



REQUEST FOR BOARD ACTION

ITEM NO. 15,

DATE OF MEETING: August 18, 2014

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

SHORT TITLE: Resolution to Approve a Zoning Map Amendment (ZMA) for a general use rezoning of two tracts located on the northwest corner of the intersection of Camp Kirkwood Road and US HWY 117 from RA, Rural Agricultural to GB, General Business.

BACKGROUND: Pender County, applicant, on behalf of Melanie G. Herring, and Keith Tatro, owners, is requesting approval of a Zoning Map Amendment for a general use rezoning of two (2) tracts totaling 2.19 acres from RA, Rural Agricultural, to the GB, General Business District. The subject properties are located on the northwest corner of the intersection of Camp Kirkwood Road (SR 1318) and US HWY 117, and may be identified by Pender County PIN(s) 3322-45-8223-0000 (1.00 acre), and 3322-44-4210-0000 (1.19 acres).

SPECIFIC ACTION REQUESTED: To hold a public hearing and consider the approval of a Zoning Map Amendment for a general use rezoning of two tracts from RA, Rural Agricultural to GB, General Business.

RESOLUTION

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

The Pender County Board of Commissioners (approved, modified, denied) a Zoning Map Amendment (ZMA) for a general use rezoning as described herein, and 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 ___

J. David Williams, Jr., Chairman 9/18/2014
Date

ATTEST 9/18/2014
Date

PLANNING STAFF REPORT
Zoning Map Amendment

SUMMARY:

Hearing Date: August 5, 2014 – Planning Board (tabled from July 1, 2014 meeting)
August 18, 2014 – Board of Commissioners
Case Number: 11193 – Pender County Camp Kirkwood Road (ZMA)
Applicant: Pender County
Property Owner: Multiple: Melanie G. Herring and Keith Tatro

Rezoning Proposal: Pender County, applicant, on behalf of Melanie G. Herring and Keith Tatro, owners, is requesting approval of a Zoning Map Amendment for a general use rezoning for two tracts totaling 2.19 acres from RA, Rural Agricultural to the GB, General Business District.

Property Record Number, Acreage, and Location: The subject properties are located on the northwest corner of the intersection of Camp Kirkwood Road (SR 1318) and US HWY 117, and may be identified by Pender County PIN(s) 3322-45-8223-0000 (1.00 acre owned by Melanie G. Herring) and 3322-44-4210-0000 (1.19 acres owned by Keith Tatro). There are two tracts associated with this request totaling 2.19 acres.

Planning Board Recommendation: The Pender County Planning Board, at the August 5, 2014 meeting, voted unanimously to recommend approving a Zoning Map Amendment of the aforementioned rezoning request for the tracts owned by Melanie G. Herring and Keith Tatro.

Staff Recommendation: The request complies with all criteria set forth in Article §3.3.8 of the *Pender County Unified Development Ordinance*. The request is not in conflict with the *2010 Comprehensive Land Use Plan*. Staff respectfully recommends that the request be approved.

HISTORY:

These tracts of land were rezoned from RA, Rural Agricultural, to B-2, Business District (Highway) in 1999 by the Pender County Board of Commissioners. The two properties were inadvertently affected by a zoning change in 2009 in which the tracts were reverted to the RA, Rural Agricultural because of technical error.

At their July 1, 2014 meeting, the Pender County Planning Board voted 3 in favor and 3 against passing a motion to recommend approving a Zoning Map Amendment of two adjacent properties owned by Miranda Rodriguez and tabling the aforementioned rezoning request for the tracts owned by Melanie G. Herring and Keith Tatro. The board elected to modify the initial proposal by tabling the rezoning request on the tracts owned by Melanie G. Herring and Keith Tatro to ensure the property owners are aware of the change. All property owners attended the July 7, 2014 Board of County Commissioners meeting and the August 5, 2014 Pender County Planning Board meeting and voiced their support for the general use rezoning. The Board of County Commissioners, at their July 7, 2014 meeting, voted unanimously to approve the zoning map amendment for the rezoning request of the two adjacent tracts owned by Miranda Rodriguez. At their August 5, 2014 meeting, the Pender County Planning Board voted

unanimously to recommend approving the Zoning Map Amendment of the aforementioned rezoning request for the tracts owned by Melanie G. Herring and Keith Tatro.

DESCRIPTION:

Pender County, applicant, on behalf of Melanie G. Herring and Keith Tatro, owners, is requesting approval of a Zoning Map Amendment for a general use rezoning for two (2) tracts totaling 2.19 acres from RA, Rural Agricultural to the GB, General Business District.

The subject properties are located on the northwest corner of the intersection of Camp Kirkwood Road (SR 1318) and US HWY 117, and may be identified by Pender County PIN(s): 3322-45-8223-0000 (1.00 acre owned by Melanie G. Herring) and 3322-44-4210-0000 (1.19 acres owned by Keith Tatro). The tract owned by Melanie G. Herring is vacant wooded; the tract owned by Keith Tatro contains a metal building/garage.

These tracts of land were rezoned from RA, Rural Agricultural, to B-2, Business District (Highway) in 1999 by the Pender County Board of Commissioners. Along with two adjacent tracts owned by Miranda Rodriguez, these two properties were inadvertently affected by a zoning change in 2009 in which the tracts were reverted to the RA, Rural Agricultural because of technical error. The intention of the Planning and Community Development Department is to rectify this mistake and request that the Board change the zoning of the properties to GB, General Business to closely mimic what was in place.

Both of these tracts of land meet the minimum lot size of 15,000 square feet and the minimum rezoning acreage requirement of one acre for the GB, General Business District. Additionally, both tracts are adjacent to tracts that are in the GB, General Business District. The tracts are not located within the Special Flood Hazard Area (SFHA). The tract owned by Melanie Herring has direct access to US HWY 117. The tract owned by Keith Tatro has direct access to Camp Kirkwood Road (SR 1318).

This is a general use rezoning which will encompass all uses permitted-by-right in the GB, General Business District as shown on the Permitted Use Table 5.2.3 of the Pender County Unified Development Ordinance. The GB, General Business District is primarily intended to accommodate uses which require close access to major highways. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents, including office, retail, and personal service uses.

PROJECT EVALUATION:

This zoning map amendment request has been evaluated for compliance with the Pender County Unified Development Ordinance and the Pender County Comprehensive Land Use Plan, as well as the existing land uses and zoning classifications in the surrounding area.

- A. Public Notifications:** Public Notice of the proposal for map change has been advertised in the *Pender-Topsail Post and Voice*. Adjacent property owners have been given written notice of the request, and a sign has been placed on the subject property. Staff sent additional notification to adjacent property owners on July 18, 2014 informing them of the August 5th, 2014 public hearing.

- B. Existing Zoning:** All adjacent properties except for two are zoned RA, Rural Agricultural. The two exceptions are the two adjacent properties owned by Miranda Rodriguez, which were rezoned from RA, Rural Agricultural to GB, General Business at the July 7, 2014 Board of County Commissioners meeting.
- C. Existing Land Use:** The tract owned by Melanie Herring is bordered by a vacant wooded tract to the north, by a vacant wooded tract to the south (owned by Miranda Rodriguez and rezoned from RA, Rural Agricultural to GB, General Business at the July 7, 2014 Board of County Commissioners meeting), by Dabby's Grill and agricultural land to the east across US HWY 117, and by a vacant wooded tract to the west. The tract owned by Keith Tatro is bordered by a vacant wooded tract to the north and east (owned by Miranda Rodriguez and rezoned from RA, Rural Agricultural to GB, General Business at the July 7, 2014 Board of County Commissioners meeting), by agricultural land across Camp Kirkwood Road (SR 1318) to the south, and by Pop's Auto Shop and a single-family residence to the west.
- D. 2010 Comprehensive Land Use Compliance:** The 2010 Comprehensive Land Use Plan designates the subject property "Rural Growth." Uses that would typically be allowed in Rural Growth areas include very low-density residential development (single-family site-built, modular, and manufactured homes) on one acre or greater size lots; agriculture, forestry, churches; very limited non-residential uses - commercial, office, or public/institutional - meeting locational criteria. Locational criteria for non-residential uses in Rural Growth areas include frontage and access to a major State highway or secondary road, location at a major rural intersection, proximity to similar existing non-residential uses, and spatial separation from non-compatible uses such as existing residential development. The following goals and policies within this plan may be relevant to the proposed Zoning Map Amendment:
- a. Growth Management Goal 1A.1:** *Manage the physical growth and development of Pender County by promoting more intensive land uses in key locations identified for such growth while preserving and protecting the unique physical character and social assets of the predominant rural lifestyle and coastal environment that makes the County a unique place to live.*
 - i. Policy 1A.1.2** *Encourage development in areas where the necessary infrastructure – roads, water, sewer, and schools - are available, planned or can be most cost effectively provided and extended to serve existing and future development.*
 - ii. Policy 1A.1.5:** *The County supports a pro-business/pro-growth attitude, balanced by a concern for preserving the natural assets and quality of life factors that make the area attractive to visitors and permanent residents alike.*
- E. Unified Development Ordinance Compliance:** This is a general use rezoning, which will allow all uses permitted-by-right in the GB, General Business Zoning District. The GB, General Business District is primarily intended to accommodate uses which require close access to major highways. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents, including office, retail, and personal service uses. (§ 4.9.1)

