:	910-259-1200	Phone Number:	
Legal relationship of applicant to land owner:			

SECTION 2: PROJECT INFORMATION

Property Identification Number (PIN):	8 tracts total, please see narrative accompanying this application	Total property acreage:	685.64
Zoning Classification:	GI, General Industrial	Acreage to be disturbed:	
Project Address :	289 Quality Way	NAICS Code:	Misc.
Description of Project Location:	East and West side of US 421, just North of the Pender/New Hanover County boundary.		
Describe activities to be undertaken on project site:	Continued development of Pender Commerce Park; Industrial Development		

SECTION 3: SIGNATURES

Applicant's Signature	[signature]	Date:	5/8/2014
Owner's Signature	[signature]	Date:	5/12/14

NOTICE TO APPLICANT

1. Applicant must also submit the information described on the Special Use Checklist.
2. Applicant or agent authorized in writing must attend the public hearing.
3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Board of Commissioners or other authorized person agrees to table or delay the hearing.
4. Applicant may wish to review the required findings for approval of a Special Use Permit found on page 1 of this application
5. **Permit will become void after 12 months if a final zoning permit is not obtained, unless specifically requested at the time of public hearing.**

Pender County
Pender Commerce Park Expansion
February/2009, Special Use Permit (SUP) Issued
April/2014, SUP Modification Request

Application Narrative and Required Findings Support

The Pender County Board of Commissioners adopted a Special Use Permit (SUP) for the establishment of an industrial park on a 378 acre tract in 2009 known as Phase I of Pender Commerce Park (the property acquired by the County in 2006). The purpose of this SUP submittal is to modify and expand this previously approved plan to include property acquired by the County in 2010 (referred to as Phase II). While there is some industry in the county, industry represents a small fraction of the total county employment base. The County acquired the properties along US 421in an effort to stimulate and facilitate industrial development in Pender County, to create jobs and tax base, and to improve the quality of life and standard of living for its citizens. Development of the industrial park is being undertaken in partnership with Wilmington Business Development (WBD), the County's economic development partner

The County has initiated public infrastructure development within the industrial park including completion of a 2 mgd water treatment plant, construction of a 500,000 gpd wastewater treatment plant to serve the entire industrial park and other properties along the corridor. As well construction of the park roads, water/sewer lines, stormwater management systems and landscaping to serve Phase I of the park is currently underway. As well, private utilities including telecommunications, natural gas and electric power are currently being installed in Phase I of the park. The current park boundary is comprised of eight different parcels totaling 756.19 acres. It should be noted at this juncture that one of the parcels is located within New Hanover County (70.55 acres). This tract is included from a Master Development Plan perspective only. New Hanover County controls the zoning and land use for this parcel, thus it is not included in the SUP that would be issued by Pender County. The SUP request within Pender County totals 685.64 acres. For clarification the parcels are generally described below;

- 2291-54-6707-0000 — 201.73 acres to remain as a natural area and was not included within the 2009 SUP (Pender County 99.79 GIS acreage is in error)
- 2291-76-5826-0000 — 297.30 acres were lot areas included with the 2009 SUP and currently proposes some lot line revisions (Pender County)
- 2291-75-8677-0000 — 41.28 acres was included as the WTP/WWTP with the 2009 SUP and currently proposes some lot line revisions (Pender County)
- 2291-84-9960-0000 — 84.47 acres proposed as lot areas and was not included within the 2009 SUP (Pender County)
- 3201-06-6415-0000 — 39.90 acres proposed as lot areas and was not included within the 2009 SUP (Pender County)
- 2291-67-2665-0000 — 19.90 acres were lot areas included with the 2009 SUP and currently proposes some lot line revisions (Pender County)
- 2291-57-6257-0000 — 1.46 acres were lot areas included with the 2009 SUP and currently proposes some lot line revisions (Pender County)
- 229104.93.4907.000 — 70.55 acres proposed as lot areas shown for informational purposes (New Hanover County)

The industrial park fronts US 421, with access via a main entrance in alignment with existing S.R. 1100 (Cowpen Landing Road) and a secondary entrance in the vicinity of the former BASF access road (Vitamin Drive). An industrial corridor runs along US 421 in northern New Hanover County into Pender

County. The industrial park and the proposed expansion conforms to the existing established land uses in the area. The current zoning is GI, which permits industrial parks and uses.

