

INTRODUCED BY: Planning Staff **DATE:** September 11, 2007 **ITEM NO:** _____

TITLE: Zoning Map Amendment, McGee Building (13.515 acres off US Highway 117 South)

SUBJECT: PROPERTY PARCEL ID NOs: 3233-21-8908-0000

APPLICANT: McGee Building, Inc.

OWNER: David & Margaret Craven

ACTION REQUESTED: Applicant is requesting one tract totaling 13.515 acres be rezoned from R-20, Residential District to B-2, Highway Business District.

HISTORY/BACKGROUND:

Location of Property: The property is located on the west side of US Highway 117 South, being intersected by Oaks Plantation Drive in Rocky Point, NC. (See attached vicinity map).

Description of Proposal: The proposal consists of rezoning one tract totaling 13.515 acres from R-20, Residential District to B-2, Highway Business District. The request is being made to allow uses permitted in the B2, Highway Business District. (See attached applicant letter).

EVALUATION:

- A) Public Notifications:** Public Notice of the proposal for map change has been advertised in the Pender Post and Topsail Voice and adjacent property owners have been given written notice of the request.
- B) Existing Zoning in Area:** The property is bordered on all sides by land zoned R-20.
- C) Existing Land Use in Area:** The property is surrounded on the east by five single family homes across Highway 117 S. To the northeast across Highway 117 S exists a used car lot. To the south of the property exists three single family homes. The property is surrounded to the west by single family homes and single family modular homes. To the north of the property exists approximately 20 modular homes in a mobile home park with a small horse pasture northeast of the property with frontage on Highway 117 S.
- D) 2005 Land Use Plan Compliance:** The 2005 Land Use Plan classifies this property as Urban Growth, defined as a land classification that provides for the continued development of areas provided with water and/or sewer services or where the county is actively engaged in planning these community services. These areas have excellent access to the regional transportation system for a mixture of more intensive commercial and industrial or job creating uses and a range of residential land uses and housing types. It is focused on the Rocky Point area and the US Highway 17 Corridor. This area is planned for *high net density* for residential development. This density is dependent upon the types and levels of services that are available. This rezoning request is consistent with the 2005 Land Use Plan (See attached CAMA Land Use map).
- E) Zoning Ordinance Compliance:** RT Rural Transitional District is defined as, "The RT Rural Transitional District is established as a district in which the principal use of the land is primarily for moderate density single-family residential and moderate intensity commercial activities. Existing development in this district typically exhibits characteristics of a transition to a mixed, higher density development. The regulations of the district are to permit controlled commercial activities, of a non-objectionable, non-hazardous nature to surrounding neighborhoods. This district may have the potential to receive limited community services in the future.
- F) Summary & Staff Recommendation:** The proposal consists of rezoning 13.515 acres of land from R-20, Residential District to B-2, Highway Business District. Planning staff is recommending a rezoning to a RT, Rural Transitional District which is less intensive use district.
- G) Pender County Planning Board Recommendation:** The Pender County Planning Board, at its August 7, 2007 meeting,

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED, that on September 17, 2007, the Pender County Board of Commissioners (approved, modified, denied) a rezoning request for one tract totaling 13.515 acres for McGee Building, Inc, as described herein and F.D. Rivenbark, Chairman to the Board, is authorized to execute the order implementing this resolution and provide notice to the applicant of the action taken herein.

AMENDMENTS:

MOVED _____ **SECONDED** _____

APPROVED _____ **DENIED** _____ **UNANIMOUS** _____

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

F. D. Rivenbark,
Chairman

9-17-07
Date

ATTEST

9-17-07
DATE



Pender County Planning Department

805 South Walker Street
Burgaw, North Carolina 28425

Phone (910) 259-1202
Fax (910) 259-3735

PLANNING BOARD APPLICATION FOR ZONING MAP AMENDMENT

Date <u>7/10/07</u>	Application Fee <u>260.00</u>	Receipt No. <u>072187</u>
Application No. _____	Postage Fee <u>41.68</u>	Receipt No. <u>072187</u>

