



REQUEST FOR BOARD ACTION

ITEM NO. 14.

DATE OF MEETING: November 17, 2014

REQUESTED BY: Andy Christy, Planner I, Planning & Community Development

SHORT TITLE: Resolution to Approve a Zoning Map Amendment (ZMA) for a general use rezoning of one tract located at 188 Hoover Road (SR 1569) in Hampstead from RP, Residential Performance zoning district, to GB, General Business zoning district.

BACKGROUND: Mark Armstrong, applicant, on behalf of Jack and Ruth Gaye Ingram, owner, is requesting approval of a zoning map amendment for a general use rezoning for one tract approximately \pm 2.64 acres from RP, Residential Performance zoning district, to GB, General Business zoning district. The subject property is located at 188 Hoover Road (SR 1569) in Hampstead, and may be further identified by Pender County PIN 3292-09-0359-0000.

SPECIFIC ACTION REQUESTED: To hold a public hearing and consider the approval of a Zoning Map Amendment for a general use rezoning of one tract from RP, Residential Performance zoning district, to GB, General Business zoning district.

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 11/17/2014
Date

ATTEST 11/17/2014
Date

PLANNING STAFF REPORT
Zoning Map Amendment

SUMMARY:

Hearing Date: October 7, 2014 – Planning Board
November 17, 2014 – Board of Commissioners
Case Number: 11244
Applicant: Mark Armstrong
Property Owner: Jack and Ruth Gaye Ingram

Rezoning Proposal: Mark Armstrong, applicant, on behalf of Jack and Ruth Gaye Ingram, owner, is requesting approval of a zoning map amendment for a general use rezoning for one tract totaling ± 2.64 acres from RP, Residential Performance zoning district, to GB, General Business zoning district.

Property Record Number, Acreage, and Location: The subject property is located at 188 Hoover Road (SR 1569) in Hampstead, and may be further identified by Pender County PIN 3292-09-0359-0000. There is one tract associated with this request totaling ± 2.64 acres.

Planning Board Recommendation: On October 7, 2014, the Pender County Planning Board voted unanimously in favor of passing a motion to recommend approval of the aforementioned rezoning request.

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:

The subject property was zoned R-20 prior to the adoption of the 2010 Unified Development Ordinance, at which point it was rezoned to RP, Residential Performance zoning district.

DESCRIPTION:

Mark Armstrong, applicant, on behalf of Jack and Ruth Gaye Ingram, owner, is requesting approval of a zoning map amendment for a general use rezoning for one tract totaling ± 2.64 acres from RP, Residential Performance zoning district, to GB, General Business zoning district.

The subject property is located at 188 Hoover Road (SR 1569) in Hampstead, and may be further identified by Pender County PIN 3292-09-0359-0000. The tract is currently undeveloped. The tract has direct access to Hoover Road (SR 1569) to the west and is approximately 640 feet from the intersection of Hoover Road (SR 1569) and US HWY 17 to the south.

Services Available

The subject property has access to Pender County Utilities water and has been issued a letter advising that wastewater generated by potential future development on this site will be accepted by Pluris Hampstead, LLC.

Environmental Features

The tract is not located within the Special Flood Hazard Area (SFHA) according to FEMA FIRMs 3720328200J and 3720329200J. Additionally, the tract is not located within any CAMA buffer.

Zoning District Requirements

The subject property meets the minimum lot size of 15,000 square feet and the minimum rezoning acreage requirement of one acre for the GB, General Business zoning district. This is a general use rezoning which will encompass all uses permitted-by-right in the GB, General Business zoning district as shown on the Permitted Use Table 5.2.3 of the Pender County Unified Development Ordinance. The GB, General Business zoning 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.
- B. **Existing Zoning:** The adjacent property to the southeast is zoned GB, General Business zoning district. All other adjacent properties are zoned RP, Residential Performance zoning district.
- C. **Existing Land Use:** The ± 1.72-acre parcel to the southeast is vacant. The seven other adjacent parcels contain single-family homes.
- D. **2010 Comprehensive Land Use Compliance:** The 2010 Comprehensive Land Use Plan designates the subject property "Mixed Use." The Mixed Use land classification designates locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian, and transit friendly manner. 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 zoning 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 one tract (± 2.64 acres total) from RP, Residential Performance zoning district to 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, with recommendation from the Pender County Planning Board, respectfully recommends approval for this general use rezoning.