Over the past year, the County initiated and completed a study to extend rail to the site from the current rail termination at the Invista Plant in NH County. The rail corridor along US 421 and this property was abandoned in the 1970's, and the report noted the extension is very feasible with a projected budget of $5-7 million. Several rail easements will need to be secured for the extension of rail to the park.

The master development plan provides for 22 lots (2 within New Hanover County) for industrial client development, ranging from 5 to 38 acres in size. Access to the lots is provided from two ingress/egress locations from NC Hwy 421. The remaining land use areas include; 9 acres of railroad right-of-way, 22 acres of power company right-of-way, 257 acres of wetlands, and 11 acres of US 421 right-of-way. The Seaboard Coastline Railroad corridor right-of-way is to be reserved for future rail development.

The following evaluations/reports have been accomplished for the Phase I area of the park and are available for public inspection:

a. Wetland Delineation
b. Environmental Report for Water Plant
c. Endangered Species Report
d. Phase I Environmental
e. Geotechnical Borings
f. Archeological Survey

Proposals for the following evaluations/reports are secured for the Phase II area of the park and the work will be initiated once the SUP is approved:

a. Wetland Delineation
b. Endangered Species
c. Phase I Environmental
d. Geotechnical Borings
e. Brownfield Designation

No findings have been made that would preclude the land designated in the master development plan from being developed as industrial properties. The park property was evaluated by the national site location firm McCallem Sweeney last fall as part of the Duke Energy Site Readiness Program. All aspects of the park site were evaluated including but not limited to soils, floodplain, wetlands, build ability, public and private utilities, and other factors. The final report confirmed the suitability of the park for industrial development purposes.

The park's access to the NC port facilities in Wilmington makes the property even more desirable for industrial development, particularly manufacturing, processing and distribution. While the park in not currently located within a foreign trade zone (FTZ), an initiative is underway for an expansion of the foreign trade zone which will include Pender County and thus Pender Commerce Park. FTZ designation will offer considerable tax and other benefits to companies looking to export and import product through the Wilmington Port, and will thus make Pender Commerce Park that much more desirable.

The County is prepared to undertake the additional design and engineering for the expanded infrastructure improvements to serve Phase II once the Special Use Permit is approved. The park, once all infrastructure is in place, will meet the requirements of the NC Department of Commerce site certification program. The park and infrastructure is being developed in compliance with all federal and

state codes, including Pender County building and land use codes. In addition, the park is governed by restrictive covenants approved and enforced by the County, which shall govern plan approval including components related to lighting, landscaping, parking, storage, storm water management, buffering, construction, environmental matters, utilities, setbacks, fencing, and so forth.

The industrial park is anticipated to serve manufacturing and distribution facilities, and office buildings. The facilities will be served by public water and sewer services, which is being provided within the park via the existing public water and under-construction waste water treatment plant. Both facilities will be owned and operated by Pender County. The expanded infrastructure development will require state approval and permitting, including erosion and sedimentation control & management plans.

With respect to other utility providers: Duke Energy is the electric provider; AT&T (BellSouth) is the telecommunications provider; and Piedmont Natural Gas is the natural gas provider.

There will be no negative impacts to the area or County as a result of this expanded industrial park. Since the park and utilities are being developed publicly, the project requires considerable state oversight and permitting requirements, and compliance with all state, federal and local laws and regulations. In addition, industrial clients will also have to meet state, local and federal permitting and regulatory requirements. Traffic generation and access onto US 421 will be regulated by NCDOT and will require encroachment permits.

