



## REQUEST FOR BOARD ACTION

ITEM NO. 15

**DATE OF MEETING:** October 20, 2014

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

**SHORT TITLE:** Resolution Requesting Approval of an Amendment of the Pender County 2010 Comprehensive Land Use Plan, Future Land Use Map, Amending the Future Land Use Classification from Conservation to Rural Growth.

**BACKGROUND:** Oak Island Partners, LLC, applicant and owner, is requesting an amendment to the 2010 Pender County Comprehensive Land Use Plan, Future Land Use Map. The requested amendment is to reclassify the subject property's Future Land Use Classification from Conservation to Rural Growth. The subject properties can be identified by PIN(s): 4227-51-3640-0000; 4227-42-3351-0000; 4227-33-2015-0000; 4227-43-0996-0000; 4227-18-2935-0000; 4217-57-5118-0000; 4218-71-9155-0000; 4218-73-1711-0000; 4217-73-4476-0000 and are located approximately 5,000' north of US Highway 17, near the Pender/Onslow County border.

**SPECIFIC ACTION REQUESTED:** To hold a public hearing and consider a resolution to amend the Pender County Comprehensive Land Use Plan.

**RESOLUTION**

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

on October 20, 2014 the Pender County Board of Commissioners (approved, modified, denied) a Comprehensive Land Use Plan amendment, 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 \_\_\_

\_\_\_\_\_  
J. David Williams, Jr., Chairman

10/20/2014  
Date

\_\_\_\_\_  
ATTEST  
Delivered

10/20/2014  
DATE

**PLANNING STAFF REPORT**  
**Comprehensive Land Use Plan- Map Amendment**

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**SUMMARY:**

**Hearing Date:** September 9, 2014- Planning Board  
October 20, 2014- Board of Commissioners

**Case Number:** 11221-CMA

**Applicant:** Oak Island Partners, LLC

**Property Owner:** Oak Island Partners, LLC

**Proposal:** Oak Island Partners, LLC, applicant and owner, is requesting an amendment to the 2010 Pender County Comprehensive Land Use Plan, Future Land Use Map. The requested amendment is to reclassify the subject property's Future Land Use Classification from Conservation to Rural Growth.

**Property Record Numbers, Acreage, and Location:** The subject properties are located approximately 5,000' north of US Highway 17, near the Pender/Onslow County border. There are nine (9) properties associated with the request and can be identified by PIN(s): 4227-51-3640-0000; 4227-42-3351-0000; 4227-33-2015-0000; 4227-43-0996-0000; 4227-18-2935-0000; 4217-57-5118-0000; 4218-71-9155-0000; 4218-73-1711-0000; 4217-73-4476-0000

**Comprehensive Plans and Policies Committee (CPPC) Consensus:** The Pender County CPPC recommends approval of this request; please see attachment 1.

**Staff Recommendation:** There are nine (9) tracts associated with this request totaling approximately ±3,429.01 acres. The properties are proposed to be converted from Conservation to Rural Growth as shown on the 2010 Comprehensive Plan Future Land Use Map. The Pender County Comprehensive Plans and Policies Committee (CPPC) recommends approval of this request, with the following stipulation: The boundary shall be realigned with the nearby Rural Growth to the southeast. The property between the proposal and the existing Rural Growth area is owned by the State of North Carolina and can be identified as PIN: 3297-65-0205-0000. Therefore, staff recommends approval as presented, as it would not be feasible to modify the Land Use Classification of an unrelated property owner at this time. This property appears to be covered primarily in wetlands and the Special Flood Hazard Area A.

Therefore, staff respectfully recommends that the request be approved as presented.

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**Description**

The subject request is a result of a Special Use Permit (SUP) conditioned approval granted on June 23, 2014 for a Sand Mining Operation. Specifically, the condition states, "7.Final Zoning shall not be issued until the applicant has successfully secured a Land Use Classification modification from Conservation to an appropriate Land Use Classification as determined by the Planning Board and Board of County Commissioners."

As outlined in the 2010 Comprehensive Plan; Policy 11A.1.4 any request to amend either the written text and/or the maps within the Plan shall follow the same process as a text or map amendment as described in the Unified Development Ordinance.

The applicant is requesting approval of an amendment to the 2010 Comprehensive Plan Future Land Use Map. The adoption of the 2010 Comprehensive Land Use Plan Future Land Use Map placed the subject property into the Conservation Land Use Classification. The proposed amendment would change nine (9) tracts totaling ±3,429.01 acres from Conservation to Rural Growth (Exhibit 1).

### **Zoning Classification**

The subject property is currently zoned RA, Rural Agricultural. Section 4.7.1 of The Pender County Unified Development Ordinance (UDO) currently defines the RA, Zoning District as a zoning district intended to accommodate non-residential agricultural uses and very low density residential development (minimum of 1 du/ac), as well as limited non-residential uses, in rural areas adjacent to agricultural operations. Development in this District should rely predominantly on individual wells and septic tank systems for domestic water supply and sewage disposal.

The zoning classification is currently consistent with in the Future Land Use Classification. According to the applicant's submittal, the property owner would like to proceed with capitalizing on the Special Use Permit (SUP) approval regarding a sand mining operation. The North Carolina General Statute § 153A-341 states:

*“Prior to adopting or rejecting any zoning amendment, the governing board shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action taken to be reasonable and in the public interest.”*

The applicant is seeking a Comprehensive Plan Amendment, specifically requesting the Future Land Use Classification be changed from Conservation to Rural Growth.

### **Land Use Classification**

#### *Conservation*

Conservation areas are areas that are owned in fee simple or have protective easements. These areas represent areas of special significance and unique characteristics that make them worthy of preservation. Current conservation areas are typically owned by Federal or State agencies or private conservation groups and are often designated as Areas of Environmental Concern (AECs). Currently, conservation areas comprise approximately 131,393 acres (24.7%) of the land area within the Pender County zoning jurisdiction.

#### *Rural Growth*

The Rural Growth land use classification defines those areas of Pender County where urban services, i.e., public water and sewer services, are not expected to be extended within the planning horizon. Rural Growth areas are where preservation of agricultural operations is a primary concern and where conflicts between agricultural and non-agricultural uses are to be discouraged.

The Rural Growth Use Classification is described in the 2010 Comprehensive Land Use Plan as areas that are intended to protect agricultural and forestry operations that are a major part of the County's economic base and that are key to preservation of the County's rural landscape. Major job-creating activities that are compatible with farms, forestry and very low-density development are appropriate.

Development within Rural Growth areas should be limited to only those types of land uses and development intensities that can be accommodated by services typical in non-urban areas, e.g., private on-site water supply (or public water, as available) and on-site septic systems. Development with private package sewage treatment plants or premature extension of public sewer systems into these areas is discouraged. Public sewer should not be extended except to the extent necessary to protect public health when existing community wastewater systems fail or a pattern of failure of on-site systems occurs in a specific area.

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 nonresidential 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.

**Public Infrastructure:**

At this time, water and sewer services are not available to the subject property.

**Environmental Issues:**

A portion of the subject property is located within the Special Flood Hazard Area (SFHA) Zones A according to the 2007 Flood Insurance Rate Maps (FIRMs), Map Number(s) 3720422800K, Panel Number 3252, Map Number 3720422700K, Panel Number 3262, Map Number 3720420600J, Panel Number 4206, and Map Number 3720420800K, Panel Number 4208. Any development located within the SFHAs will be required to meet the meeting the prescribed standards as outlined in the Pender County Unified Development Ordinance Article 9, Flood Damage Prevention.

The subject property may have Areas of Environmental Concern (AECs), as designated by the Coastal Resources Commission under the authority of the Coastal Area Management Act (CAMA).

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**EVALULATION:**

- 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 public notification sign has been placed on the property.
- B. *Existing Zoning in Area:*** The existing zoning in the vicinity of the subject property consists of RA, Rural Agricultural within Pender County, while Onslow County borders the northern portion of the proposal.
- C. *Existing Land Use in Area:*** The existing land uses of the surrounding property consist of primarily vacant/undeveloped areas.

- D. 2010 Comprehensive Land Use Plan Compliance:** The 2010 Comprehensive Land Use Plan designates the subject property as Conservation.
- E. Unified Development Ordinance Compliance:** The Pender County Comprehensive Land Use Plan proposes all plan text or map amendments to follow Article 3.3.8 of the Unified Development Ordinance, which provides standards that shall be followed by the Planning Board before a favorable recommendation of approval can be made.