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AUG 22 2014

PENDER PLANNING DEPT

APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	ZMA 11244	Date	8/22/14
Application Fee	\$ 500 ⁻	Receipt No.	142136
Pre-Application Conference	7/18/14	Hearing Date	PB 10/7 Boll 11/17
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Mark Armstrong	Owner's Name:	Jack/Ruth Gaye Ingram
Applicant's Address:	120 Summerset Landing	Owner's Address:	218 Hoover Road
City, State, & Zip	Hampstead, NC 28443	City, State, & Zip	Hampstead, NC 28443
Phone Number:	910-465-1564	Phone Number:	910-270-2600
Legal relationship of applicant to land owner: Contract Purchaser			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3292-09-0359-0000 9292-09-1145-0000/9292-09-0359	Total property acreage:	2.64 ^{AC} 1.72 Total: 1.09
Current Zoning District:	Residential (RP)	Proposed Zoning District:	General Business
Project Address :	120 Summerset Landing 188 Hoover road		
Description of Project Location:	Vacant Land with abandoned mobile home and barn 120 Summerset Landing NW corner of Hoover Rd North Side of Hoover road		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	8/22/2014
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 			

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Applicant's Address:	120 Summerset Landing	Owner's Address:	218 Hoover Road
City, State, & Zip	Hampstead, NC 28443	City, State, & Zip	Hampstead, NC 28443
Phone Number:	910-465-1564	Phone Number:	910-270-2600
Legal relationship of applicant to land owner: Applicant is under contract to purchase the property.			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3292 - 09 - 0359 - 0000 XXXXXXXXXXXX	Total property acreage:	2.64 AC
Current Zoning District:	Residential (RP)	Proposed Zoning District:	General Business
Project Address :	XXXXXXXXXXXX 188 Hoover road		
Description of Project Location:	Vacant Land with abandoned mobile home and barn Plot two lots adjacent to the NW corner lot of Hoover Rd North Side of Hoover road		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	
Owner's Signature	<i>Jack & Ruth Ingram</i>	Date:	8-22-14
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. 			

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Rezoning/Zoning Map Amendment Checklist

<input checked="" type="checkbox"/>	Signed application form
<input checked="" type="checkbox"/>	Application fee
<input 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.
<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 checked="" 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.
SEE ATTACHED	
Office Use Only	
<input checked="" type="checkbox"/>	ZMA Fees: (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter) Total Fee Calculation: \$ 500
Attachments Included with Application: (Please include # of copies)	
CD /other digital version	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Plan Sets	# of large
	# of 11X17 38
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 checked="" type="checkbox"/> Check # 1059
Application received by:	<i>[Signature]</i> Date: 8/22/2014
Application completeness approved by:	<i>[Signature]</i> Date: 8/27/14
Dates scheduled for public hearing:	
<input type="checkbox"/> Planning Board:	10/7/14
<input type="checkbox"/> Board of Commissioners:	11/17/14

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

Print Form

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Rezoning Request for 188 Hoover Road, Hampstead, NC

To whom it may concern.

I Mark Armstrong of 120 Summerset landing, Hampstead, NC, 28443 hereby submit the request for rezoning permission of the following parcel of land.

The lot in question is;

188 Hoover Road, Hampstead
PID 3292-09-0359-0000
2.64 Acres

The property is located adjacent to the NW corner lot, of the intersection of Highway 17 and 68 Hoover Road which is zoned GB these lots are located on the north side of Hoover Road and at present 188 Hoover lot is zoned Residential.

I would like to have it rezoned to General Business. This is in keeping with the Pender County Future Land Use map showing this lot falling in the Mixed Use area, of the Future Land Use.

At present there is county water available and we have an "Intent to Serve" letter from Pluris (attached), who are running sewer service lines from Sidbury Road to Country Club Road in Q2, 2015. These two services along with the electrical service that already exist will be all that are needed on the site.

Allowing for a mixed use GB zoning change will further support the future land use vision. Where adjoining businesses can interconnect allowing pedestrians, bikes and cars to safely traverse between businesses without the use of the main highway. With the changes in commercial activity, in the Hampstead area, we believe this is the best zoning application for these lots.