In October, 2013, Pender County officials along with officials of the State of NC announced that Acme Smoked Fish Corporation of Brooklyn, NY would be the first tenant to acquire property and construct a manufacturing facility in the park. The company, operating in North Carolina as RC Creations LLC., has since secured a 20 acre site and has initiated construction of a seafood processing plant that will result in the creation of 120 jobs and nearly a $30 million investment within 5 years. The company is planning for the plant to become operational in October, 2014.

The economic impact of Pender Commerce Park to Pender County will be significant. Pender County's unemployment and poverty rates traditionally exceed the state and region. As well, Pender County wages are typically considerably lower than the Wilmington MSA and the State average. Industrial and manufacturing employment has traditionally been an insignificant sector of the Pender County economy, and over 60% of the Pender County workforce commute outside the county to work.

The expanded industrial park (Phase I and Phase II) will make a very positive economic impact in terms of job creation and opportunity, tax base, per capital and family income, reducing commuting time, and better distributing tax base among industry, commercial, governmental and residential sectors.

By way of example, if the economic impact of RC Creations, LLC were used to gauge the economic impact of the entire park (20 parcels in Pender County) when fully developed, the following impacts could be realistically projected for Pender County:

- Increase in Tax Base: $600,000,000 (20 x $30 million)
- Increase in Jobs: 2400 (20 x 120 jobs)
- Increase in Annual Wages: $80,000,000 (20 x $4 million)

These numbers do not include multiplier effects on the local economy. In addition to the direct economic impact, the water and sewer plants will provide much needed water and sewer capacity to ensure quality and environmentally prudent growth and development throughout the county. Growth in the county is currently severely limited due to water and sewer limited capacity and availability. These plants are

designed to provide for future expansion, which will ensure capacity is available to meet further residential, commercial and industrial growth demands for the next 20 years or more.

The narrative and following responses support the following required findings of fact:

A. The use requested is listed among the special uses in the district for which application is made; or is similar in character to those listed in that district.

The industrial park is listed as a permitted use in the zoning ordinance table of permitted uses in the GI zoning district.

B. The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor adversely affect the safety, health, morals, or welfare of the community or of the immediate neighbors of the property.

The industrial park will not impair the integrity or character of the area as it will conform to the industrial corridor in which it is located; and will not adversely affect public safety, health, morals or welfare of the area or neighbors as it will conform to other similar industrial uses and all uses on the site will meet all state, federal and local permitting and regulatory requirements.

C. The proposed use will not constitute a nuisance or hazard.

The industrial park will be designed and developed to meet all state, federal and local permitting and regulatory requirements and will not present a nuisance or hazard. In addition, restrictive covenants will be recorded which will govern land uses to prevent nuisances or hazards.

D. The requested use will be in conformance with the land use plan.

The industrial park is in conformity with the CAMA land use plan. It will be accessible by a major thoroughfare and will be served by urban type infrastructure. The park will provide for buffers, landscaping, storm water management, and ensure compatible land use.

E. Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being provided.

The industrial park will be designed by professional engineers to provide adequate infrastructure including roads, utilities, storm water management, and other improvements to serve industrial uses. The infrastructure will be permitted through the appropriate agencies.

F. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize the traffic congestion in the public roads.

The industrial park driveway entrances will be designed to public standards, evaluated and permitted by NCDOT.

G. That the special use shall, in all other aspects, conform to the applicable regulations of the district in which it is located.