**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.*

**G. Summary & Staff Recommendation:** This proposal consists of changing nine (9) tracts totaling ±3,429.01 acres from Conservation to Rural Growth as shown on the 2010 Comprehensive Plan Future Land Use Map. The Pender County Comprehensive Plans and Policies Committee (CPPC) recommend approval of this request; therefore, staff respectfully recommends that the request be approved as presented. The Pender County Planning Board recommends approval of this request.

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**Comprehensive Plans and Policies Committee (CPPC) Comments:**

**Comment 1**

Excerpt from the CPPC:

“In the future, the Conservation land use classification may be applied to areas along major streams and rivers and immediately adjacent to existing conservation areas.”

My initial thoughts were to provide and 200’ fringe conservation protection zone where the mining tract adjoins a conservation area but that only occurs at one errant location. And that location is not supported by topo/wetlands/soils overlays so I have no problem with the re-designation. However rather than creating a “hole” in the conservation area it would make more sense to re-align that portion of the districts perimeter boundary. (my opinion)

Staff Commentary: The intermediate parcel joining the proposal to existing Rural Growth Classifications is owned by the State of North Carolina in separate ownership.

**Comment 2**

I agree with Margaret but am concerned about damage that could be caused by the mining operation. Anyway to mitigate that might be good.

**Comment 3**

Soil & Water sees no problem with this request.

The property does have the water line, but PCU has not confirmed or planned to extend the line.

Pluris has a SUP proposed, not confirmed, and it is subject to a commissioner vote. We do not know if that will be approved or not.

# Exhibit 1

## RECLASSIFICATION under Comprehensive Land Use Plan APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	ZMA	Date	
Application Fee	\$ 50.00	Receipt No.	
Pre-Application Conference		Hearing Date	9-9-14 + 10-20-14
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Oak Island Partners, LLC Oak Island Land & Timber, LLC	Owner's Name:	Oak Island Partners, LLC
Applicant's Address:	806 N 23rd Street	Owner's Address:	806 N. 23rd Street
City, State, & Zip	Wilmington, NC 28405	City, State, & Zip	Wilmington, NC 28405
Phone Number:	910-343-0624-Henry Boon	Phone Number:	910-343-0624-Henry Boon
Legal relationship of applicant to land owner: Applicant and land owner are the same			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	4227-51-3640-0000; 4227-42-3351-0000; 4227-33-2015-0000; 4227-43-0996-0000; 4227-18-2935-0000 *	Total property acreage:	
Current Zoning District:	LUP Conservation	Proposed Zoning District:	Rural Growth LUP
Project Address:	Off US Highway 17		
Description of Project Location:	From intersection of US Hwy 17 & NC 50, travel 1.5 mi. S. on US Hwy 17 to gravel road that will be used for entrance		
SECTION 3: SIGNATURES			
Applicant's Signature	Oak Island Land & Timber, LLC and Oak Island Partners, LLC	Date:	7-9-14
Owner's Signature	BY:  Attorney	Date:	7-9-14
NOTICE TO APPLICANT			
<ol style="list-style-type: none"> <li>1. Applicant must also submit the information described on the Rezoning Checklist.</li> <li>2. Applicant or agent authorized in writing must attend the public hearing.</li> <li>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.</li> <li>4. All fees are non-refundable</li> <li>5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda</li> </ol>			

Continuation of Section 2: Project Information:  
 PIN numbers: 4217-57-5118-0000; 4218-71-9155-0000;  
 4218-73-1711-0000; 4217-73-4476-0000;

## Rezoning/Zoning Map Amendment Checklist

<input checked="" type="checkbox"/>	Signed application form		
<input checked="" type="checkbox"/>	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 <b>first class</b> postage for each of the adjacent and abutting property owners on the above list.		
<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 checked="" type="checkbox"/>	18 (11"x17") map copies to be distributed to the Planning Board		
<input checked="" type="checkbox"/>	20 (11"x17") map copies to be distributed to the Board of Commissioners		
<input type="checkbox"/>	Digital (.pdf) submission of all application materials		
<input checked="" 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.		
<b>Office Use Only</b>			
<input type="checkbox"/>	<b>ZMA Fees:</b> (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter)		<b>Total Fee Calculation:</b> \$
<b>Attachments Included with Application: (Please include # of copies)</b>			
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 :	Credit Card:	Check:
	<input type="checkbox"/> \$ _____	<input type="checkbox"/> Master Card <input type="checkbox"/> Visa	<input type="checkbox"/> Check # _____
Application received by:	<i>[Signature]</i>		Date:
Application completeness approved by:	<i>[Signature]</i>		Date:
Dates scheduled for public hearing:			
<input checked="" type="checkbox"/> <b>Planning Board:</b> 9-9-14 <input checked="" type="checkbox"/> <b>Board of Commissioners:</b> 10-20-14			

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

Print Form

**BIBERSTEIN & NUNALEE, L.L.P.**  
Attorneys at Law  
102 South Walker Street  
P.O. Box 428  
Burgaw, North Carolina 28425-0428  
Telephone: 910-259-2175; Facsimile: 910-259-6823  
E-mail: rick@bibnunlaw.com

Richard von Biberstein, Jr.  
(rick@bibnunlaw.com)  
Mark I. Nunalee\*  
(mark@bibnunlaw.com)  
\*Certified Public Accountant

9 July 2014

HAMPSTEAD OFFICE  
16191 U.S. Highway 17 N  
Hampstead, NC 28443  
Telephone: 910-270-4347  
Facsimile: 910-270-2293

Pender County Planning Board  
P. O. Box 1347  
Burgaw, NC 28425

Re: Application for Reclassification under  
Land Use Plan

Members of the Planning Board:

Enclosed is an application that is submitted on behalf of Oak Island Partners, LLC, and Oak Island Land & Timber, LLC, for a reclassification of their properties under the Pender County Comprehensive Land Use Plan (Plan). Currently these properties are classified as "Conservation." However, none of these properties fits the criteria specified in the Plan for such a classification.

Section 3 of the Plan lists 6 land use classifications:

1. Conservation.
2. Rural Growth.
3. Suburban Growth.
4. Mixed Use.
5. Office/Institutional/Commercial.
6. Industrial.

The Conservation classification is described as:

Conservation areas are areas that are owned in fee simple or have protective easements. These areas represent areas of special significance and unique characteristics that make them worthy of preservation. Current conservation areas are typically owned by Federal or State agencies or private conservation groups and are often designated as Areas of Environmental Concern (AECs). Currently, conservation areas comprise approximately 131,393 acres (24.7%) of the land area within the Pender County zoning jurisdiction.

The Plan further states:

Conservation areas are comprised primarily of Holly Shelter Game Land (48,000 acres) and Angola Bay Game Land (35,783 acres). Other major conservation areas are located in Coastal Pender along the Intracoastal Waterway and major streams leading to the waterway; along the Black and Cape Fear Rivers in western Pender County; and along the Northeast Cape Fear River.

The Unified Development Ordinance (UDO) has classified the lands of the applicants as Rural Agriculture (RA). This classification seems to parallel the Plan's "Rural Growth" classification rather than the Plan's "Conservation" classification. The language in the Plan clearly indicates that the Conservation classification is basically reserved for lands which are publicly owned or privately owned lands which are under some sort of conservation easement or restriction. It is possible that the applicants' properties were classified as Conservation because of the properties' close proximity to Holly Shelter Game Lands, which are public lands and are classified as Conservation.

These properties historically have been used for commercial purposes, for example a borrow pit for sand and soil mining, and for a race track. In addition, these lands contain substantial amounts of mineable aggregate (marl and limestone deposits) which have been considered for mining by Martin Marietta Corporation.

The Pender County Board of Commissioners has issued a special use permit for the use of a portion of the properties for a sand mine. However, one of the requirements for the issuance of such a special use permit is that the use be consistent with the Pender County Comprehensive Land Use Plan. The Plan's Conservation classification is inconsistent with the use of this property for a sand mine. The special use permit was issued by the Commissioners with a condition that the applicants obtain a reclassification under the Plan to a classification that is consistent with sand mining. This decision by the Commissioners clearly indicates a belief that the properties of the applicants is suitable for a sand mine, which is a use inconsistent with the Plan's Conservation classification.

Because of the nature of the applicants' lands, the historical use of these lands, the fact that these lands are privately owned and not subject to any conservation easements, that these lands do have commercial potential, it is the request of the applicants that these lands be reclassified as "Rural Growth" under the Plan.