I. PROPERTY INFORMATION:

Record #: 3233-21-8908-0000 Current Zoning District: R20

Tax Map #: _____ Requested Zoning District: B2

Lot #: TRACT 4R Acreage to Be Rezoned: 13.515

Total Acreage of Tract: 13.515

Property Location: Hwy 117 Rocky Point

Reason for Rezoning: Request to re-zone from R20 to B2

II. REQUIRED NAMES:

Applicant <u>McGee Building, Inc</u>	Owner <u>David & Margaret Craven</u>
Address <u>1305 Edgewater Club Rd.</u>	Address <u>365 Oaks Plantation Dr.</u>
<u>Wilmington, N.C. 28411</u>	<u>Rocky Point, NC 28457</u>
Phone <u>470 1324</u>	Phone _____
620 6229 Fax <u>686-6289</u>	Fax _____
Email <u>PMcgee@Mcgeebuilding.com</u>	Email <u>Don Craven</u>

Legal Relationship of Applicant to Property Owner: Contractor

III. SIGNATURE OF OWNER & APPLICANT:

Steph Amick, Pres. Don Craven Margaret S. Craven

(If owner is different from applicant, both signatures are required)

All of the information listed below must be received a minimum of thirty (30) days prior to the staff setting a Planning Board public hearing date.



1305 Edgewater Club Road
Wilmington, N.C. 28411
910-686-6289
Cell - 910-470-1324

www.mcgeebuilding.com

e-mail - PMcGee@mcgeebuilding.com

July 10, 2007

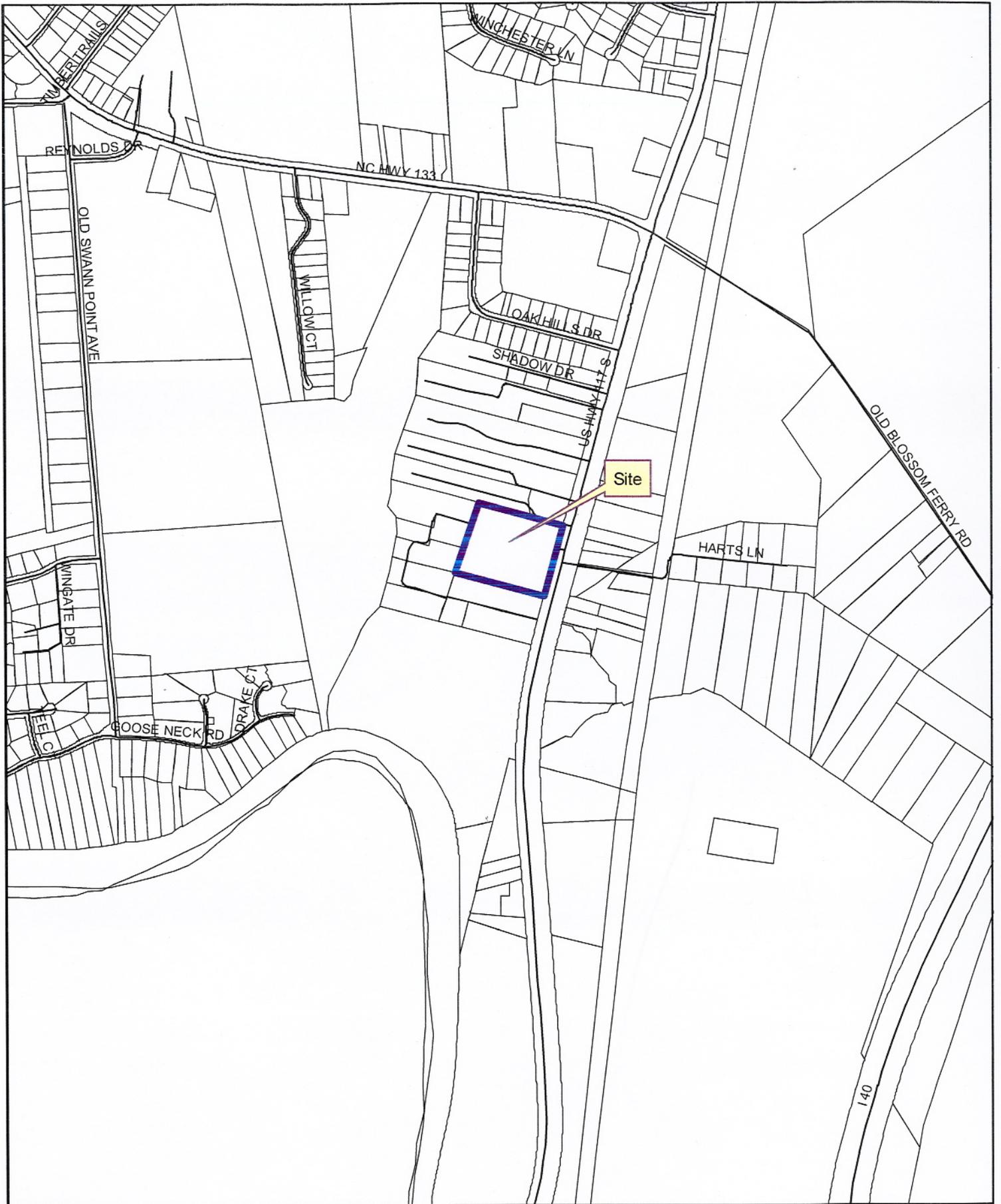
Pender County Planning Board
805 South Walker Street
Burgaw, N.C. 28425