Best regards,



Mark Armstrong
120 Summerset Landing
Hampstead, NC
28443



Scale: 1:200



PIN: 1292-09-0359-0000
NAME: INGRAM JACK R SR et al
ADDR: 218 HOOVER RD
CITY: HAMPSTEAD
STATE: NC
ZIP: 28443
PROPERTY ADDRESS: 188 HOOVER RD
PROPERTY DESCRIPTION: ON E/S 1569 H7
DATE: 5/23/1990
SALE PRICE: \$25,000.00

PLAT: NOPLAT
ACCOUNT: 587442.000000
TOWNSHIP: 102
TNSH DESC: TOPSAIL
ACRES: 2.64
LAND VALUE: \$26,453.00
BUILDING VALUE: \$7,031.00
TOTAL VALUE: \$33,484.00
DEFERRED VALUE: \$0.00
SUBDIVISION: Null
ZONE: SEEMAP
TAX CODES: G01 F29 R40

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PENDER PLANNING DEPT.



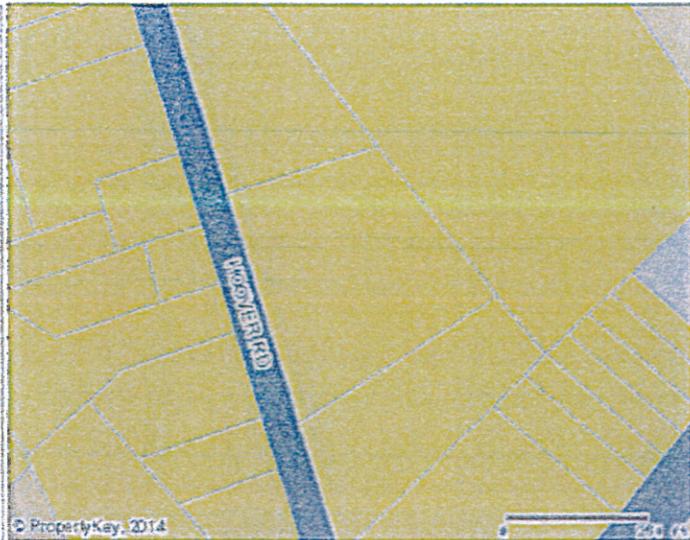
Wilmington Regional Association of REALTORS® - IMAPP

Pender County Tax Report - 188 HOOVER RD, HAMPSTEAD, NC 28443

PROPERTY INFORMATION
PID # 3292-09-0359-0000
Property Type: Residential
Property Address:
 188 HOOVER RD
 HAMPSTEAD, NC 28443-
Current Owner:
 INGRAM JACK R ET AL
Tax Mailing Address:
 218 HOOVER RD
 HAMPSTEAD, NC 28443-3328
Phone: (910) 270-2600
 (see phone use disclaimer below)

Property Use:
 RESIDENTIAL (R)
Land Areas:
 1. RESIDENTIAL / R
Lot Size: 2.64 acres / 114,998 sf
Zoning: SEEMAP
Subdivision:

Legal Description:
 ON E/S 1569 H7
Latitude: 34.373271
Longitude: -77.707399



TAX VALUATION INFORMATION

	2009 Final	2010 Final	2011 Final	2012 Final	2013 Final
Building Value:	\$300	\$300	\$7,031	\$7,031	\$7,031
Extra Feature Value:					
Ag Value:					
Land Value:	\$27,461	\$27,461	\$26,453	\$26,453	\$26,453
Just Market Value:	\$27,761	\$27,761	\$33,484	\$33,484	\$33,484
Percent Change:	- n/a -	0%	20.62%	0%	0%
Total Assessed Value:	\$27,761	\$27,761	\$33,484	\$33,484	\$33,484
Total Exemptions:					
Taxable Value:					

[Link To County Tax Collector](#)

SALES INFORMATION

Deed Type	Sale Date	Price	Qualifiers	Document #	Grantor
n/a	05/23/1990	\$25,000		Bk 753/Pg 765	

Sale Qualifiers:

BUILDING INFORMATION

No buildings on this property.

OTHER IMPROVEMENT INFORMATION

Feature #	Code	Description	Units
1	150	STORAGE	100
2	143	SHED	1,400

FLOOD ZONE DETAILS

Zone X: Area that is determined to be outside the 1% and 0.2% chance floodplains.