If any further information or documentation is needed, please let me know.

With best wishes, I am

Cordially yours,

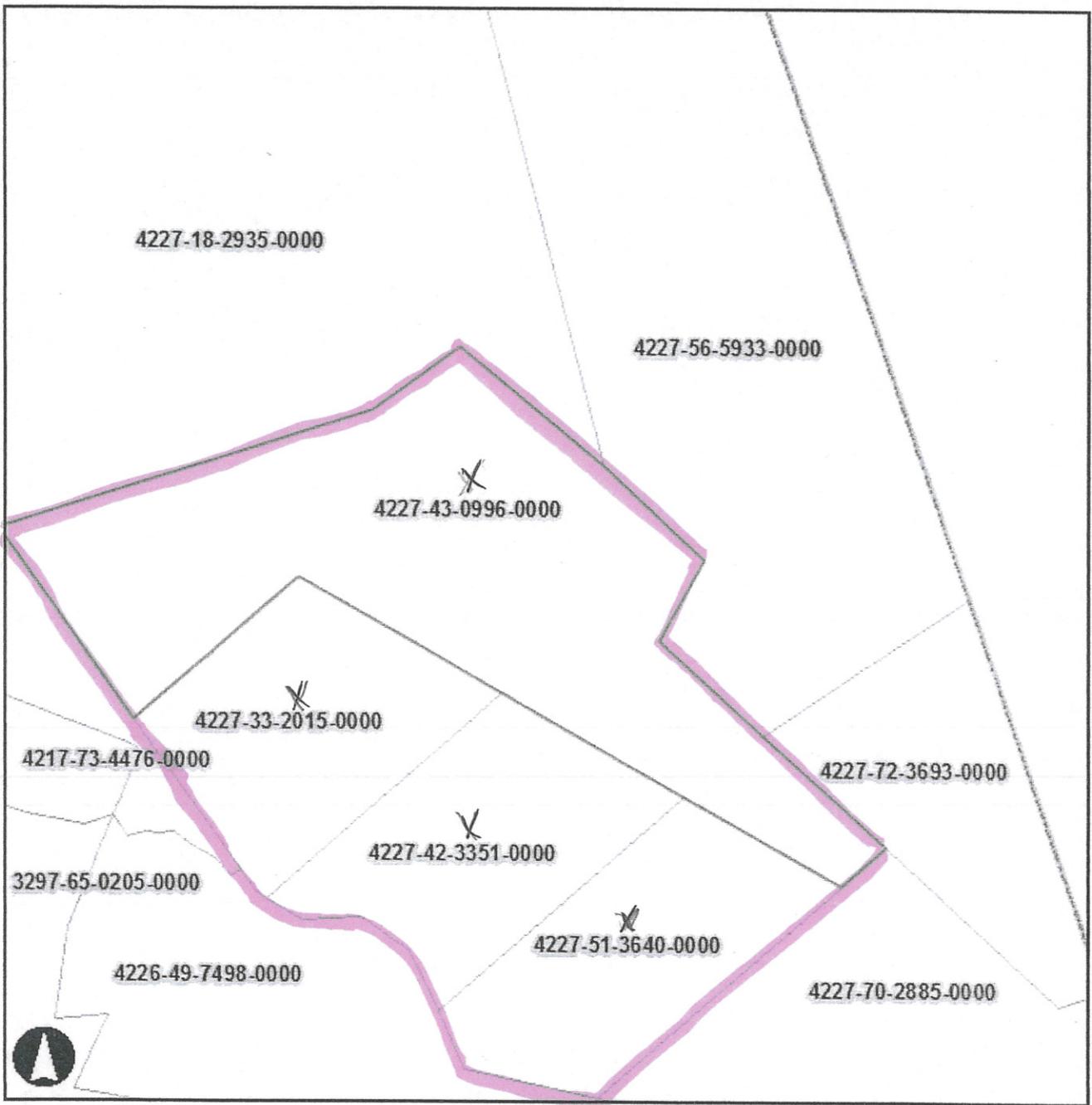
A handwritten signature in blue ink, appearing to read 'R. v. Biberstein, Jr.', with a stylized flourish at the end.

R. v. Biberstein, Jr.

RvB,jr:tb

Enc: Application with attachments  
Application fee  
List of adjacent land owners  
2 addressed stamped envelopes for each land owner

pc: Bill Cameron



Scale: 1:1000



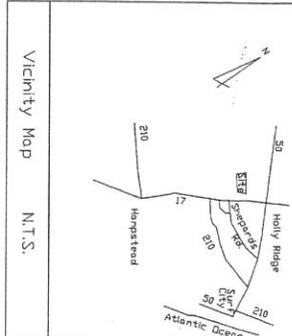
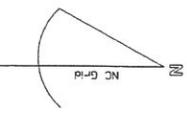
Dak island partners, LLC

I, Benny Horco Padgett, do certify that this plot was drawn under my supervision from an actual description recorded in Deed Book 1338, Page 963, that the boundaries not surveyed are calculated from the ratio of precision as indicated in the deed. This ratio of precision is in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 6th day of April, A.D. 1981.

*Benny Horco Padgett*  
 Benny Horco Padgett, R.D. 1-6639



Notes:  
 1) Total Area 46120 Acres+-  
 2) The location of County Line Branch from '57' to '66' is taken from an actual survey; location taken from Map Book 21, Page 161.



Vicinity Map N.T.S.

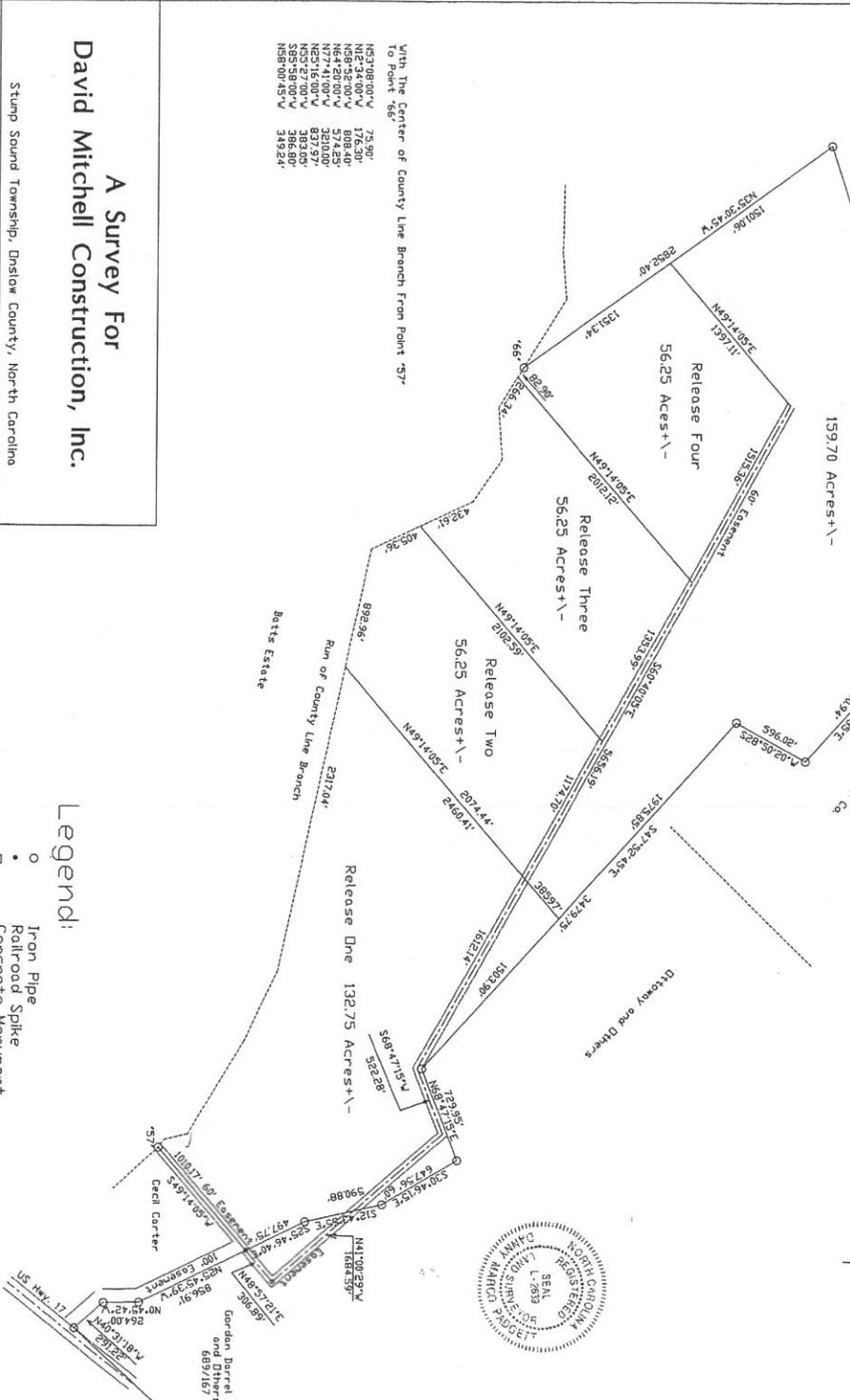
1, Benny Horco Padgett, Registered Land Surveyor No. L-6639, certify to one or more of the following as indicated thus:  
 ---A. That this survey creates a subdivision of land with the boundaries of the parcels of land as shown on the plat, and that the survey is in accordance with the ordinance that regulates parcels of land.  
 ---B. That this survey is located in a county or municipality that is unregulated or has an ordinance that regulates parcels of land.  
 ---C. That this plot is of a survey of an existing parcel or parcels of land.  
 ---D. That this survey is of an existing building or other structure, or natural feature, such as a watercourse.  
 ---E. That this survey is a control survey.  
 ---F. That this plot is of a survey of another parcel, a court-ordered survey, or other exception to the definition of subdivision.  
 ---G. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to whether the survey is in accordance with the provisions contained in (A) through (F) above.