We are requesting to re-zone the property Tract 4R, Record#3233-21-8908-0000, located on Hwy 117 in Rocky point, N.C. from R20 Residential to B2 Commercial.

Thank you for your consideration on this matter.

Phil McGee
McGee Building, Inc.
1305 Edgewater Club Rd.
Wilmington, N.C. 28411

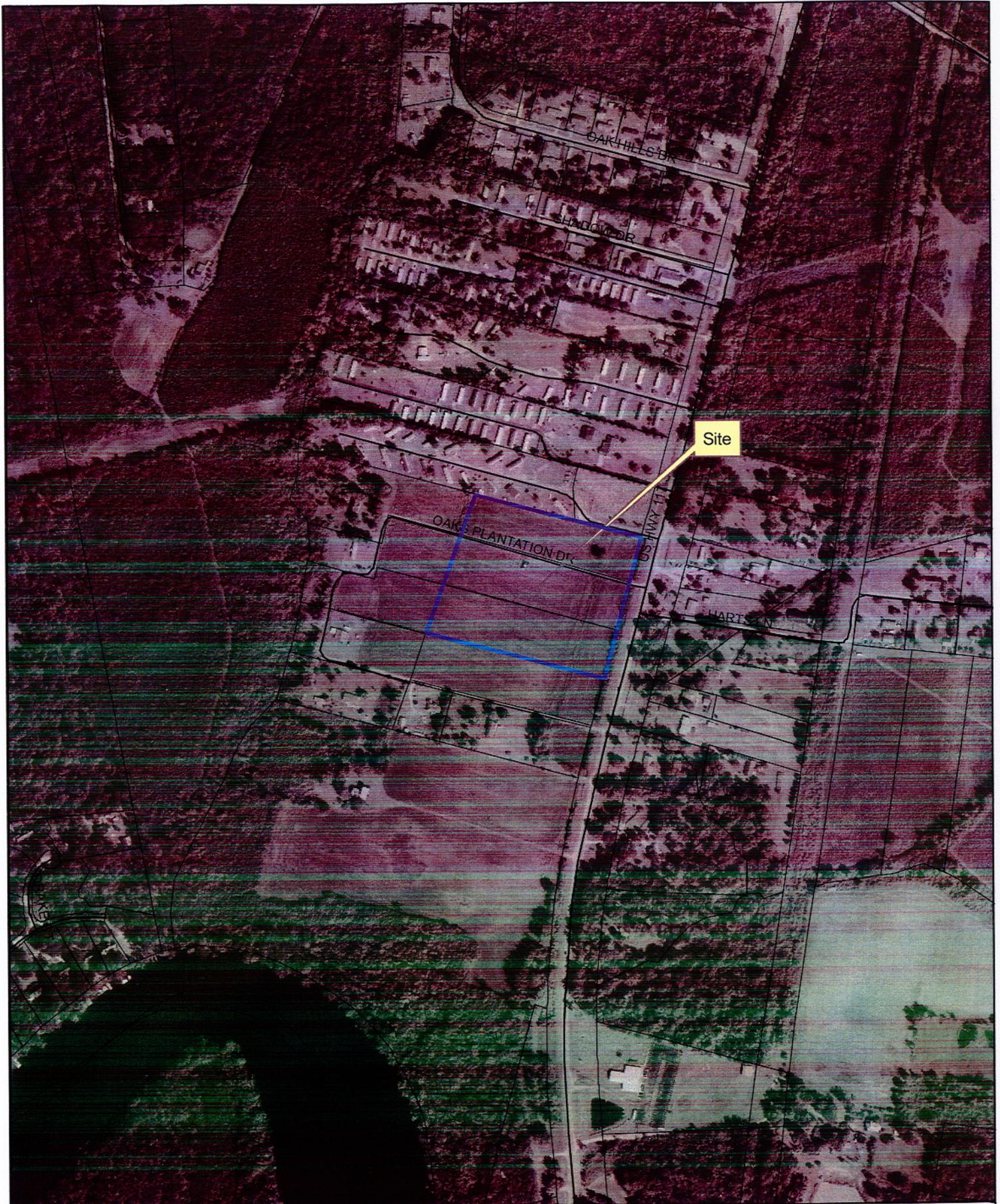
David Craven
Margaret Craven
365 Oaks Plantation Dr.
Rocky Point, N.C. 28457