3.3.8 Review Criteria for Rezoning

The Planning Board and Board of Commissioners shall consider the following matters in considering a rezoning request:

- A. *Whether the range of uses permitted by the proposed change would be appropriate to the area concerned (including not being detrimental to the natural environment, not adversely affecting the health or safety of residents or workers in the area, not being detrimental to the use or development of adjacent property, and not materially or adversely affecting the character of the general neighborhood);*
- B. *Whether adequate public facilities/services (i.e., water, wastewater, roads) exist, are planned, or can be reasonably provided to serve the needs of any permitted uses likely to be constructed as a result of such change;*
- C. *Whether the proposed change is consistent with the County's Comprehensive Land Use Plan and CAMA Land Use Plan or any other adopted land use document.*
- D. *Whether the proposed amendment is reasonable as it relates to the public interest.*

F. Summary and Administrator Recommendation: The application consists of a general use rezoning of two tracts (2.19 acres total) from RA, Rural Agricultural to the GB, General Business Zoning District. As submitted, the application is in compliance with the standards of the Pender County Unified Developed Ordinance and is not in direct conflict of the Comprehensive Land Use Plan. Staff respectfully recommends approval for this general use rezoning.

Legend

- GB, General Business
- 1 HERRING MELANIE G
- 4 TATRO KEITH F et al
- RA, Rural Agricultural

Current Zoning
July 2014



Proposed Zoning



WAIVES

any warranty, implied or otherwise, as to the correctness of the information contained herein.

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BK 1597PG072

PENDER COUNTY NC 06/27/2000 \$15.00

JOYCE M. SWICEGOOD REGISTER OF DEEDS PENDER COUNTY, NC



Real Estate Excise Tax

Excise Tax \$15.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No. Verified by County on the day of 19

Mail after recording to This instrument was prepared by Lawrence S. Boehling

Brief Description for the index Union Township

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made June 26, 2000, by and between

Table with 2 columns: GRANTOR (JAMES F. DRAKE AND WIFE, JUDITH M. DRAKE) and GRANTEE (TRACY HERRING AND WIFE, MELANIE HERRING). Includes recording info: Recorded and Verified Joyce M. Swicegood, Register of Deeds, Pender County, NC.

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the Union Township, Pender County, North Carolina and more particularly described as follows:

Located in Union Township, Pender County, N.C. adjacent to and West of the Western Right-of-Way line of U.S. Highway No. 117 and being more fully described as follows, to wit:

BEGINNING at an iron pipe in the Western Right-of-Way line of U.S. Highway No. 117, said iron pipe being located along said line at a point that is the following courses and distances from N.C. GRID MONUMENT "TWIN": South 44 degrees 24 minutes 51 seconds West 191.32 feet and South 04 degrees 25 seconds 57 minutes West 684.53 feet to the BEGINNING; and running thence, from the BEGINNING, so located,

- (1) with the Western Right-of-Way line of U.S. Highway No. 117, South 04 degrees 25 minutes 57 seconds West 110.25 feet to an iron pipe in line; thence,
(2) North 85 degrees 34 minutes 01 seconds West 414.04 feet to an iron pipe in the Richard C. Hall line; thence,
(3) with said line North 23 degrees 16 minutes 28 seconds East 116.49 feet to an iron pipe in line; thence,
(4) South 85 degrees 34 minutes 01 seconds East 376.42 feet to the BEGINNING,

containing 1.00 acres more or less and is as surveyed by Thompson Surveying Co., P.A. of Burgaw, N.C. during May 1991.

As a reference to the above described tract see Book 742, at Page 720 of the Pender County Registry.

APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	ZMA 11193	Date	5/16/2014
Application Fee	\$ N/A	Receipt No.	N/A
Pre-Application Conference	N/A	Hearing Date	7/1/2014 PB
SECTION 1: APPLICANT INFORMATION			7/7/2014 BOCC
Applicant's Name:	Pender County	Owner's Name:	See attachment
Applicant's Address:	805 S Walker St	Owner's Address:	See attachment
City, State, & Zip	Burgaw, NC 28425	City, State, & Zip	See attachment
Phone Number:	910-259-1202	Phone Number:	See attachment
Legal relationship of applicant to land owner:			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	See attachment	Total property acreage:	See attachment
Current Zoning District:	RA	Proposed Zoning District:	GB
Project Address :	See attachment		
Description of Project Location:	Four parcels located on the northwest corner of the intersection of Camp Kirkwood Road and US HWY 117		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	5/16/14
Owner's Signature		Date:	
NOTICE TO APPLICANT			
<ol style="list-style-type: none"> 1. Applicant must also submit the information described on the Rezoning 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 Planning Board or other authorized person agrees to table or delay the hearing. 4. All fees are non-refundable 5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda 			

Rezoning/Zoning Map Amendment Checklist

<input checked="" type="checkbox"/>	Signed application form		
<i>N/A</i>	Application fee		
<input checked="" type="checkbox"/>	A list of names and addresses, as obtained from the county tax listings and tax abstract, all adjacent property owners, including property owners directly across any road or road easement, and owners of the property under consideration for rezoning.		
<input checked="" type="checkbox"/>	Two (2) business size envelopes legibly addressed with first class postage for each of the adjacent and abutting property owners on the above list.		
<i>med</i> <input checked="" type="checkbox"/>	Accurate legal description or a map drawn to scale showing the property boundaries to be rezoned, in sufficient detail to for the rezoning to be located on the Official Zoning Map.		
<input type="checkbox"/>	18 (11"x17") map copies to be distributed to the Planning Board		
<input type="checkbox"/>	20 (11"x17") map copies to be distributed to the Board of Commissioners		
<i>N/A</i> <input type="checkbox"/>	Digital (.pdf) submission of all application materials		
<i>KSP</i> <input type="checkbox"/>	A description and/or statement of the present and proposed zoning regulation or district boundary and stating why the request is being made and any information that is pertinent to the case. If the owner and applicant are different, the letter must be signed by both parties.		
Office Use Only			
<i>N/A</i>	ZMA Fees: (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter)	Total Fee Calculation: \$	<i>N/A</i>
Attachments Included with Application: (Please include # of copies)			
CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large # of 11X17 Other documents/Reports <input type="checkbox"/> Y <input type="checkbox"/> N
Payment Method:	Cash : <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa	Check: <input type="checkbox"/> Check # _____
Application received by:			Date:
Application completeness approved by:	<i>Andre H. Cruz</i>		Date: <i>6/16/2014</i>
Dates scheduled for public hearing:			
<input checked="" type="checkbox"/> Planning Board: <i>7/1/14</i>			
<input checked="" type="checkbox"/> Board of Commissioners: <i>7/7/14</i>			

RETURN COMPLETED APPLICATION TO:
Pender County Planning & Community Development
805 South Walker Street
P.O. Box 1519
Burgaw, NC 28425

Print Form

Rezoning Application Attachment: Owners and Properties

Owner's Name and Address:

Melanie G. Herring
5634 Chelon Ave
Wilmington, NC 28409

Property PIN: 3322-45-8223-0000

Property Address: Hwy 117

Property Acreage: 1.00

Miranda Rodriguez
388 Brickyard Rd
Hampstead, NC 28443

Property PIN: 3322-44-8909-0000 and 3322-44-7653-0000

Property Address: Hwy 117

Property Acreage: 5.57 and 7.93

Keith F. Tatro
1006 Mallard Roost Dr
Burgaw, NC 28425

Property PIN: 3322-44-4210-0000

Property Address: 2403 Camp Kirkwood Rd

Property Acreage: 1.19

Total Acreage (four properties): 15.69

Adjacent Land Owners

David Eugene Marshburn
5661 US Hwy 117 N
Burgaw, NC 28425

Susan H. Wise
PO Box 821
Riegelwood, NC 28456

Bernardo Bautista
2347 Camp Kirkwood Rd
Willard, NC 28478

Timothy Whaley
4014 S NC 11
Wallace, NC 28466

Richard Carl Hall
2990 US Hwy 117 N
Burgaw, NC 28425

Marc A. Leick
734 Beachwalk Dr
Winnabow, NC 28479

Mary Anna Murray
306 Croomsbridge Rd
Burgaw, NC 28425

Wayne Thompson
4121 Murray Town Rd
Burgaw, NC 28425

Stacy W. Marshburn
5911 US Hwy 117 N
Burgaw, NC 28425

Margie L. Jones
4980 Highway 117
Burgaw, NC 28425

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

July 18, 2014

Ms. Melanie G. Herring
5634 Chelon Ave
Wilmington, NC 28409

RE: Request to Correct Zoning Error on Your Property

Dear Ms. Herring,

On June 4th, 2014, our office sent a letter to you explaining that your property was inadvertently affected by a zoning change in 2009. According to our records, certain identified tracts of land were changed from RA, Rural Agricultural District, to B-2, Business District (Highway), in 1999 by the Pender County Board of Commissioners. During a 2009 zoning change, your property (Pender County PIN 3322-45-8223-0000) located on the northwest corner of Camp Kirkwood Road (SR 1318) and US HWY 117, was reverted to the RA, Rural Agricultural District because of technical error. The intention of the Planning and Community Development Department is to rectify this mistake and request that the Board change the zoning of your property to GB, General Business District, to closely mimic what was in place.

At the July 1st, 2014 Pender County Planning Board meeting, the Board voted to table the rezoning request for your property until the next meeting on August 5, 2014.

For your review, a map of the property showing the existing and proposed zoning has been included with this letter. Your property is labeled "1".

A public hearing for the rezoning has been scheduled as listed below:

August 5, 2014 – Planning Board Public Hearing

August 18, 2014 – Board of Commissioners Public Hearing and Adoption

All meetings will be held at the Administrative Building, located at 805 South Walker Street, Burgaw, NC 28425. Should you have any questions or concerns, or for a list of allowable uses in each zoning district, please contact the Planning & Community Development Department at (910)259-1202. Again, we apologize for any inconvenience this may have caused you.

Regards,

Kyle M. Breuer, Director

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

July 18, 2014

Mr. Keith Tatro
1006 Mallard Roost Dr
Burgaw, NC 28425

RE: Request to Correct Zoning Error on Your Property

Dear Mr. Tatro,

On June 4th, 2014, our office sent a letter to you explaining that your property was inadvertently affected by a zoning change in 2009. According to our records, certain identified tracts of land were changed from RA, Rural Agricultural District, to B-2, Business District (Highway), in 1999 by the Pender County Board of Commissioners. During a 2009 zoning change, your property (Pender County PIN 3322-44-4210-0000) located on the northwest corner of Camp Kirkwood Road (SR 1318) and US HWY 117, was reverted to the RA, Rural Agricultural District because of technical error. The intention of the Planning and Community Development Department is to rectify this mistake and request that the Board change the zoning of your property to GB, General Business District, to closely mimic what was in place.

At the July 1st, 2014 Pender County Planning Board meeting, the Board voted to table the rezoning request for your property until the next meeting on August 5, 2014.

For your review, a map of the property showing the existing and proposed zoning has been included with this letter. Your property is labeled "4".

A public hearing for the rezoning has been scheduled as listed below:

August 5, 2014 – Planning Board Public Hearing

August 18, 2014 – Board of Commissioners Public Hearing and Adoption

All meetings will be held at the Administrative Building, located at 805 South Walker Street, Burgaw, NC 28425. Should you have any questions or concerns, or for a list of allowable uses in each zoning district, please contact the Planning & Community Development Department at (910)259-1202. Again, we apologize for any inconvenience this may have caused you.

Regards,

Kyle M. Breuer, Director

WAIVES

any warranty, implied or otherwise, as to the correctness of the information contained herein.

Deed Book:

1597

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The property hereinabove described was acquired by Grantor by instrument recorded in Book 742, Page 720.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto unto the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. Pender County ad valorem taxes for 2000 and subsequent years.
- 2. Right of way and easements of record, if any.
- 3. Restrictive covenants of record, if any.
- 4. Pender County zoning and/or subdivision ordinances.
- 5. No mobile homes.
- 6. Homes must have a minimum of 1200 square feet.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

By: _____

President

ATTEST:

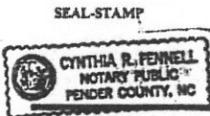
Secretary (Corporate Seal)

James F. Drake (SEAL)
James F. Drake

Judith M. Drake (SEAL)
Judith M. Drake

_____ (SEAL)

_____ (SEAL)



NORTH CAROLINA, Pender County.
I, Cynthia R. Fennell, the undersigned, a Notary Public of the County and State aforesaid, certify that James F. Drake and wife, Judith M. Drake Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 26 day of June, 2000.

My commission expires: Nov 28, 2004.

Cynthia R. Fennell Notary Public

SEAL-STAMP

NORTH CAROLINA, Pender County.
I, the undersigned, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he/she is Secretary of, a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by him/her as its Secretary. Witness my hand and official stamp or seal, this ___ day of __, __.

My commission expires: _____ Notary Public

The foregoing Certificate(s) of Cynthia R. Fennell

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By Terrence M. Swicegood REGISTER OF DEEDS FOR Pender COUNTY
Deputy/Assistant-Register of Deeds.

WAIVES

any warranty, implied or otherwise, as to the correctness of the information contained herein.

Deed Book:

3148

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BK3148PG277

PENDER COUNTY NC 01/24/2007
\$500.00

FILED

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Real Estate
Exempt Tax 4-8909-0000

JOYCE M. SWICEGOOD
REGISTER OF DEEDS
PENDER COUNTY, NC

PIN # 3322-44-7653-00

DATE 1-24-07 INT -ICB

Excise Tax \$500.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. _____ 2006
Verified by _____ County on the _____ day of _____
by _____

Mail after recording to
This instrument was prepared by Lawrence S. Boehling
Brief Description for the index

Recorded and Verified
Joyce M. Swicegood
Register of Deeds
Pender County, NC

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made January 24, 2007, by and between

GRANTOR

JAMES F. DRAKE AND WIFE
JUDITH M. DRAKE

GRANTEE

MIRANDA RODRIGUEZ a 1/4 undivided interest;
ROBERT BADALIAN a 1/4 undivided interest;
and ALAN MCMAUGH a 1/4 undivided interest

Enter in appropriate block for each party, name, address, and, if appropriate, character of entity, e.g., corporation or partnership

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Pender County, North Carolina and more particularly described as follows:

TRACT 1:

BEING that 7.93 acre tract, more or less, as shown on a map entitled "Division Map for James F. Drake" recorded in Map Book 34, page 32 of the Pender County Registry reference to which is hereby made for a more particular description.

TRACT 2:

The following described tract having Pender County P.I.N. 3322-44-8909-0000..

Located in Union Township; Pender County, North Carolina lying adjacent to and West of the Western Right-of-Way (75.0 feet from centerline) of U.S. Highway No. 117 and being more fully described as follows, to wit:

BEGINNING at an iron pipe in the Western Right-of-Way line of U.S. Highway No. 117, said iron pipe being located along said line at a point that is the following courses and distances from N.C. Grid Monument "TWIN": South 44 Degrees 24 Minutes 51 Seconds West 191.32 feet and South 04 Degrees 25 Minutes 57 Seconds West 794.78 feet to the Beginning; and running thence, from the Beginning, so located,

..... description continued on "EXHIBIT A"

3

WAIVES

any warranty, implied or otherwise, as to the correctness of the information contained herein.

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BK 3148 PG 278

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. Pender County ad valorem taxes for 2007 and subsequent years.
- 2. Right of way and easements of record, if any.
- 3. Restrictive covenants of record, if any.
- 4. Pender County zoning and/or subdivision ordinances.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

 (Corporate Name)
 By: _____
 President

James F. Drake (SEAL)
 James F. Drake
Judith M. Drake (SEAL)
 Judith M. Drake

SEAL-STAMP

STATE OF NORTH CAROLINA, PENDER COUNTY.