*Benny Horco Padgett, R.D. 1-6639*



With The Center of County Line Branch From Point '57' To Point '66'

N83°08'00"W 725.96'  
 N83°08'00"W 725.96'  
 N86°55'00"W 808.40'  
 N86°42'00"W 574.25'  
 N57°41'00"W 820.00'  
 N25°14'00"W 820.00'  
 N55°27'00"W 383.85'  
 S85°58'00"W 386.80'  
 N88°00'45"W 319.24'



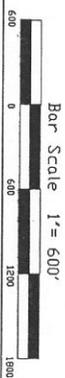
# A Survey For David Mitchell Construction, Inc.

Stump Sound Township, Onslow County, North Carolina

Surveyed By: DHP	Sheet: 1 OF 1
Drawn By: DHP	Party: OWNER
Scale: 1"=600'	Project No: Mitchell 480
Date: 04/20/01	

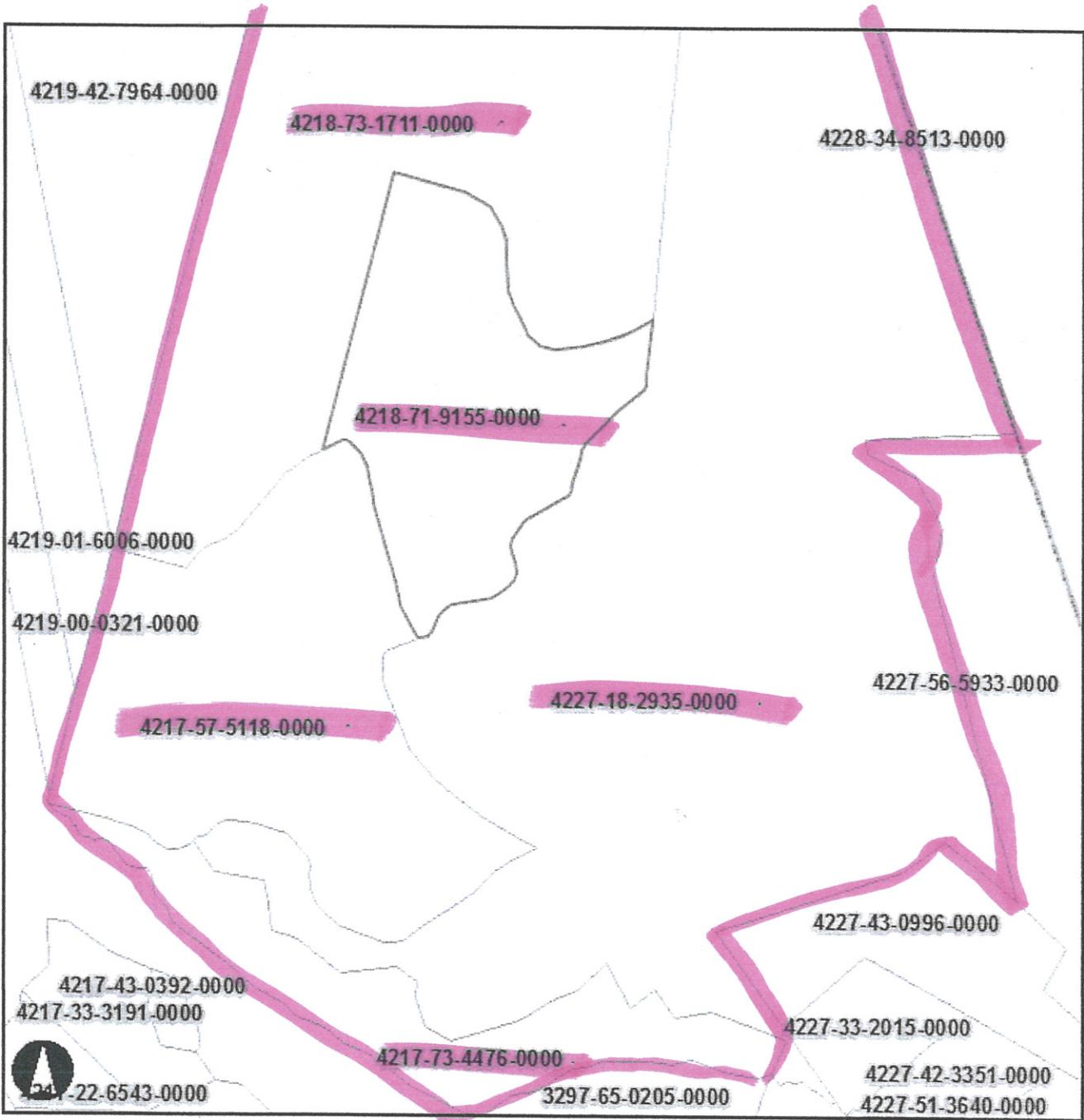
**Danny Marco Padgett, PLS**  
 99 Village Drive  
 Holly Ridge, North Carolina 28445 Tele: (910) 327-1967

- Legend:
- Iron Pipe
  - Railroad Spike
  - Concrete Monument
  - ◊ P.K. Nail



Register of Deeds, Onslow County, North Carolina

Filed for registration at 3:35 on 04/20/01 by Benny Horco Padgett, Registered Land Surveyor No. L-7839, State of North Carolina.



Scale: 1:2000



PIN: 4218-71-9155-0000  
 NAME: OAK ISLAND LAND & TIMBER LLC  
 ADDR: 806 N 23RD ST  
 CITY: WILMINGTON  
 STATE: NC  
 ZIP: 28405  
 PROPERTY ADDRESS: OFF US HWY 17  
 PROPERTY DESCRIPTION: 300.00 AC TR 2 PB  
 32/35 DNSLOW HUNTING PB 54/69-71  
 DATE: 12/22/2004  
 SALE PRICE: Null  
 DEED: 2550/72

ACCOUNT: 953678  
 TOWNSHIP: 102  
 TNSH DESC: TOPSAIL  
 ACRES: 300  
 LAND VALUE: \$413,284.00  
 BUILDING VALUE: \$4,215.00  
 TOTAL VALUE: \$92,225.00  
 DEFERRED VALUE: \$325,274.00  
 SUBDIVISION: Null  
 ZONE: RA  
 TAX CODES: G01 F23 R40  
 NBRHD: 10000

# MAP OF A PORTION OF THE ONSLOW HUNTING PROPERTY

HOLLY RIDGE TOWNSHIP ONSLOW COUNTY NORTH CAROLINA  
 DATE: SEPT. 1998  
 OWNER: THE PRUDENTIAL INSURANCE COMPANY OF AMERICA