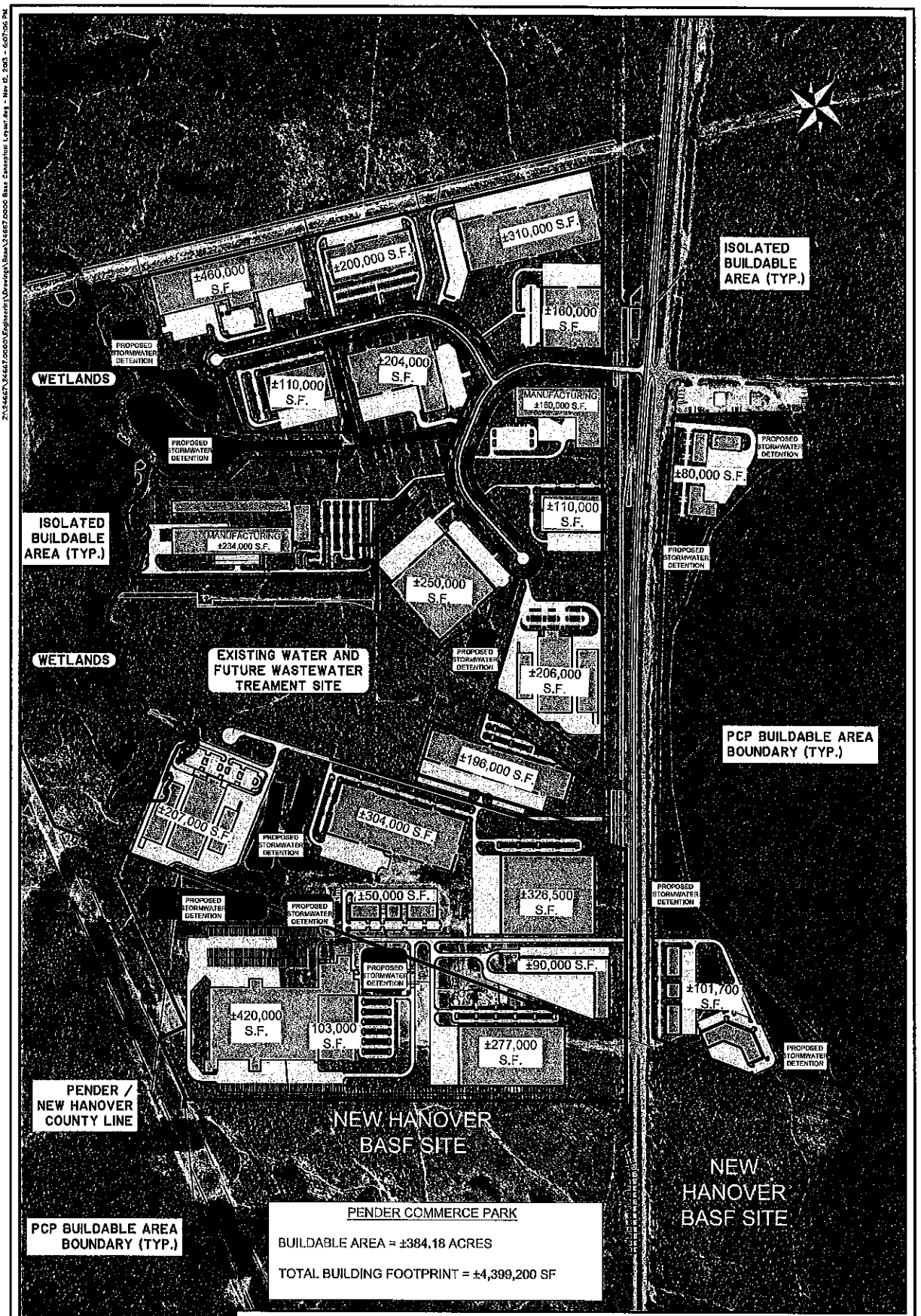
The industrial park will be designed and used in conformance with all applicable regulations of the GI zoning district and all other land use codes.

H. The proposed use shall not adversely affect surrounding uses and shall be placed on a lot of sufficient size to satisfy the space requirements of each use.

The industrial park will not adversely affect surrounding uses and all site development will meet zoning, building and land use code requirements. It addition in many cases the restrictive covenants are more restrictive than the land use codes.