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NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 350.00

Parcel Identifier No. 3292-09-1145-0000 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Rav Blackburn, Attorney at Law-712 Country Club Drive, Hampstead, NC 28443

This instrument was prepared by: Eugene B. Davis, Jr., P.C. Attorney at Law-No TITLE EXAMINATION

Brief description for the Index: _____

THIS DEED made this 5th day of September, 2014, by and between

GRANTOR

Jack Ingram
(a/k/a Jack R. Ingram, Sr)
and wife, Ruth Gaye Ingram
218 Hoover Road
Hampstead, NC 28443

GRANTEE

Mark Armstrong
120 Summerset Landing
Hampstead, NC 28443

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Hampstead, _____ Township, Pender County, North Carolina and more particularly described as follows:

BEING ALL of that property described in the Exhibit "A" attached hereto

The property hereinabove described was acquired by Grantor by instrument recorded in Book 753 629 page 705 + 27.
All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

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, other than the following exceptions:

ad valorem taxes for current and subsequent years; applicable zoning and land use ordinances, statutes and regulations; and applicable restrictive covenants and easements of record.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: _____ (Entity Name) Jack Ingram (SEAL)
 Print/Type Name: Jack Ingram

By: _____ Ruth Gaye Ingram (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: Ruth Gaye Ingram

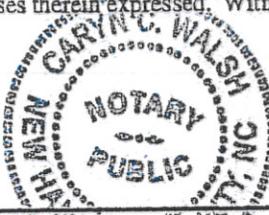
By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: _____

State of North Carolina - County or City of Pender New Hanover

I, the undersigned Notary Public of the County or City of Pender New Hanover and State aforesaid, certify that Jack Ingram and wife, Ruth Gaye Ingram personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 5th day of September, 2014.

My Commission Expires: 6/9/2015
(Affix Seal)



Caryn C. Walsh
Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

TRACT 1 Parcel #3292-09-1145-0000

Being that tract or parcel that is a portion of that tract shown as the L.D. Ingram tract on that Map recorded in Map Book 13 at Page 45 of the Pender County Registry. Said tract or parcel is bounded on the north by that parcel conveyed to Jack R. Ingram, Sr. et. al. in Book 753 at Page 765 of the Pender County Registry; on the west by the eastern right of way line of Hoover Road as shown on Map book 13 at Page 45; on the South by the Northern right of way line of the former ACLRR right of way as shown on the above referenced map and on the east by the western line of the John William Coston lands as shown on the above referenced map.

TRACT 2 Parcel #3292-09-0359-0000

BEGINNING at a new iron pipe in the eastern right of way line of S.R. 1569 Hoover Road, 30 feet from the centerline thereof, said new iron pipe being located along said right of way line, North 10 degrees 20 minutes 30 seconds West 167.37 feet from a new iron pipe at its intersection with the Northwestern right of way line of the Seaboard Coast Line Railroad, Wilmington to New Bern Branch, 50 feet from the centerline thereof, as shown on a map entitled "Map of Survey for John William Coston as recorded in Map Book 13 at Page 45 of the Pender County Registry; running thence from said beginning point with the abovementioned eastern right of way line of S.R. 1569, North 10 degrees 20 minutes 30 seconds West 394.07 feet to a new iron pipe; running thence North 79 degrees 39 minutes 30 seconds East 260.69 feet to a new iron pipe in a dividing line between the L.D. Ingram, Est. and John William Coston as shown on the abovementioned map; running thence with said line, South 32 degrees 44 minutes 30 seconds East 324.98 feet to a new iron pipe; running thence South 65 degrees 58 minutes West 395.79 feet to the beginning and containing 2.64 acres as surveyed by Johnie C. Garrason, Registered Land Surveyor in April, 1973 and June, 1982 and being a portion of the L.D. Ingram, Est. as shown on the abovementioned map.



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AUG 22 2014
PENDER PLANNING DEPT.

Date: August 19, 2014

Re: Certificate of Public Convenience and Necessity

To Whom It May Concern:

Please be advised that Pluris Hampstead, LLC will accept the wastewater generated by the development or address listed below, as it is connected to our collection system.

Commercial property flow rates will be determined by using sections .0100 through sections .1600 of the subchapter 2T rules from the North Carolina Administrative Code set forth by the Department of Environment and Natural Resources, Division of Water Quality

Location: 126 & 188 Hoover Road, Hampstead, North Carolina 28443

Connected: Not Connected:

All fees will need to be paid for additions of bedrooms or habitable rooms.

If you have any questions concerning this matter, please feel free to call upon me at anytime at (910) 327-2880.