**LINE TABLE POINT A - POINT B**

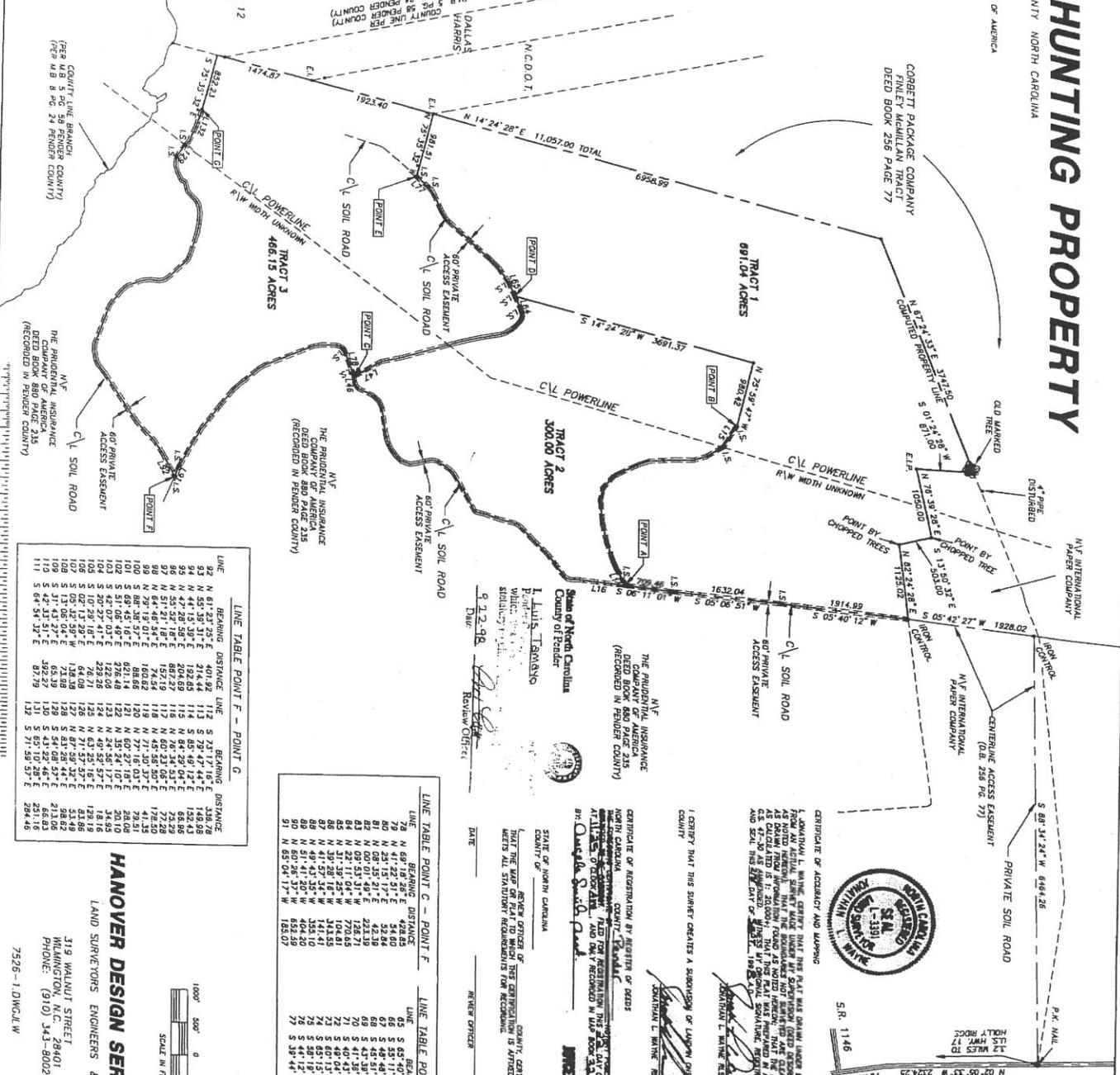
LINE	BEARING	DISTANCE
1	S 60° 52' 48" W	279.55
2	S 60° 52' 07" W	177.16
3	S 76° 56' 55" W	299.84
4	S 64° 37' 50" W	351.75
5	N 48° 17' 02" W	219.28
6	N 34° 52' 45" W	68.75
7	N 30° 24' 03" W	170.53
8	N 03° 48' 13" W	383.01
9	N 02° 52' 25" W	253.22
10	N 01° 12' 24" W	265.92
11	N 58° 17' 32" W	380.72

**LINE TABLE POINT A - POINT C**

LINE	BEARING	DISTANCE
16	N 03° 48' 35" E	708.45
17	N 03° 12' 24" W	670.93
18	N 35° 38' 18" E	75.30
19	N 35° 38' 18" E	388.40
20	N 32° 50' 20" E	227.14
21	N 13° 41' 37" E	204.18
22	N 45° 20' 50" E	227.14
23	N 35° 38' 18" E	708.67
24	N 18° 04' 36" E	241.64
25	N 32° 52' 14" E	188.54
26	N 32° 52' 14" E	188.54
27	N 09° 59' 44" E	251.14
28	N 09° 59' 44" E	251.14
29	N 09° 59' 44" E	251.14
30	N 09° 59' 44" E	251.14
31	N 09° 59' 44" E	251.14
32	N 09° 59' 44" E	251.14
33	N 09° 59' 44" E	251.14
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36	N 09° 59' 44" E	251.14
37	N 09° 59' 44" E	251.14
38	N 09° 59' 44" E	251.14
39	N 09° 59' 44" E	251.14
40	N 09° 59' 44" E	251.14
41	N 09° 59' 44" E	251.14
42	N 09° 59' 44" E	251.14
43	N 09° 59' 44" E	251.14
44	N 09° 59' 44" E	251.14
45	N 09° 59' 44" E	251.14
46	N 09° 59' 44" E	251.14
47	N 09° 59' 44" E	251.14
48	N 09° 59' 44" E	251.14
49	N 09° 59' 44" E	251.14
50	N 09° 59' 44" E	251.14
51	N 09° 59' 44" E	251.14
52	N 09° 59' 44" E	251.14
53	N 09° 59' 44" E	251.14
54	N 09° 59' 44" E	251.14
55	N 09° 59' 44" E	251.14
56	N 09° 59' 44" E	251.14
57	N 09° 59' 44" E	251.14
58	N 09° 59' 44" E	251.14
59	N 09° 59' 44" E	251.14
60	N 09° 59' 44" E	251.14
61	N 09° 59' 44" E	251.14
62	N 09° 59' 44" E	251.14
63	N 09° 59' 44" E	251.14
64	N 09° 59' 44" E	251.14
65	N 09° 59' 44" E	251.14
66	N 09° 59' 44" E	251.14
67	N 09° 59' 44" E	251.14
68	N 09° 59' 44" E	251.14
69	N 09° 59' 44" E	251.14
70	N 09° 59' 44" E	251.14
71	N 09° 59' 44" E	251.14
72	N 09° 59' 44" E	251.14
73	N 09° 59' 44" E	251.14
74	N 09° 59' 44" E	251.14
75	N 09° 59' 44" E	251.14
76	N 09° 59' 44" E	251.14
77	N 09° 59' 44" E	251.14
78	N 09° 59' 44" E	251.14
79	N 09° 59' 44" E	251.14
80	N 09° 59' 44" E	251.14
81	N 09° 59' 44" E	251.14
82	N 09° 59' 44" E	251.14
83	N 09° 59' 44" E	251.14
84	N 09° 59' 44" E	251.14
85	N 09° 59' 44" E	251.14
86	N 09° 59' 44" E	251.14
87	N 09° 59' 44" E	251.14
88	N 09° 59' 44" E	251.14
89	N 09° 59' 44" E	251.14
90	N 09° 59' 44" E	251.14
91	N 09° 59' 44" E	251.14
92	N 09° 59' 44" E	251.14
93	N 09° 59' 44" E	251.14
94	N 09° 59' 44" E	251.14
95	N 09° 59' 44" E	251.14
96	N 09° 59' 44" E	251.14
97	N 09° 59' 44" E	251.14
98	N 09° 59' 44" E	251.14
99	N 09° 59' 44" E	251.14
100	N 09° 59' 44" E	251.14