Thank you.

Exhibit 2



PENDER COMMERCE PARK

BUILDABLE AREA = ±384.18 ACRES

TOTAL BUILDING FOOTPRINT = ±4,399,200 SF

PENDER COMMERCE PARK

PROPOSED ACTIVITY:

CONCEPTUAL BUILDING LAYOUT

CLIENT:

DUKE ENERGY CORPORATION

LOCATION: PENDER COUNTY, NORTH CAROLINA

DATE: November 12, 2013

JOB NUMBER: J - 24667.0000

SHEET: LAYOUT

SCALE: 1" = 600'

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way • PO Box 2727
Savannah, GA 31402-2727 • 912.234.5300

www.thomasandhutton.com

Brunswick, GA | Columbia, SC | Charleston, SC
Myrtle Beach, SC | Wilmington, NC

Exhibit 2

PENDER COUNTY UTILITIES
605 E. FREMONT ST.
BURGAW, NORTH CAROLINA 28425
TELEPHONE: (910) 251-1570

PENDER COMMERCE PARK SUP MODIFICATION PLAN
LOT LAYOUT - SHEET 1 OF 2
PENDER COUNTY
APRIL, 2014

REQUEST FOR BOARD ACTION

ITEM NO._____

DATE OF REQUEST: February 5, 2009

REQUESTED BY: Staff, Planning and Community Development Department

SHORT TITLE: Pender County, applicant and owner, is requesting the approval of a Special Use Permit (SUP) for an industrial park.

BACKGROUND: Pender County, applicant and owner, is requesting approval of a Special Use Permit for the establishment of an Industrial Park on 378 acres. The property is zoned I-2, Industrial District (Heavy Industry) and is located along the southwest side of U.S. Highway 421 S., approximately ¼ mile north of the New Hanover County line. The property may be identified as PIN # 2291-76-4724-0000. Currently the Pender County Zoning Ordinance requires a Special Use Permit for Industrial Parks to be located in the Industrial (Heavy Industry) I-2 District.

SPECIFIC ACTION REQUESTED: Staff is requesting that the Board of Commissioners: Hold a Public Hearing for a request for a Special Use Permit for an industrial park, in the Industrial I-2 District.

RESOLUTION

NOW, THEREFORE BE IT RESOLVED by the Pender County Board of Commissioners that: on February 16, 2009 (approved, modified, denied) a special use permit for an industrial park as described herein, and Jimmy T. Tate, Chairman to the Board, is authorized to execute the order implementing this resolution and provide notice to the applicant of the action taken herein.

AMENDMENTS:

MOVED Rivenbark SECONDED Williams

APPROVED X DENIED _____ UNANIMOUS

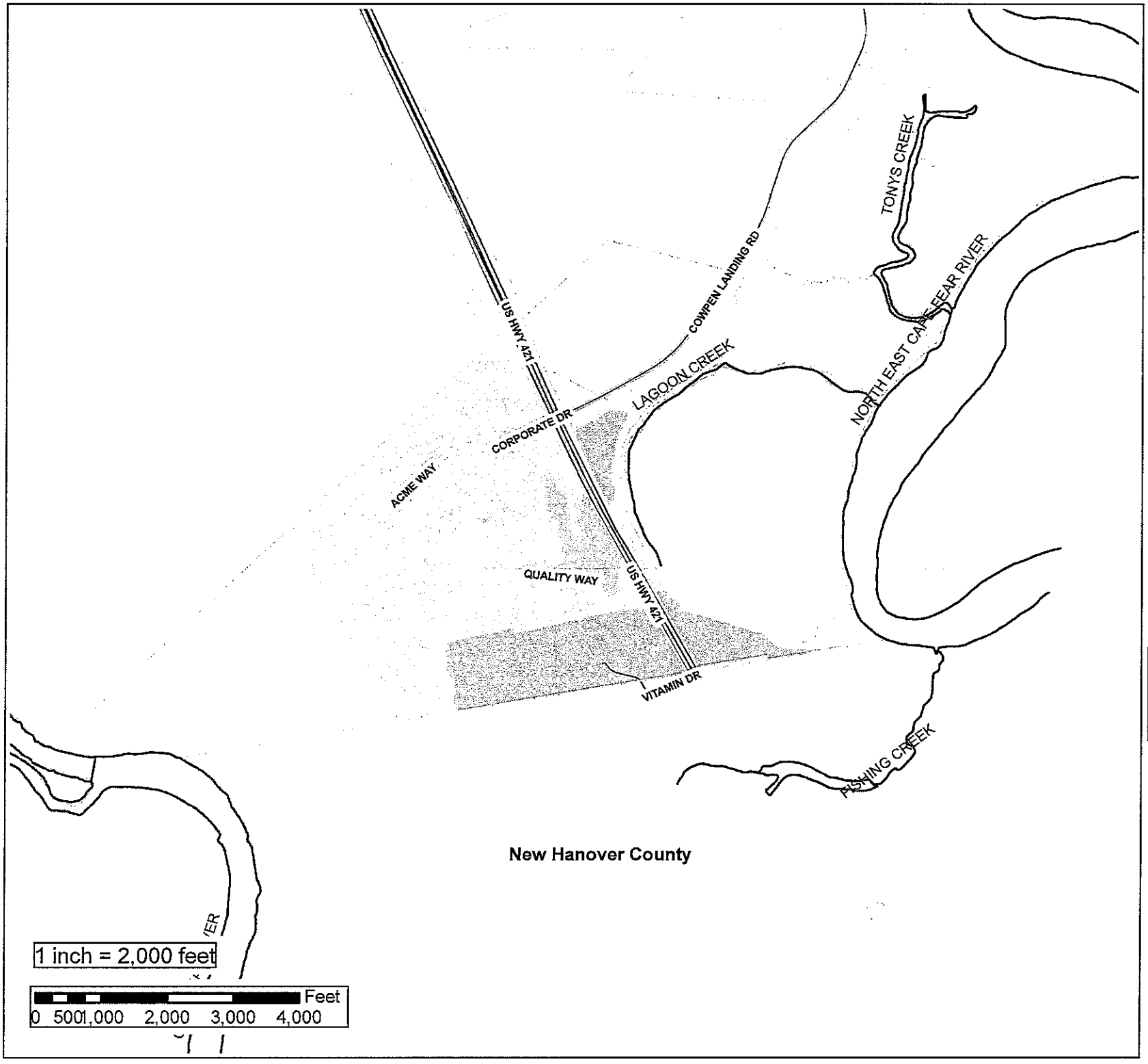
YEA VOTES: Tate___ Brown___ Blanchard___ Rivenbark___ Williams___