1 inch equals 1,000 feet



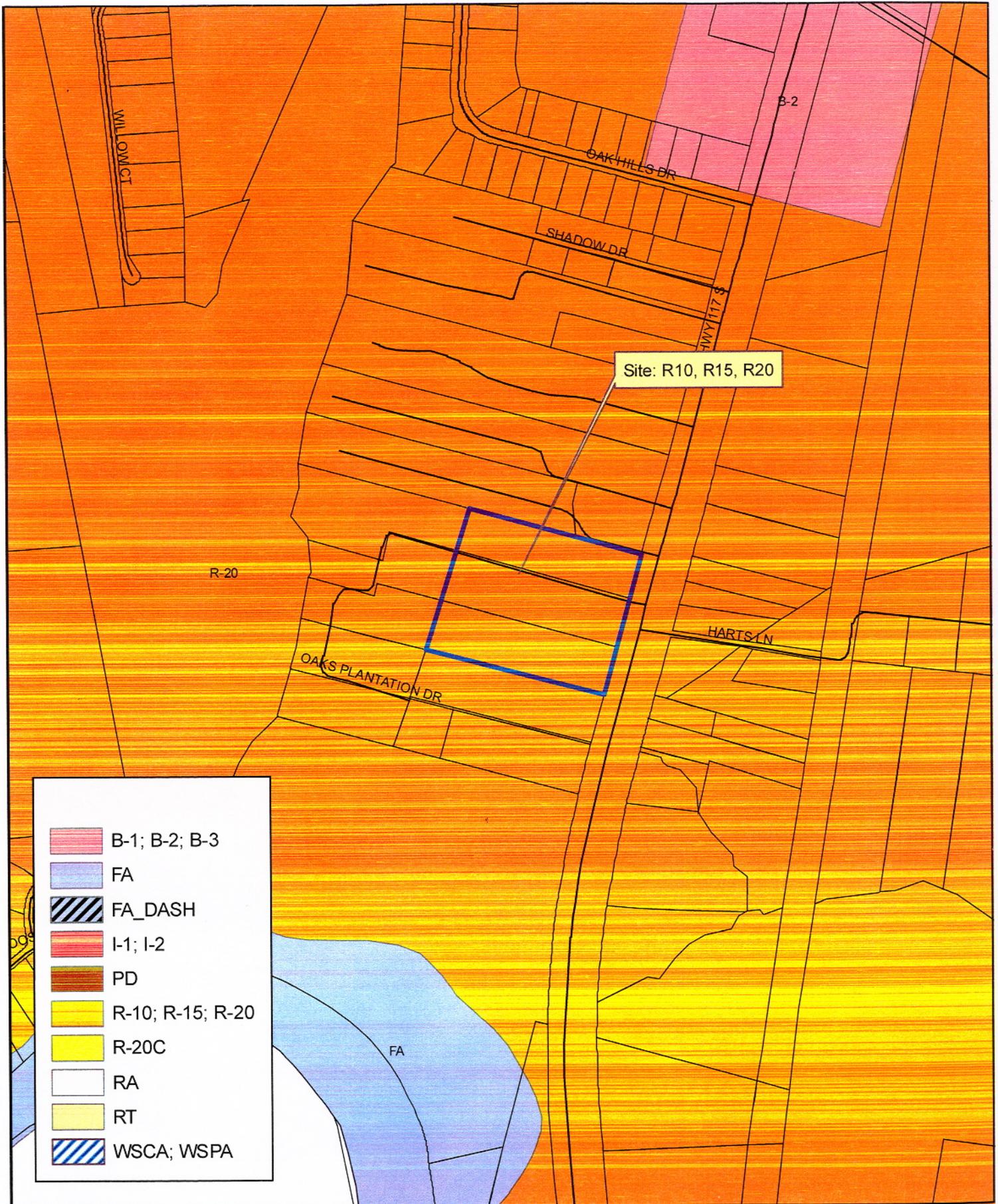
Rezoning - McGee Building, Inc.
Vicinity Map