I, CYNTHIA R. FENNEL, the undersigned, a Notary Public of the County and State aforesaid, certify that JAMES F. DRAKE AND WIFE, JUDITH M. DRAKE Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 24 day of JANUARY, 2007.

My commission expires: 11-20-2009

Cynthia R. Fennel Notary Public



WAIVES

any warranty, implied or otherwise, as to the correctness of the information contained herein.

Deed Book:

3148

Page:

0279.jpg

ZoomIn

ZoomOut

Previous

Next

EK3148PG279

"EXHIBIT A"

(1) with the Western Right-of-Way line of U.S. Highway No. 117 South 04 Degrees 25 Minutes 57 Seconds West 155.00 feet to an iron pipe at the beginning of a curve in said roadway; thence,

(2) continuing along the Western Right-of-Way line of U.S. Highway No. 117 as it curves to the left the following being traverse courses and distances from point to point along said curved line:
South 04 Degrees 06 Minutes 03 Seconds West 46.00 feet,
South 04 Degrees 22 Minutes 39 Seconds West 100.00 feet and
South 01 Degrees 31 Minutes 23 Seconds West 226.46 feet to an iron pipe in said Right-of-Way line at its intersection with a canal ditch; thence,

(3) down the run of said canal ditch as it meanders in a Westwardly direction with the following being traverse courses and distances from point to point along or near said ditch:
North 59 Degrees 00 Minutes 44 Seconds West 73.55 feet,
North 72 Degrees 34 Minutes 07 Seconds West 89.65 feet,
North 78 Degrees 16 Minutes 08 Seconds West 87.71 feet,
North 83 Degrees 21 Minutes 51 Seconds West 61.09 feet,
North 79 Degrees 45 Minutes 52 Seconds West 58.70 feet,
North 79 Degrees 40 Minutes 21 Seconds West 109.07 feet,
North 59 Degrees 32 Minutes 38 Seconds West 78.39 feet and
North 57 Degrees 31 Minutes 38 Seconds West 46.63 feet to an iron pipe in said ditch; thence,

(4) North 88 Degrees 51 Minutes 53 Seconds East 22.50 feet to an iron pipe in line; thence,

(5) North 23 Degrees 16 Minutes 28 Seconds East 406.80 feet to an iron pipe in line; thence,

(6) South 85 Degrees 34 Minutes 01 Seconds East 414.04 feet to the

Beginning; containing 5.23-acres more or less and is as surveyed by Thompson Surveying Co., P.A. of Burgaw, N.C. during May 1991.

As a reference to the above described tract see Deed Book 742 at Page 717 of the Pender County Registry. Also, see Pender County Tax P.I.N. 3322-44-8909-0000.

WAIVES

any warranty, implied or otherwise, as to the correctness of the information contained herein.

Deed Book:

3397

Page:

0068.jpg

ZoomIn

ZoomOut

Previous

Next

BK3397PG068

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. PENDER County ad valorem taxes for 2008 and subsequent years.
- 2. Right of way and easements of record, if any.
- 3. Restrictive covenants of record, if any.
- 4. PENDER County zoning and/or subdivision ordinances.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

James F. Drake (SEAL)
JAMES F. DRAKE
Judith M. Drake (SEAL)
JUDITH M. DRAKE

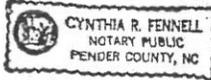
SEAL-STAMP

STATE OF NORTH CAROLINA, PENDER COUNTY.

I, CYNTHIA R. FENNELL, the undersigned, a Notary Public of the County and State aforesaid, certify that JAMES F. DRAKE AND WIFE JUDITH M. DRAKE Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29 day of JANUARY, 2008.

My commission expires: 11-20-2009

Cynthia R. Fennell Notary Public



SEAL-STAMP

STATE OF NORTH CAROLINA, _____ COUNTY.

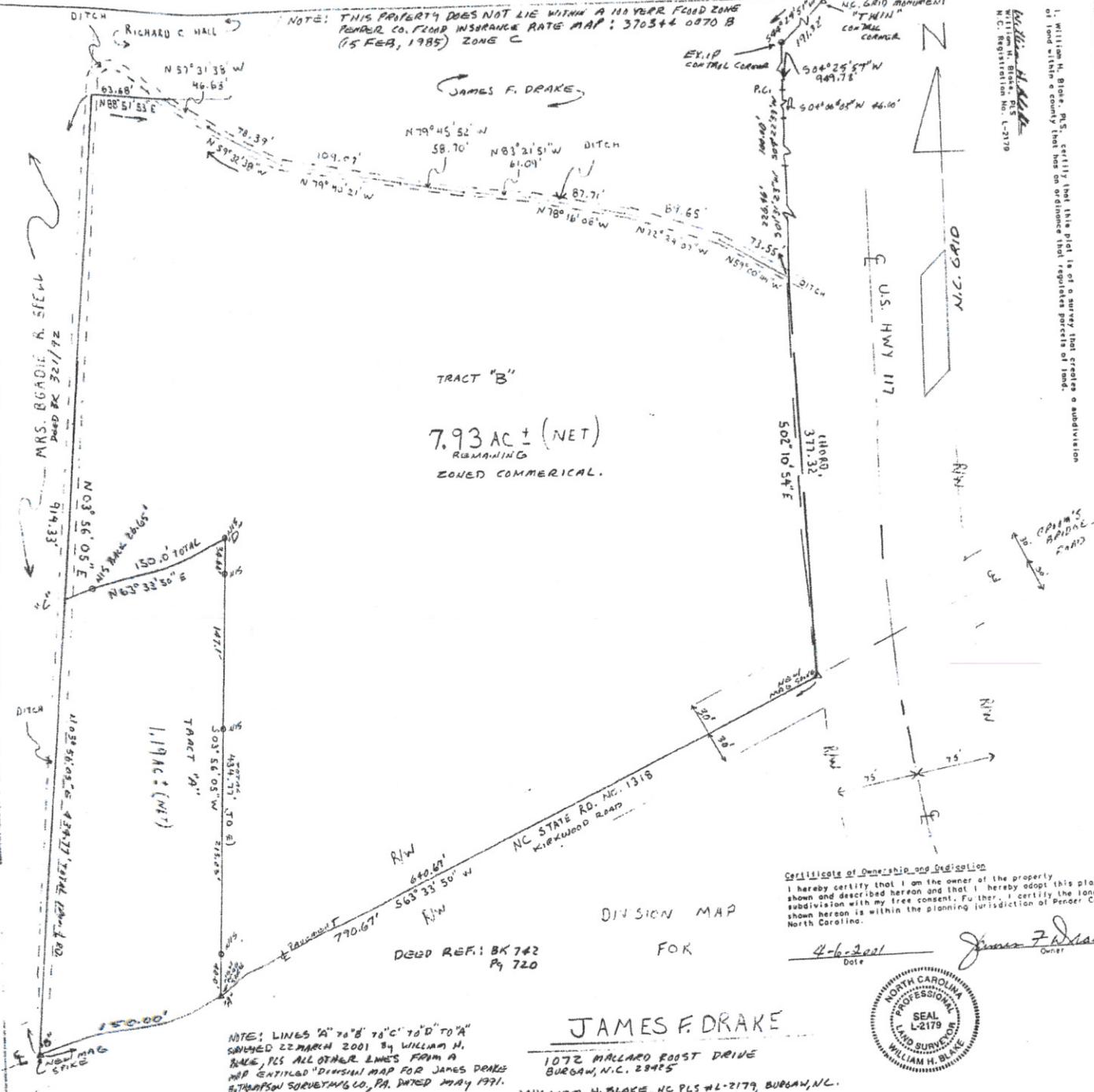
I, _____ The undersigned, a Notary Public of the County and State aforesaid, certify that _____ Grantor Personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____ day of _____, 2008.

My commission expires: _____

Notary Public

William H. Blake, PLS, certifies that this plan is a survey that creates a subdivision of land within a county that has an ordinance that separates parcels of land.

NOTE: THIS PROPERTY DOES NOT LIE WITHIN A 10 YEAR FLOOD ZONE
 PENDER CO. FLOOD INSURANCE RATE MAP: 3703+4 0070 B
 (15 FEB, 1985) ZONE C



TRACT "B"
 7.93 AC± (NET)
 REMAINING
 ZONED COMMERCIAL.