**LINE TABLE POINT C - POINT D**

LINE	BEARING	DISTANCE
42	N 25° 38' 18" E	468.30
43	N 15° 07' 41" W	738.68
44	N 15° 07' 41" W	738.68
45	N 15° 07' 41" W	738.68
46	N 15° 07' 41" W	738.68
47	N 15° 07' 41" W	738.68
48	N 15° 07' 41" W	738.68
49	N 15° 07' 41" W	738.68
50	N 15° 07' 41" W	738.68
51	N 15° 07' 41" W	738.68
52	N 15° 07' 41" W	738.68
53	N 15° 07' 41" W	738.68
54	N 15° 07' 41" W	738.68
55	N 15° 07' 41" W	738.68
56	N 15° 07' 41" W	738.68
57	N 15° 07' 41" W	738.68
58	N 15° 07' 41" W	738.68
59	N 15° 07' 41" W	738.68
60	N 15° 07' 41" W	738.68
61	N 15° 07' 41" W	738.68
62	N 15° 07' 41" W	738.68
63	N 15° 07' 41" W	738.68
64	N 15° 07' 41" W	738.68
65	N 15° 07' 41" W	738.68
66	N 15° 07' 41" W	738.68
67	N 15° 07' 41" W	738.68
68	N 15° 07' 41" W	738.68
69	N 15° 07' 41" W	738.68
70	N 15° 07' 41" W	738.68
71	N 15° 07' 41" W	738.68
72	N 15° 07' 41" W	738.68
73	N 15° 07' 41" W	738.68
74	N 15° 07' 41" W	738.68
75	N 15° 07' 41" W	738.68
76	N 15° 07' 41" W	738.68
77	N 15° 07' 41" W	738.68
78	N 15° 07' 41" W	738.68
79	N 15° 07' 41" W	738.68
80	N 15° 07' 41" W	738.68
81	N 15° 07' 41" W	738.68
82	N 15° 07' 41" W	738.68
83	N 15° 07' 41" W	738.68
84	N 15° 07' 41" W	738.68
85	N 15° 07' 41" W	738.68
86	N 15° 07' 41" W	738.68
87	N 15° 07' 41" W	738.68
88	N 15° 07' 41" W	738.68
89	N 15° 07' 41" W	738.68
90	N 15° 07' 41" W	738.68
91	N 15° 07' 41" W	738.68
92	N 15° 07' 41" W	738.68
93	N 15° 07' 41" W	738.68
94	N 15° 07' 41" W	738.68
95	N 15° 07' 41" W	738.68
96	N 15° 07' 41" W	738.68
97	N 15° 07' 41" W	738.68
98	N 15° 07' 41" W	738.68
99	N 15° 07' 41" W	738.68
100	N 15° 07' 41" W	738.68



**LINE TABLE POINT F - POINT G**

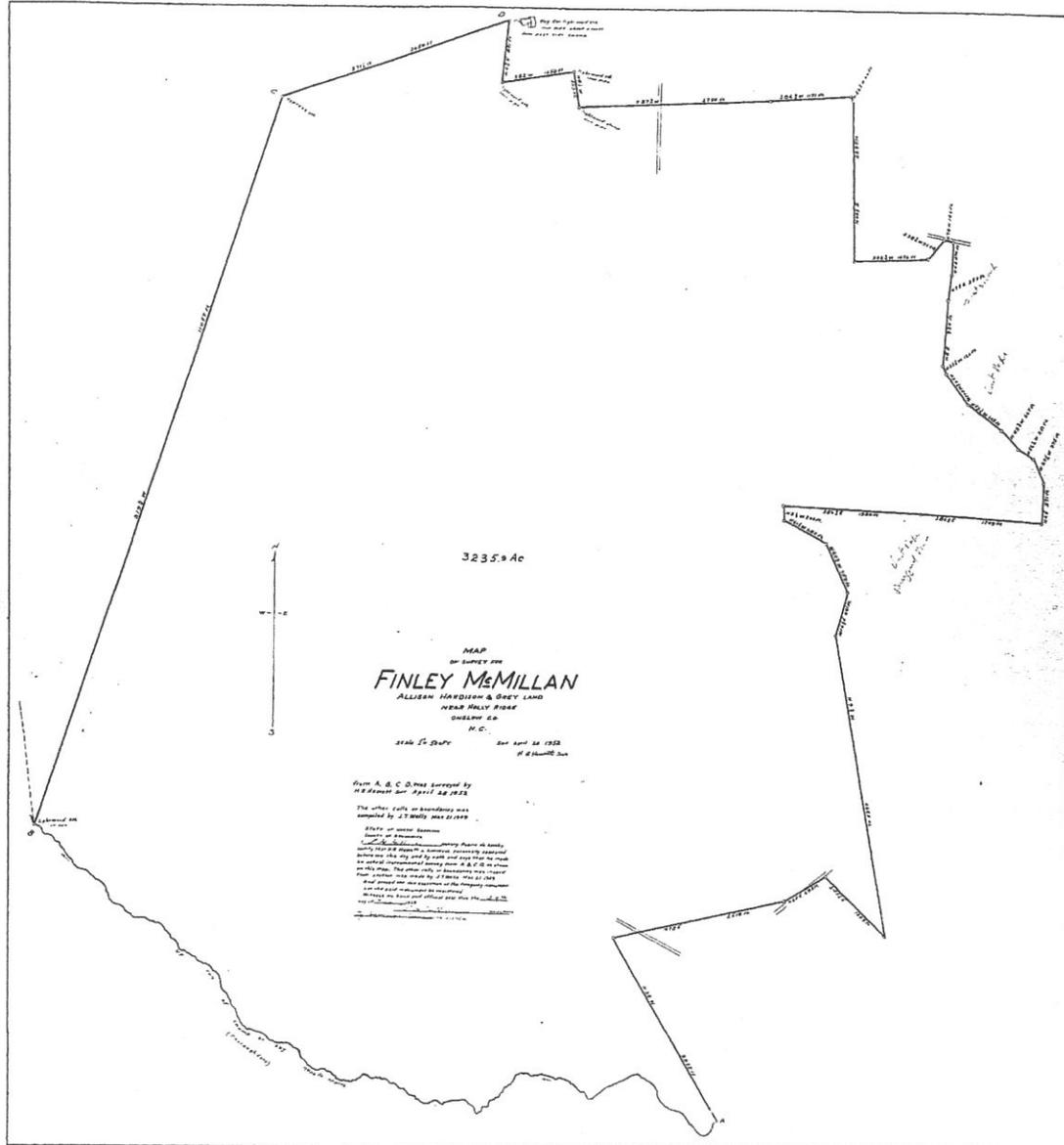
LINE	BEARING	DISTANCE
1	N 61° 52' 07" E	148.08
2	N 55° 35' 31" E	214.44
3	N 44° 15' 39" E	182.85
4	N 44° 15' 39" E	182.85
5	N 44° 15' 39" E	182.85
6	N 44° 15' 39" E	182.85
7	N 44° 15' 39" E	182.85
8	N 44° 15' 39" E	182.85
9	N 44° 15' 39" E	182.85
10	N 44° 15' 39" E	182.85
11	N 44° 15' 39" E	182.85
12	N 44° 15' 39" E	182.85
13	N 44° 15' 39" E	182.85
14	N 44° 15' 39" E	182.85
15	N 44° 15' 39" E	182.85
16	N 44° 15' 39" E	182.85
17	N 44° 15' 39" E	182.85
18	N 44° 15' 39" E	182.85
19	N 44° 15' 39" E	182.85
20	N 44° 15' 39" E	182.85
21	N 44° 15' 39" E	182.85
22	N 44° 15' 39" E	182.85
23	N 44° 15' 39" E	182.85
24	N 44° 15' 39" E	182.85
25	N 44° 15' 39" E	182.85
26	N 44° 15' 39" E	182.85
27	N 44° 15' 39" E	182.85
28	N 44° 15' 39" E	182.85
29	N 44° 15' 39" E	182.85
30	N 44° 15' 39" E	182.85
31	N 44° 15' 39" E	182.85
32	N 44° 15' 39" E	182.85
33	N 44° 15' 39" E	182.85
34	N 44° 15' 39" E	182.85
35	N 44° 15' 39" E	182.85
36	N 44° 15' 39" E	182.85
37	N 44° 15' 39" E	182.85
38	N 44° 15' 39" E	182.85
39	N 44° 15' 39" E	182.85
40	N 44° 15' 39" E	182.85
41	N 44° 15' 39" E	182.85
42	N 44° 15' 39" E	182.85
43	N 44° 15' 39" E	182.85
44	N 44° 15' 39" E	182.85
45	N 44° 15' 39" E	182.85
46	N 44° 15' 39" E	182.85
47	N 44° 15' 39" E	182.85
48	N 44° 15' 39" E	182.85
49	N 44° 15' 39" E	182.85
50	N 44° 15' 39" E	182.85
51	N 44° 15' 39" E	182.85
52	N 44° 15' 39" E	182.85
53	N 44° 15' 39" E	182.85
54	N 44° 15' 39" E	182.85
55	N 44° 15' 39" E	182.85
56	N 44° 15' 39" E	182.85
57	N 44° 15' 39" E	182.85
58	N 44° 15' 39" E	182.85
59	N 44° 15' 39" E	182.85
60	N 44° 15' 39" E	182.85
61	N 44° 15' 39" E	182.85
62	N 44° 15' 39" E	182.85
63	N 44° 15' 39" E	182.85
64	N 44° 15' 39" E	182.85
65	N 44° 15' 39" E	182.85
66	N 44° 15' 39" E	182.85
67	N 44° 15' 39" E	182.85
68	N 44° 15' 39" E	182.85
69	N 44° 15' 39" E	182.85
70	N 44° 15' 39" E	182.85
71	N 44° 15' 39" E	182.85
72	N 44° 15' 39" E	182.85
73	N 44° 15' 39" E	182.85
74	N 44° 15' 39" E	182.85
75	N 44° 15' 39" E	182.85
76	N 44° 15' 39" E	182.85
77	N 44° 15' 39" E	182.85
78	N 44° 15' 39" E	182.85
79	N 44° 15' 39" E	182.85
80	N 44° 15' 39" E	182.85
81	N 44° 15' 39" E	182.85
82	N 44° 15' 39" E	182.85
83	N 44° 15' 39" E	182.85
84	N 44° 15' 39" E	182.85
85	N 44° 15' 39" E	182.85
86	N 44° 15' 39" E	182.85
87	N 44° 15' 39" E	182.85
88	N 44° 15' 39" E	182.85
89	N 44° 15' 39" E	182.85
90	N 44° 15' 39" E	182.85
91	N 44° 15' 39" E	182.85
92	N 44° 15' 39" E	182.85
93	N 44° 15' 39" E	182.85
94	N 44° 15' 39" E	182.85
95	N 44° 15' 39" E	182.85
96	N 44° 15' 39" E	182.85
97	N 44° 15' 39" E	182.85
98	N 44° 15' 39" E	182.85
99	N 44° 15' 39" E	182.85
100	N 44° 15' 39" E	182.85