A handwritten signature in blue ink, appearing to read "Randy Hoffer".

With kind regards,

Randy Hoffer



Applicant:
Mark Armstrong

Owner:
Jack and
Ruth Gaye Ingram

ZMA Case #
11244



VICINITY





Applicant:
Mark Armstrong

Owner:
Jack and
Ruth Gaye Ingram

ZMA Case #
11244

Legend

Subject Parcel

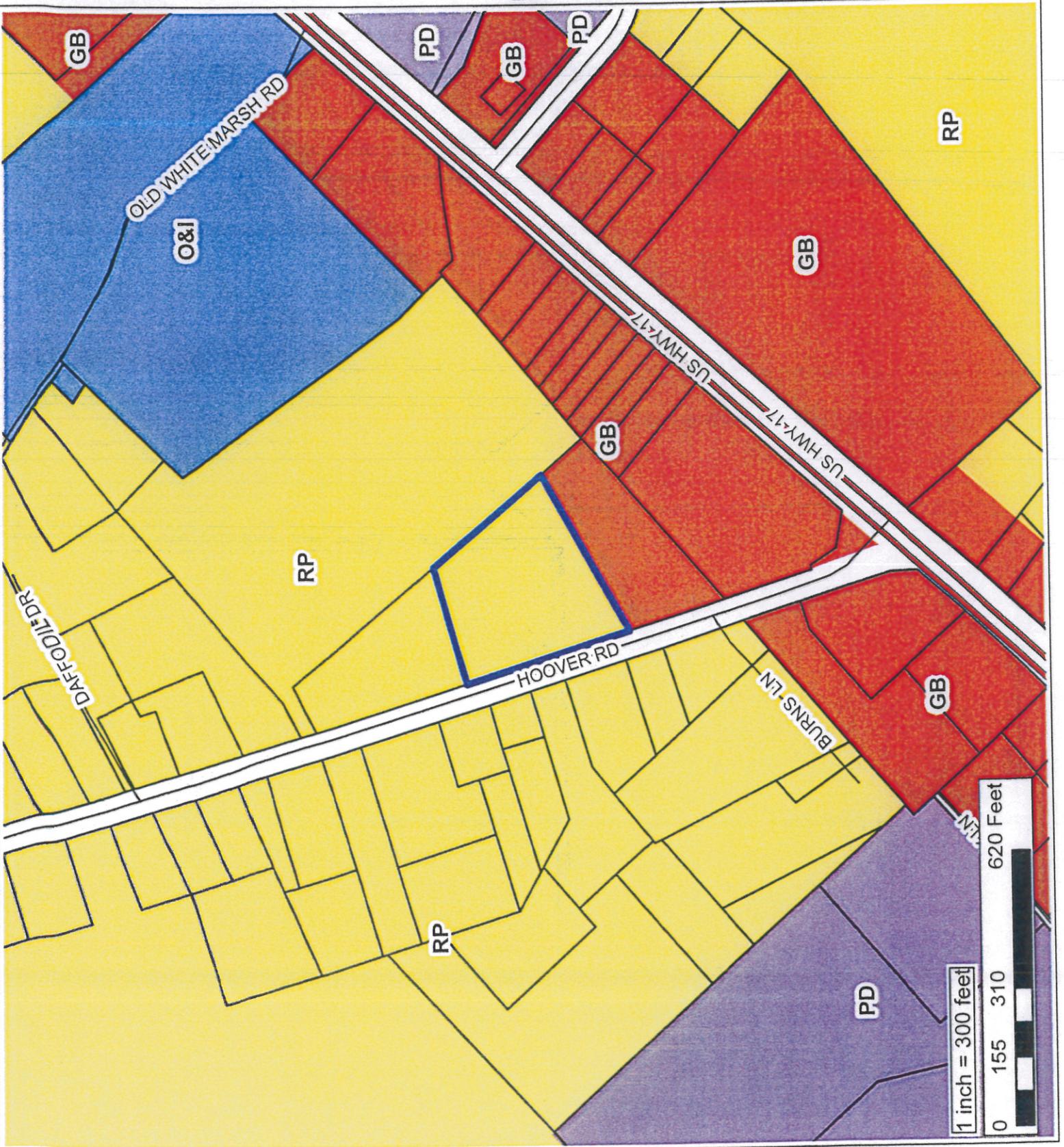
Zoning Classification

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:
Mark Armstrong

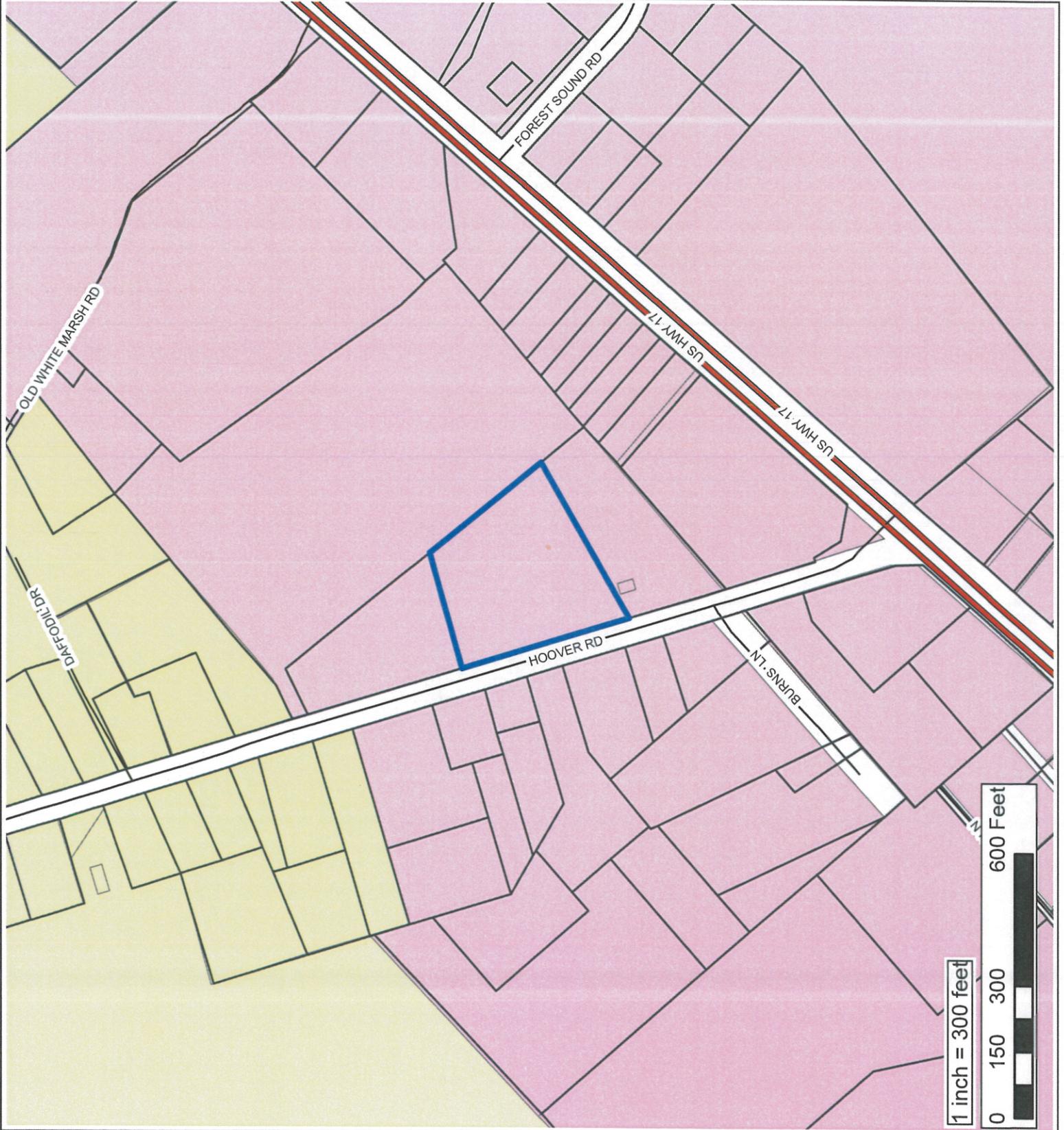
Owner:
Jack and
Ruth Gaye Ingram

ZMA Case #
11244

- 2010 Land Use Classification**
- Conservation
 - Industrial
 - Mixed Use
 - Office, Institutional, Business
 - Rural Growth
 - Suburban Growth



LAND USE CLASSIFICATION





Applicant:
Mark Armstrong

Owner:
Jack and
Ruth Gaye Ingram

ZMA Case #
11244

Legend

 Subject Parcel



Aerial