Certificate of Ownership and Description
 I hereby certify that I am the owner of the property shown and described hereon and that I hereby adopt this plan of subdivision with my free consent. Further, I certify the land shown hereon is within the planning jurisdiction of Pender County, North Carolina.

James F. Drake
 Owner



JAMES F. DRAKE

1072 MALLARD ROOST DRIVE
 BURGAW, N.C. 28425

WILLIAM H. BLAKE, NC PLS #L-2179, BURGAW, N.C.
 2741 HWY 63 WEST
 UNION TOWNSHIP - PENDER CO. - NORTH CAROLINA
 22 MARCH 2001
 SCALE: 1" = 60'

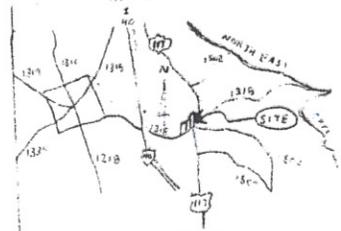
STATE OF NORTH CAROLINA
 PENDER COUNTY
 I, Joyce M. Spence, REVIEW OFFICER of Pender County, certify that the map or plan to which this certification is affixed meets all statutory requirements for recording.

Joyce M. Spence
 Review Officer
 4-6-01
 Date

STATE OF NORTH CAROLINA
 PENDER COUNTY
 Filed for registration on this day of April 2001 at 2:45 (P.M.)
 and duly recorded in Map Book 34 at Page 32. SL 459

JOYCE M. SPENCE
 Register of Deeds
 Angela M. Moley, Asst
 By

VICINITY MAP
 (NOT TO SCALE)

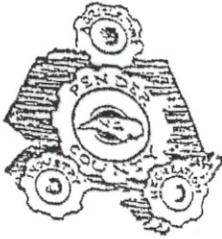


BAR SCALE
 SCALE: 1" = 60'

LEGEND: NIS = NEW IRON STAKE
 EX.I.P. = EXISTING IRON PIPE

STATE OF NORTH CAROLINA
 PENDER COUNTY
 I, William H. Blake, PLS, certify that this map was drawn under my supervision from an actual survey. I further certify that the information found in this Pender County map was made by me or information found in the calculation is correct. I further certify that the ratio of precision as calculated is 1:250,000.000; that the tolerance not surveyed are clearly noted. I create by original signature, registration number, and seal this day of April 2001.
 William H. Blake
 Professional Land Surveyor
 N.C. License L-2179

SL 459 MB 34 PG 32



Pender County

10598

Planning Department

"Designing a better future for Pender County"

P. O. BOX 832

BURGAU, NORTH CAROLINA 28425

910-259-1202

COUNTY OF PENDER GENERAL APPLICATION FORM

Application No. _____ Permit Fee 181.80 Receipt No. 102862 Date 3-17-99

Permit or Relief Requested:

- Appeal
- Additional Use Permit
- Extraterritorial Jurisdiction Request
- Land Use Plan Amendment
- Miscellaneous
- Mobile Home Park
- Planned Development
- Rezoning
- Road Naming

- Special Use Permit
- Subdivision
- Preliminary Map
- Final Map
- Text Admendment
- Variance
- Vested Rights

Applicant James F. Drake Owner James F. Drake
 Address 1006 Mallard Roost DR Address 1006 Mallard Roost DR
BURGAU, N.C. 28425 BURGAU, N.C. 28425
 Telephone 259-6835 Telephone 259-6835
 Legal relationship of applicant to property owner Same
 Purpose of permit REZONE
 Property location Hwy 117 N. + State Rd 1318

Property Description

Tax Map #: J040 061 Record #: 13560 Lot #: _____
 Total Acreage 9.12 Zoning District RA
 Gross floor area of proposed buildings _____
 Total acreage of land to be used 9.12

James F. Drake
Signature of Application

Revised 12-7-94
 1-19-96
 6-11-97
 11-3-97

March 15, 1999

Pender County Planning Department

Gentlemen:

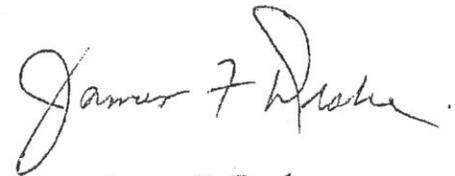
I wish to apply for a Rezoning on my 9.12 acres located at the west side of the crossroads of U.S. Highway 117 North and State Road 1318. This property lies between Jeffrey Royal's Garage and Terry's Grocery.

I wish this Rezoning because I may want to build a variety of buildings such as a Mini Storage Warehouse, a Mobile Home Sales Lot, a Hardware and/or Sporting Goods Store, a Gas Station, Business Offices or other commercial ventures that are allowed. It is my intent not to build anything that would be harmful to the surrounding property owners.

I may change my mind several times during this process, and I don't want to have to wait a length of time to have each application approved. With the Rezoning, I understand that I may apply for a permit with the Planning Department for each thing I want to do that is permitted.

Thank you for your consideration. I look forward to hearing from you soon.

Respectfully,

A handwritten signature in cursive script that reads "James F. Drake". The signature is written in dark ink and is positioned above the printed name.

James F. Drake



Pender County

Planning Department

"Designing a better future for Pender County"

P.O. Box 832

BURGAU, NORTH CAROLINA 28425

Phone (910) 259-1202 Fax (910) 259-1295

Date: July 8, 1999

To: James Drake

From: Pender County Planning Department

Re: Rezoning

On June 21, 1999, the Pender County Board of Commissioners approved the request to rezone 9.12 acres located on the northwest corner of U.S. Hwy. 117 North and Camp Kirkwood Road intersection from Rural Agricultural (RA) to Highway Business (B-2).

According to the Pender County Zoning Ordinance, Section 5.2,B, second paragraph, the applicant shall provide the necessary copies of a survey map drawn to scale by a licensed surveyor showing the property boundaries that are to be rezoned, for the Planning Board review, unless this requirement is waived by the Planning Board. If the rezoning is approved by the Board of County Commissioners, a map of the rezoned property must be recorded in the Pender County Registry, prior to developing the property using the new zone.

Please have your surveyor record a surveyor's map in the Pender County Registry showing the area that was rezoned, as soon as possible.

Please call me at (910) 259-1202 if you have any questions or comments.

pc: Planning Board
Planning Staff

awf/dse/bj
rzg: drake letter

INTRODUCED BY: Angela W. Faison, Planning Director DATE: June 21, 1999 ITEM#: _____

ORDINANCE: ZONING MAP AMENDMENT: JAMES DRAKE: REZONING APPROXIMATELY 9.12 ACRES FROM RURAL AGRICULTURAL (RA) TO HIGHWAY BUSINESS (B-2): LOCATED ON THE NORTHWEST CORNER OF U.S. HWY. 117 NORTH AND CAMP KIRKWOOD ROAD INTERSECTION, UNION TOWNSHIP.

SUBJECT AREA: Legal/Community Development

ACTION REQUESTED: First, conduct a public hearing to take comments concerning the request for the zoning map amendment mentioned above. Second, to approve the request mentioned above.

HISTORY/BACKGROUND:

According to the applicant's letter:

He may wish to establish some businesses and conduct activities on the site that are permitted by right in the Highway Business District. According to the applicant, his intent is not to build anything that would be harmful to the surrounding property owners.

The nine acres are vacant and has some vegetation along the general boundaries. The corner lot has approximately 380 feet fronting U.S. Hwy 117 North and approximately 790 feet fronting Camp Kirkwood Road. According to the map submitted the applicant has split or proposes to split several one (1) to two (2) acre tracts north of this site.

EVALUATION:

- I. According to the Pender County Zoning Ordinance Section 8.6.E., the B-2 Business District (Highway) requires the following:

The purpose of this district shall be to provide for the proper grouping and development of roadside business uses which will best accommodate the needs of the motoring public and businesses demanding high volume traffic. No B-2 District shall be less than one-half (1/2) acre in area.

Dimensional Requirements

- | | |
|---------------------------------|--|
| 1) Minimum Developable lot area | 1/2 acre |
| 2) Minimum front yard | 100 feet (65 feet if lot is grandfathered) |
| 3) Minimum side and rear yard | 25 feet |
| 4) Maximum building height | 35 feet |
| 5) Minimum lot width | 100 feet |

- II. According to Subsection 5.3, Action by the Planning Board, the following policy guidelines shall be followed by the Planning Board concerning zoning amendments and no proposed zoning amendment will receive favorable recommendation unless:

A. The proposal will place all property similarly situated in the area in the same category, or in appropriate complementary categories.