**LINE TABLE POINT C - POINT E**

LINE	BEARING	DISTANCE
78	N 60° 18' 25" E	428.80
79	N 60° 18' 25" E	428.80
80	N 60° 18' 25" E	428.80
81	N 60° 18' 25" E	428.80
82	N 60° 18' 25" E	428.80
83	N 60° 18' 25" E	428.80
84	N 60° 18' 25" E	428.80
85	N 60° 18' 25" E	428.80
86	N 60° 18' 25" E	428.80
87	N 60° 18' 25" E	428.80
88	N 60° 18' 25" E	428.80
89	N 60° 18' 25" E	428.80
90	N 60° 18' 25" E	428.80
91	N 60° 18' 25" E	428.80
92	N 60° 18' 25" E	428.80
93	N 60° 18' 25" E	428.80
94	N 60° 18' 25" E	428.80
95	N 60° 18' 25" E	428.80
96	N 60° 18' 25" E	428.80
97	N 60° 18' 25" E	428.80
98	N 60° 18' 25" E	428.80
99	N 60° 18' 25" E	428.80
100	N 60° 18' 25" E	428.80

**LINE TABLE POINT D - POINT E**

LINE	BEARING	DISTANCE
65	S 65° 40' 54" W	218.82
66	S 65° 40' 54" W	218.8



MB 3/81



**Applicant:**  
Oak Island Partners, LLC

**Owner:**  
Oak Island Partners, LLC

**Special Use Permit**  
11221

### Legend

### Structure Type

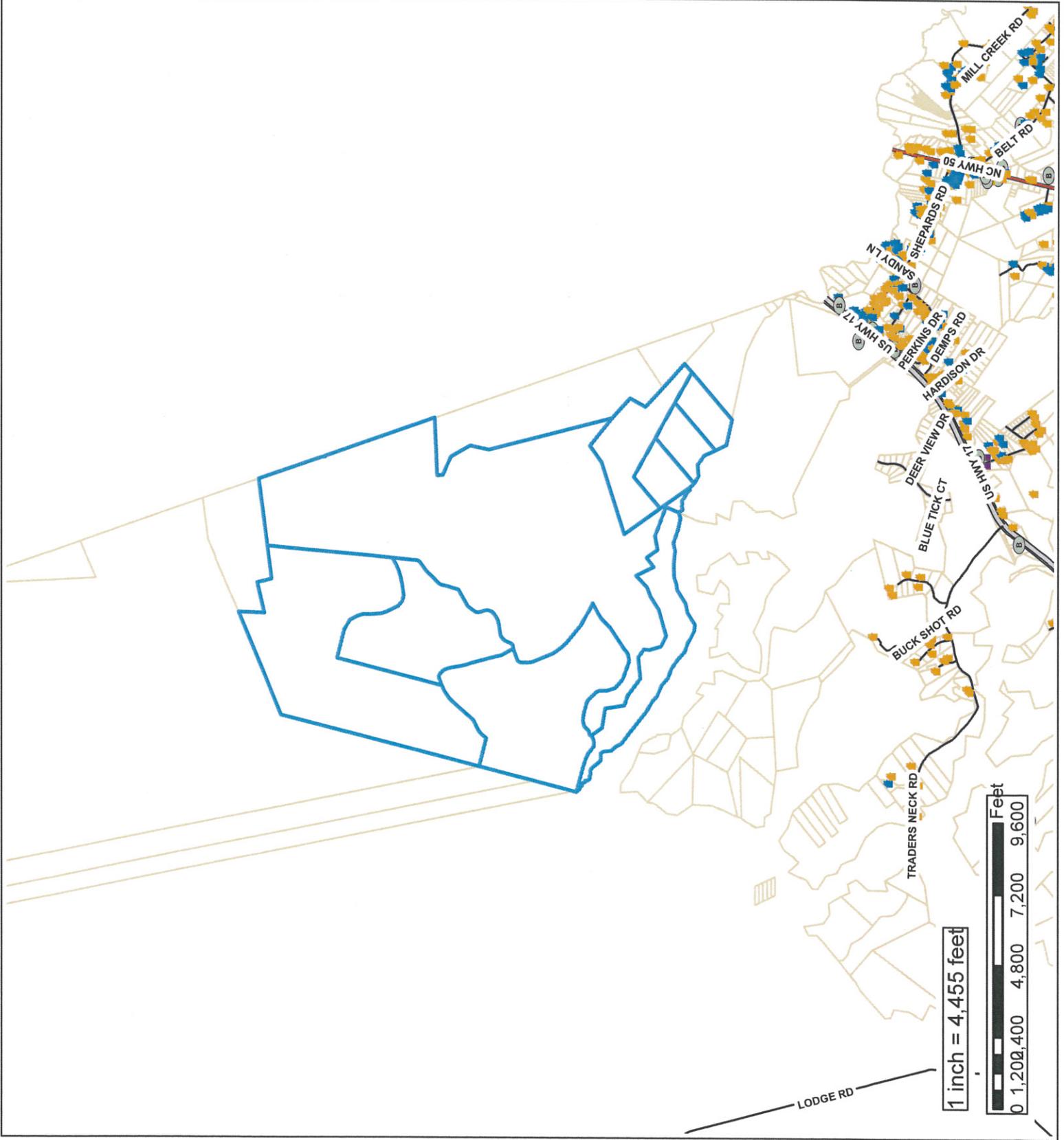
### BLD\_TYPE

-  Business
-  Church
-  Farm Use
-  House