Jimmy T. Tate

Jimmy T. Tate, Chairman Date 2/16/09

Rick Burton

ATTEST Date 2/16/09

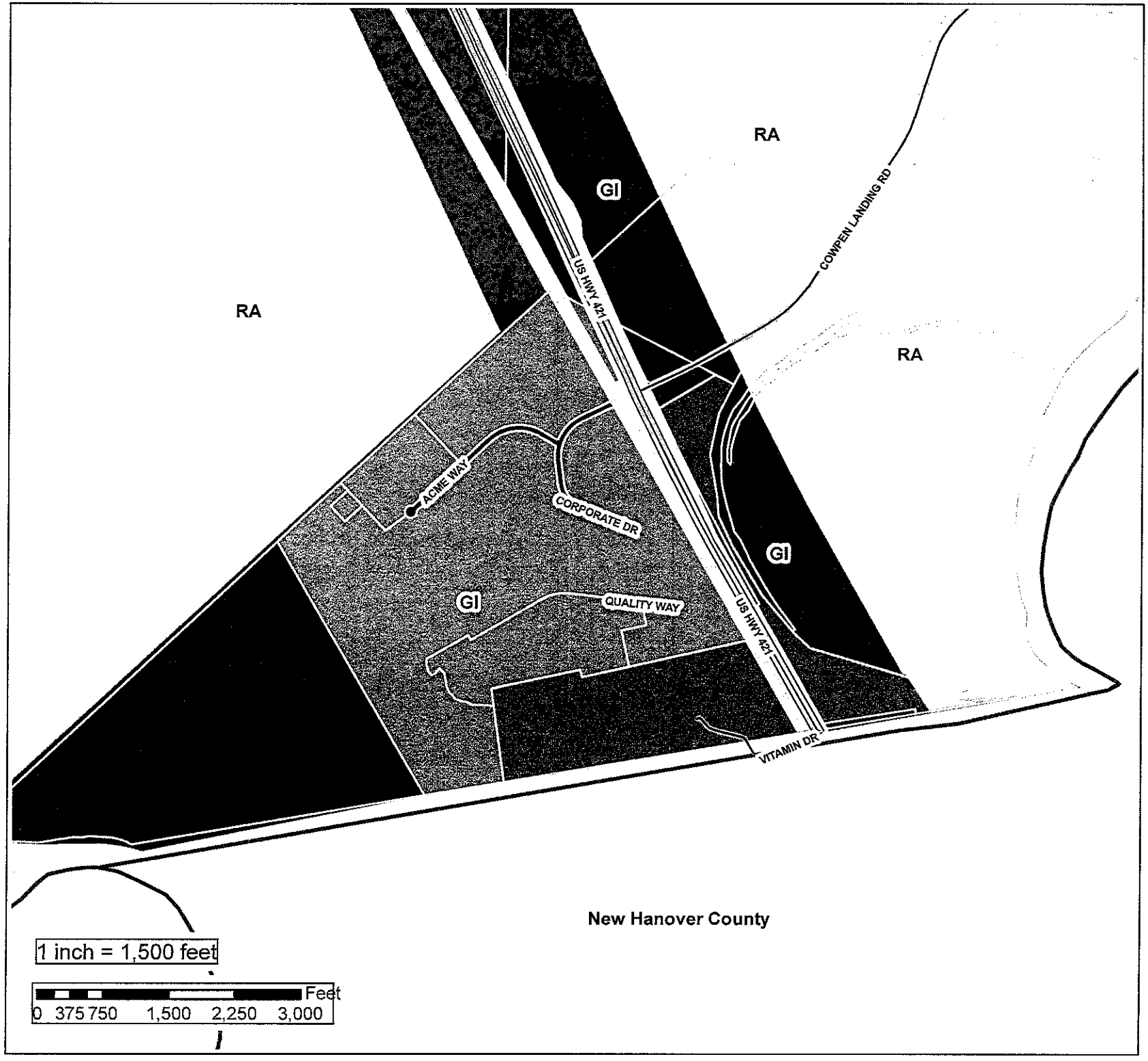


Applicant and Owner:
Pender County

Special Use Permit:
10008

Existing SUP
Revised SUP Request

Vicinity



COUNTY OF PENDER

Applicant and Owner:
Pender County

Special Use Permit:
10008

Legend

- Existing SUP
- Revised SUP Request

Zoning Classification

UDO Zoning

- 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)

N

Current Zoning

Applicant and Owner:
Pender County

Special Use Permit:
10008

Legend

US 421 Corridor

LU_Name

- Industrial
- Mixed Use
- Office, Institutional, Business
- Rural Growth
- Suburban Growth

N

LAND USE CLASSIFICATION

COUNTY OF PENDER

Applicant and Owner:
Pender County

Special Use Permit:
10008

Existing SUP
Revised SUP Request

N

Aerial - 2012