There is a general store located directly across from this site on the east side of U. S. Hwy. 117 North. A car repair shop is located on the property adjoining the westernmost property line along Camp Kirkwood Road.

B. There is convincing demonstration that all uses permitted under the proposed district classification will not adversely affect the health and safety of residents or workers in the area and will not be detrimental to the natural environment or to the use or development of adjacent property or general neighborhood.

Please see the Table of Permitted Uses attached.

C. There is convincing demonstration that all uses permitted under the proposed district classification would be appropriate in the area included in the proposed change. (When a new district designation is assigned, any use permitted in the district is allowable, so long as it meets district requirements, and not merely uses which applicants state they intend to make of the property involved).

This is a low growth area. The growth trend of the area is predominantly residential with limited commercial services.

D. There is convincing demonstration that the character of the neighborhood will not be materially and adversely affected by any use permitted in the proposed change.

An analysis of the uses prohibited, permitted by right, and allowed with a Special Use Permit indicate that most of the activity is allowed in both districts.

E. The proposed change is in accord with any land use plan and sound planning principles.

According to the Land Use Plan, the area is classified as Rural.

“Although specific areas are outlined on a land classification map, it must be remembered that land classification is merely a tool to help implement policies and not, in a strict sense of the term, a regulatory mechanism.

The land classification system provides a framework to be used by the local government to identify the future use of all lands. The designation of land classes allows the local government to illustrate their policy statements as to where and to what density they want growth to occur, and where they want to conserve natural and cultural resources by guiding growth.”

Rural:

- a. The rural class is to provide for agriculture, forestry, mineral extraction and other allied uses traditionally associated with an agrarian region. Other land uses, due to their noxious or hazardous nature and negative impacts on adjacent uses, may also be appropriate here if sited in a manner that minimizes their negative effect on surrounding land uses or natural resources. Examples include energy generating plants, refining plants, airports, sewerage treatment facilities, fuel storage tanks and other industrial type

uses. Very low density dispersed residential uses on large lots with on site water and sewer are consistent with the intent of the rural class. Development in this class should be as compatible with resource production as possible.

- b. Description and characteristics: Areas meeting the intent of this classification are appropriate for or presently used for agriculture, forestry, mineral extraction and other uses, that due to their hazardous or noxious nature, should be located in a relatively isolated and undeveloped area. Very low density dispersed, single family residential uses are also appropriate within rural areas where lot sizes are large and where densities do not require the provision of urban type services. Private septic tanks and wells are the primary on-site services available to support residential development, but fire, rescue squad and sheriff protection may also be available. Population densities will be very low.”

III. PLANNING STAFF ACTION: The legal notice was published in the local newspaper, adjacent property owners were notified by mail, and the property was posted with public hearing notice signs.

Most of the uses allowed in the Rural Agricultural (RA) District are allowed in Highway Business (B-2) District. An analysis of the uses allowed in the Rural Agricultural and Highway Business Districts indicate that more agricultural uses are permitted in the Rural Agricultural District than in the B-2 District.

No mining activity is allowed in the B-2 District. A special use permit is required for mining and quarry including stone, marl, ore, and other material and borrow pits' in the Rural Agricultural District.

Construction related activity is allowed in the Rural Agricultural and B-2 Districts.

Although most Manufacturing Uses require a Special Use Permit if allowed in a Rural Agricultural District most are not permitted in a B-2 District while bakery and beverage manufacturing is permitted by right in the B-2 District.

Transportation, communication, and utility uses are the same for both the Rural Agricultural and B-2 District.

Air Transportation, motor freight transportation, and warehousing and recycling are allowed in the Rural Agricultural District with a Special Use Permit but are not allowed in the B-2 District.

Trade activity is compared similarly.

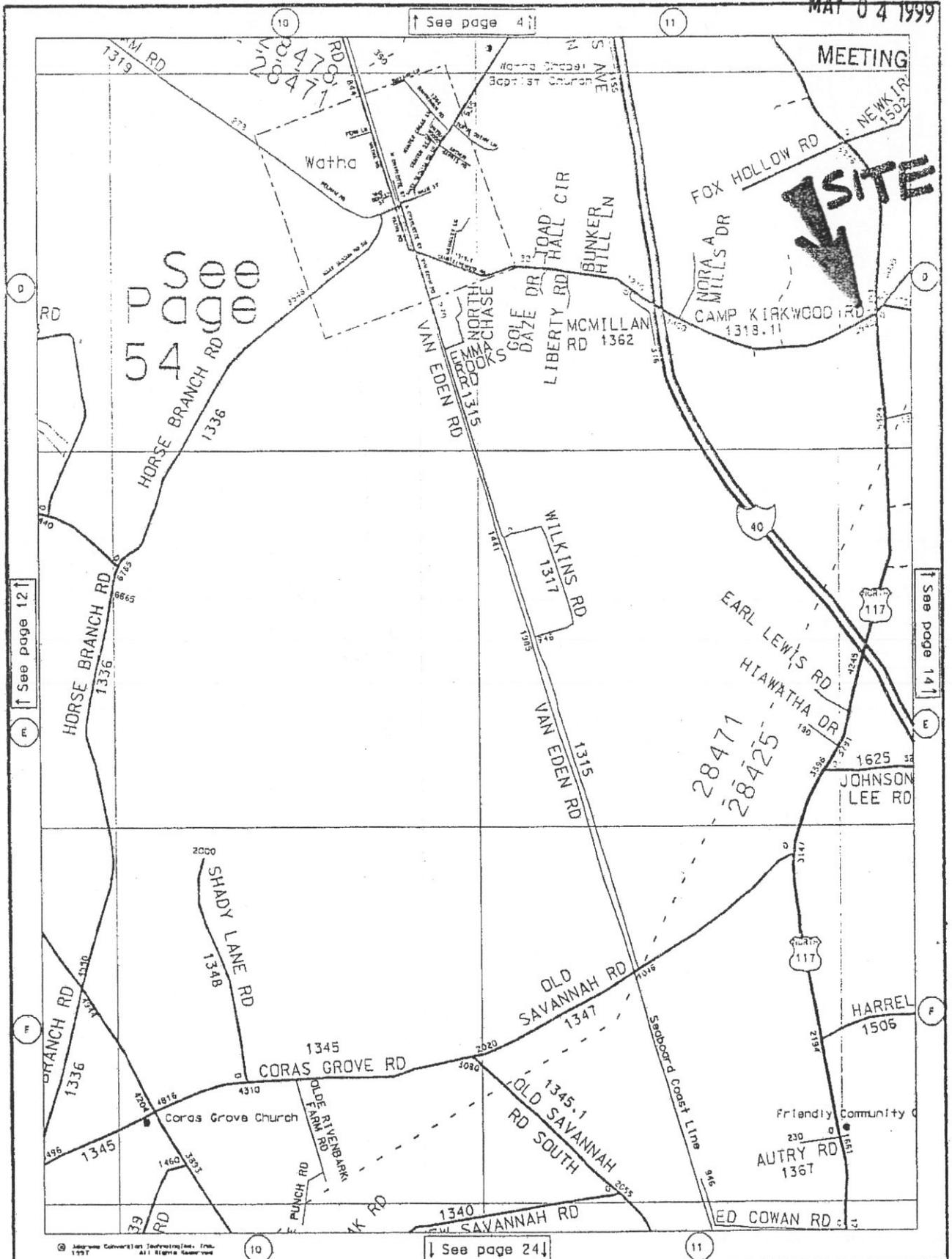
Farming Implement Sales are permitted in Rural Agricultural but require a Special Use Permit in the B-2 District.

More service activity is allowed by right in the B-2 District than in the Rural Agricultural District. Auto and boat repair and rentals, campgrounds, theatres, membership club, and mini-warehouses are permitted by right in the B-2 District, yet require a Special Use Permit in the Rural Agricultural District.

However, racetracks, septic services, and shooting ranges are not allowed in the B-2 District but require a Special Use Permit in the Rural Agricultural District.