-  Manufactured Home

### Legend



### Vicinity





**Applicant:**  
Oak Island Partners, LLC

**Owner:**  
Oak Island Partners, LLC

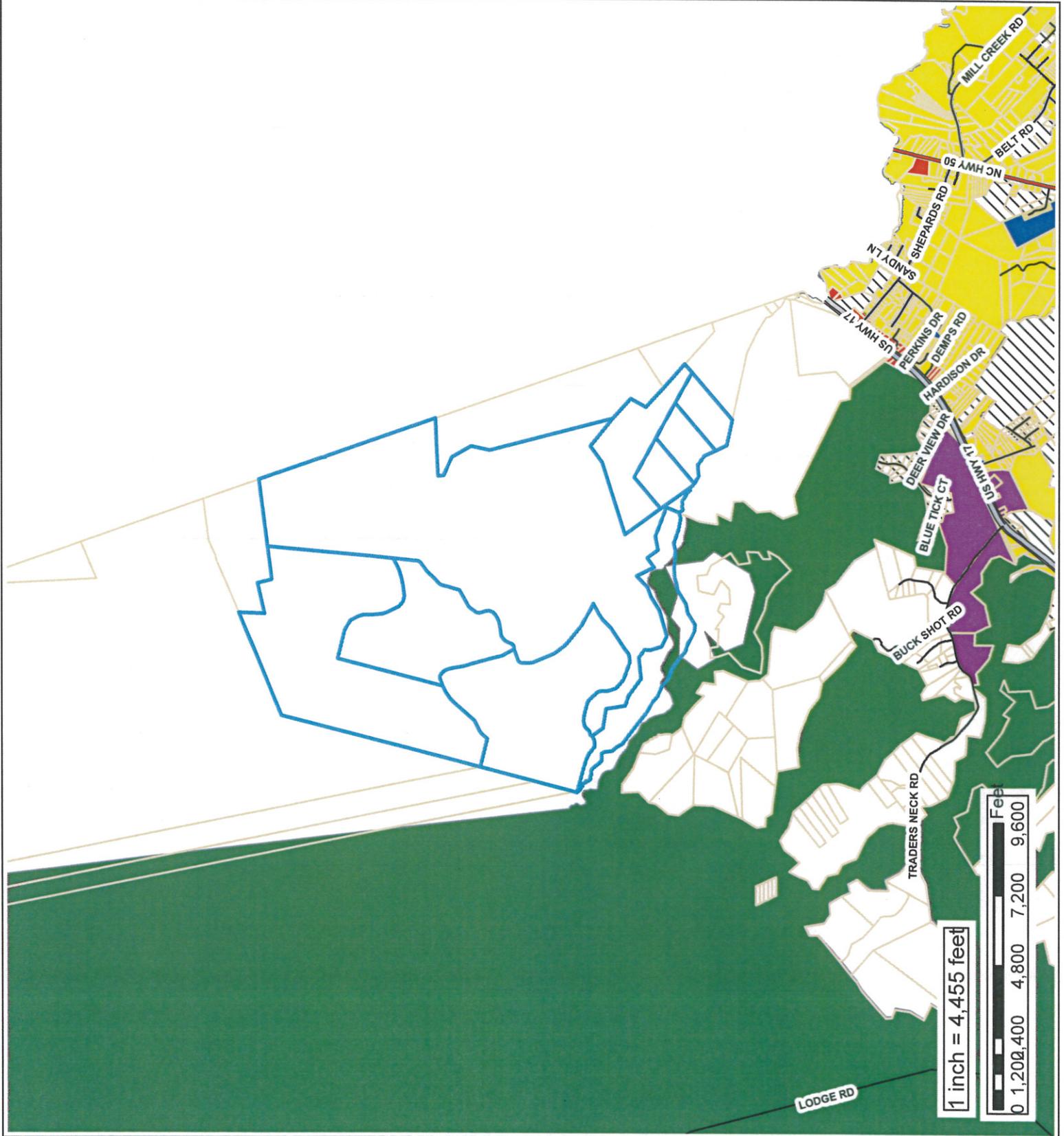
**Special Use Permit**  
11221

### Legend

Zoning	Color/Pattern
EC	Green
GB	Red
GI	Grey
INCORP	Diagonal Hatching
IT	Light Blue
O&I	Dark Blue
PD	Purple
RA	White
RP	Yellow



### Zoning





**Applicant:**  
Oak Island Partners, LLC

**Owner:**  
Oak Island Partners, LLC

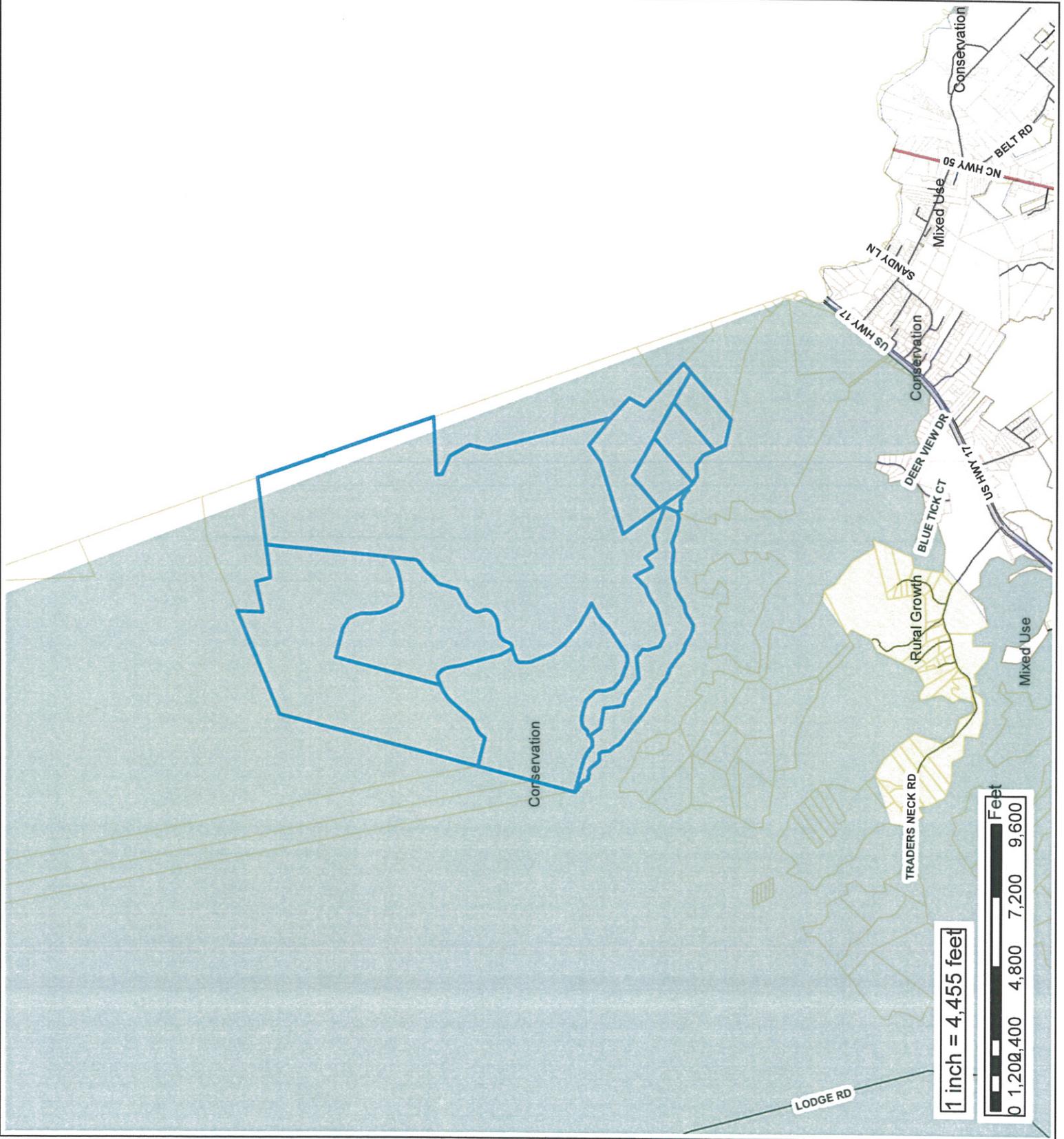
**Special Use Permit**  
11221

**Legend**

- Future Land Use**
- Conservation
  - Industrial
  - Mixed Use
  - Rural Growth
  - Suburban Growth



**Future Land Use**





**Applicant:**  
Oak Island Partners, LLC

**Owner:**  
Oak Island Partners, LLC

**Comp Plan Amendment**  
11221



**Aerial-2012**





**Applicants:**  
Oak Island Partners, LLC

**Owners:**  
Oak Island Partners, LLC

**Comp Plan Amendment**

**Case # 11221**

**Legend**

**Flood Hazard Areas**

- A
- AE
- AEFW
- SHADED X
- VE



**Flood Hazard Areas**