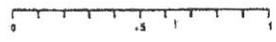
DRAKE

MAY 04 1999



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SCALE IN MILES



Prepared by
 Address Conversion Technologies, Inc.
 Roadville, GA 30170
 May, 1997
 770-854-1770

PLANNING BOARD

MAY 04 1999

MEETING



U.S. HIGHWAY
NO. 117

WILLAGE

U.S. HWY. 117 N.

KIRKWOOD

NO. 117
C. HILL

RA

RA

RA (4)

RA (5)

RA (6)

RA (7)

RA (8)

RA (9)

(10)

RA

RA

MRS. BEADIE R. SPEUL
321 - 92

9.66-Ac. ± GROSS
54-R-U.S.A. 1311
9.12 A.C. ± NET

AREA TO BE
REZONED
FROM RA to
B-2

RA

CAMP KIRKWOOD RD.
785.67'
S 63° 33' 50" W

SECONDARY ROAD NO. 1318

RA

UNION ST.
THOMAS
BURG

PB

PB

BOX

BOX

4 /
22 /
99

DAVID E. MARSHBURN

5661 U.S. Hwy 117 N.

Burgaw, N.C.

28425

4 /
22 /
99

STACY MARSHBURN

5911 Hwy 117 N.

Burgaw, N.C.

28425

4 /
22 /
99

JAMES F. DRAKE

1006 MALLARD ROOST DR

Burgaw, N.C.

28425

Marc' o Paula Leick
301 Carolina Sands Dr.
Caroline Beach, NC
28428

PB 4-22
PB
BOCC
BOCC

MARY ANNA MURRAY
306 Cromsbridge Rd
BURGAN, N.C.
28425

PB PB BOCC BOCC

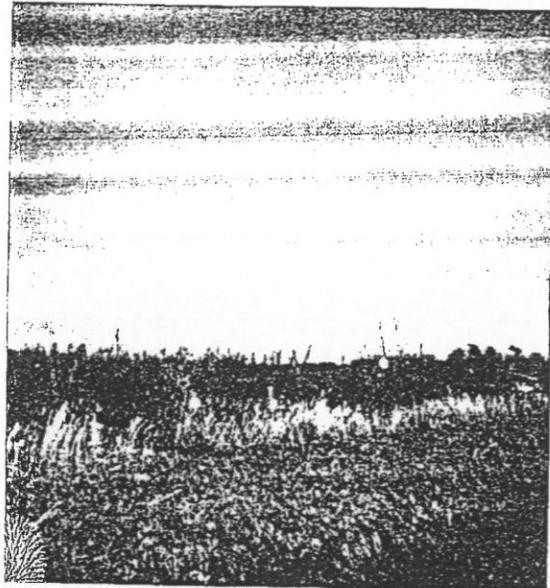
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22			

JAMES DRAKE

PLANNING BOARD

MAY 04 1999

ZONING Map Amendment ^{MEETING}

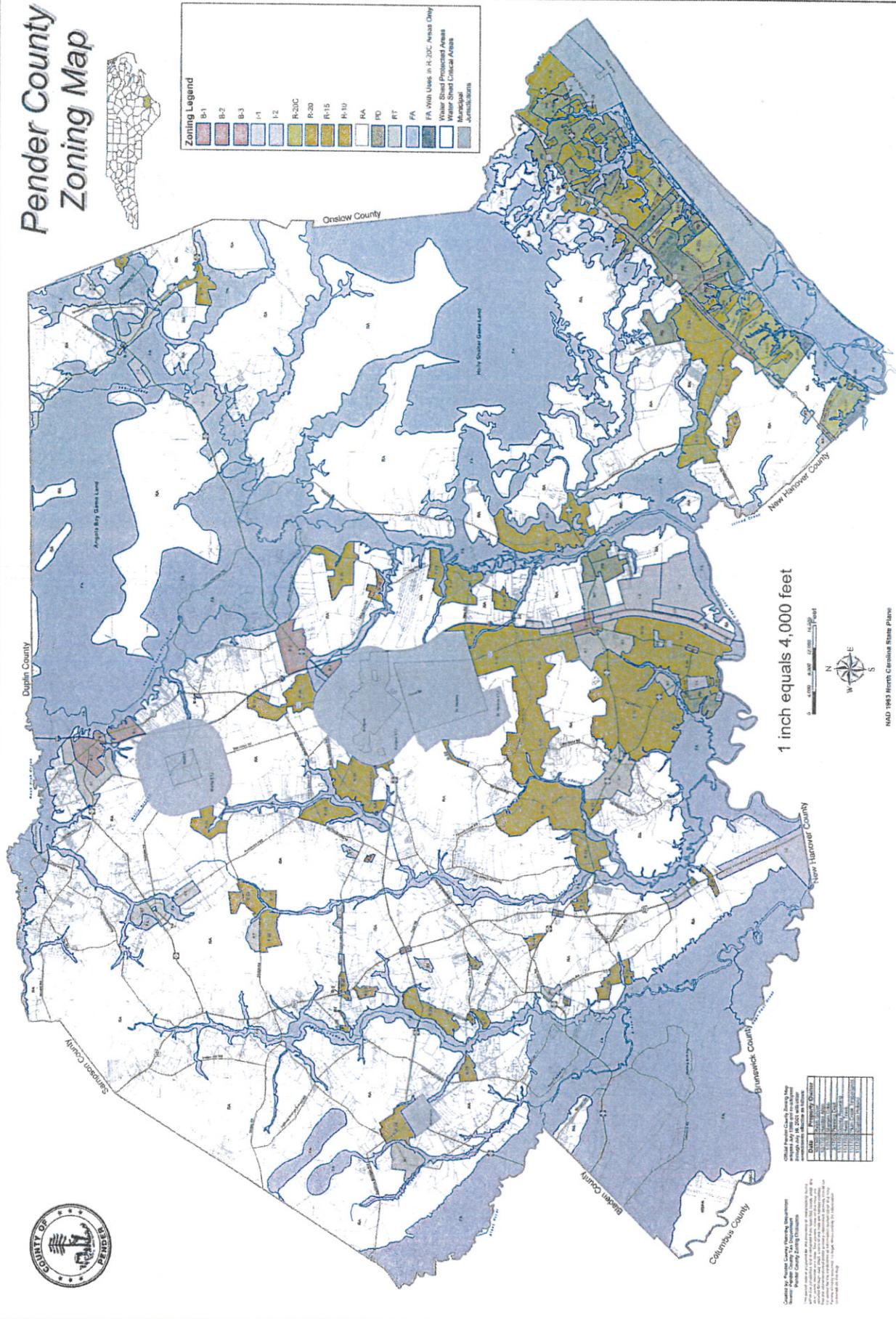


Pender County Zoning Map



Zoning Legend

B-1	B-2	B-3	I-1	I-2	R-20C	R-20	R-15	R-10	PA	PD	PT	FA	FA (N/A Uses in R-20C Areas Only)	Water Shed Protected Areas	Water Shed Critical Areas	Municipal	Jurisdiction
-----	-----	-----	-----	-----	-------	------	------	------	----	----	----	----	-----------------------------------	----------------------------	---------------------------	-----------	--------------



1 inch equals 4,000 feet



NAD 1983 North Carolina State Plane

Official Pender County Zoning Map
 Approved by Board of Commissioners
 January 18, 2021

DATE	REVISION
01/18/2021	Initial Release

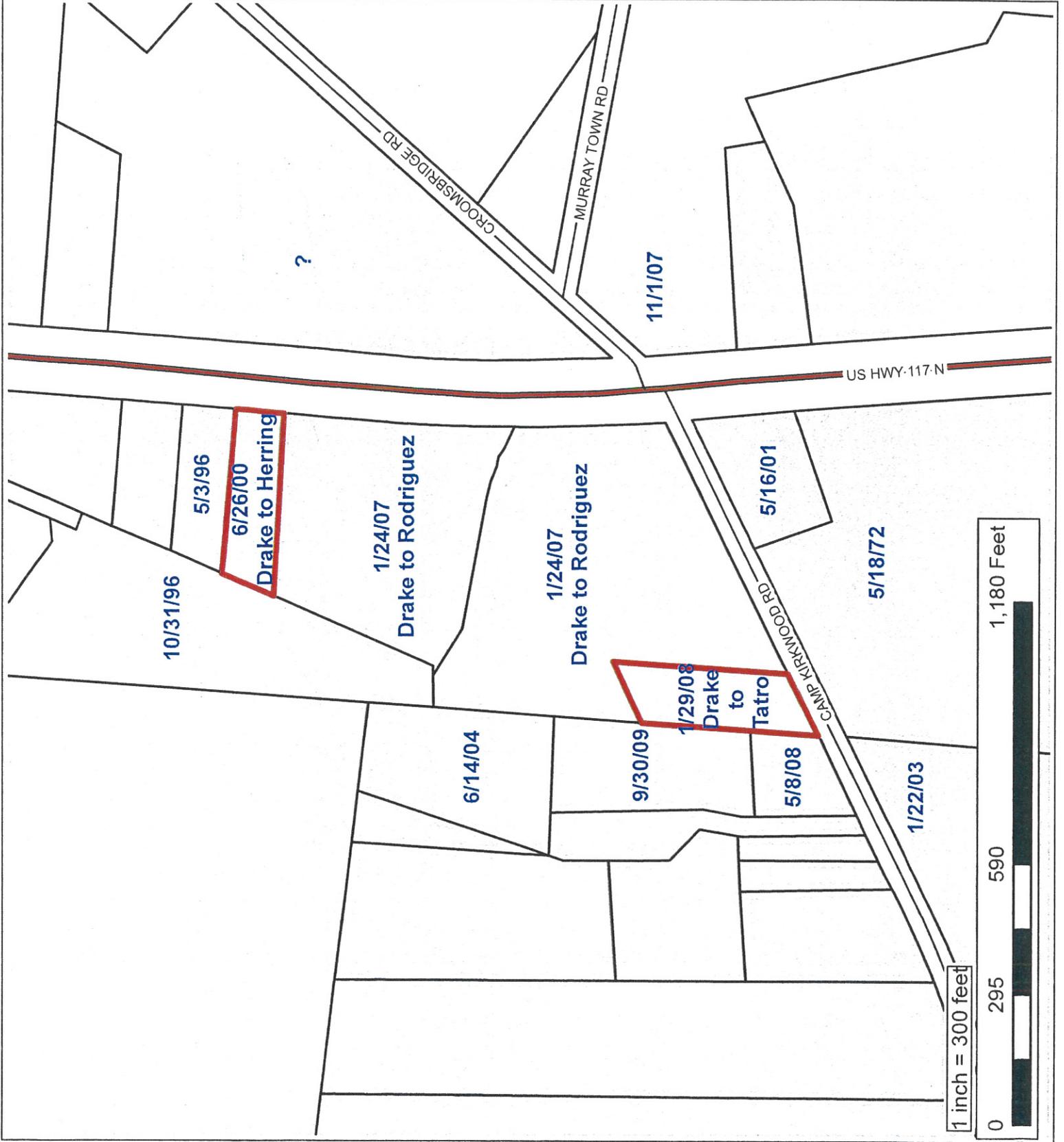
Created by: Pender County Planning Department
 Revised: January 18, 2021
 Pender County Planning Department
 100 North 1st Street
 Pender, NC 28572
 Phone: 252-338-2200
 Fax: 252-338-2201
 Email: planning@pendercountync.gov



Applicant:
Pender County
Owners: Herring & Tatro
Zoning Map Amendment
(ZMA)
General Use Rezoning
11193



**PURCHASE
DATES**





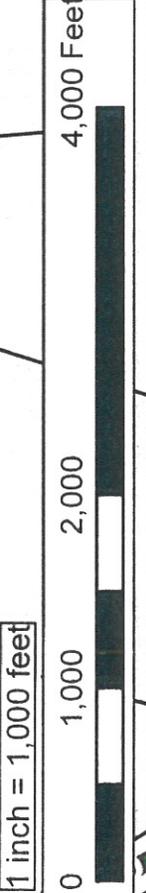
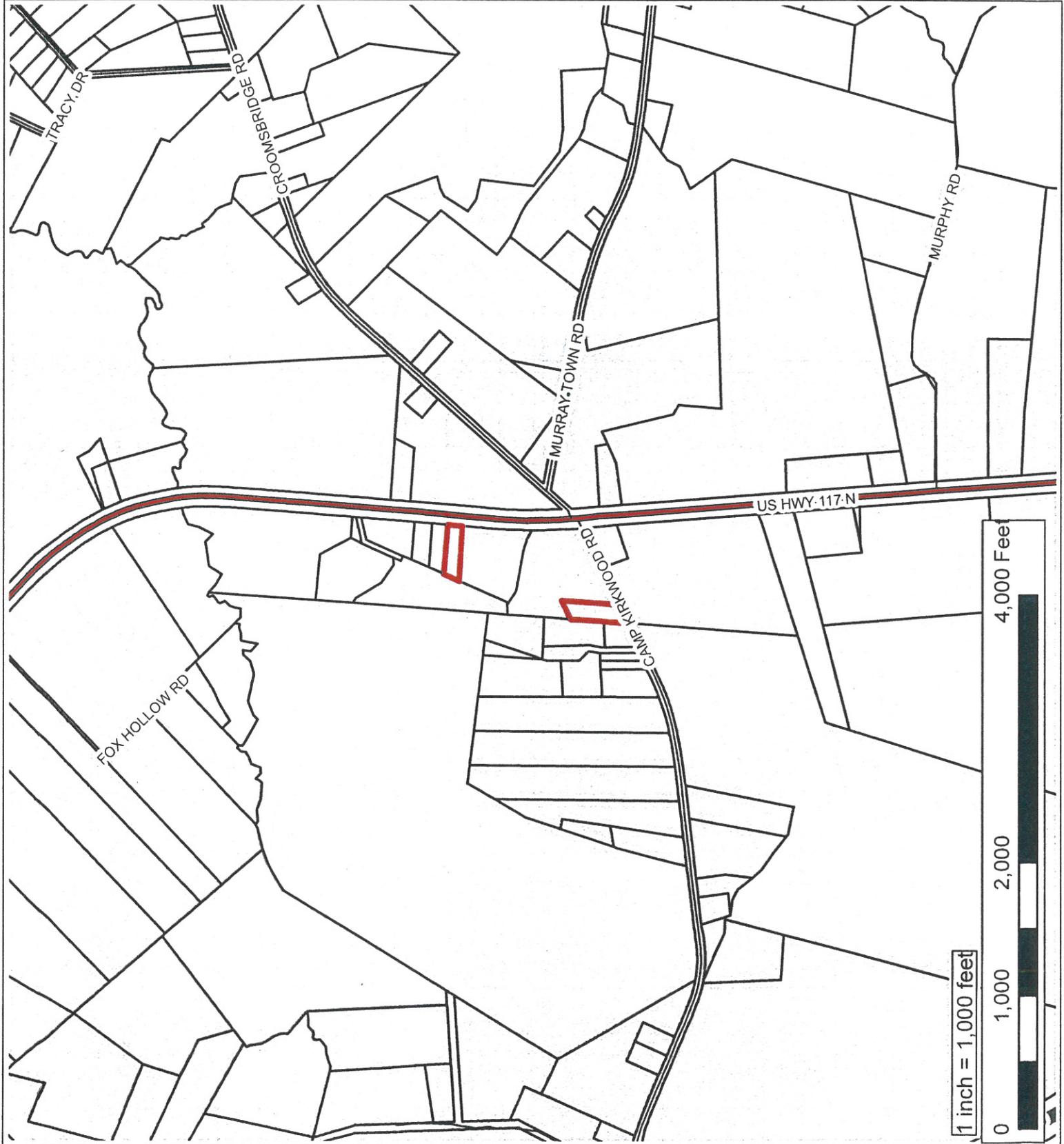
Applicant:
Pender County

Owners: Herring & Tatro

**Zoning Map Amendment
(ZMA)**
General Use Rezoning
11193



VICINITY





Applicant:
Pender County

Owners: Herring & Tatro

**Zoning Map Amendment
(ZMA)**

**General Use Rezoning
11193**

Legend

Subject Parcel

- 1 HERRING MELANIE G
- 4 TATRO KEITH F et al

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)



ZONING





Applicant:
Pender County

Owners: Herring & Tatro

**Zoning Map Amendment
(ZMA)**

**General Use Rezoning
11193**

2010 Land Use Classification

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



**LAND USE
CLASSIFICATION**





Applicant:
Pender County

Owners: Herring & Tatro
Zoning Map Amendment (ZMA)
General Use Rezoning
11193

Subject Parcel
1 HERRING MELANIE G
4 TATRO KEITH F et al



Aerial