1 inch equals 500 feet

250 125 0 250 Feet

Rezoning -McGee Building, Inc
Orthos (2003)

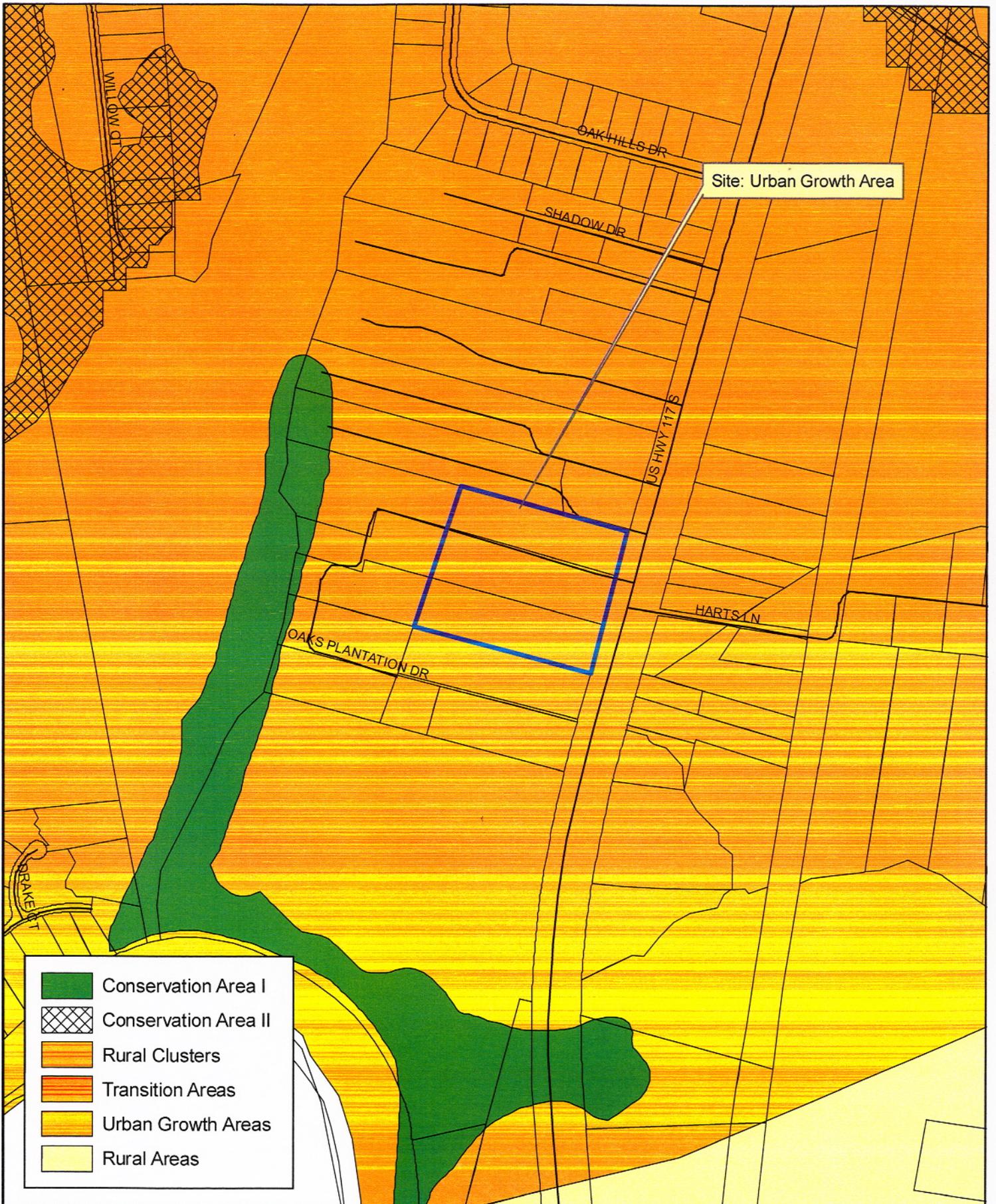


	B-1; B-2; B-3
	FA
	FA_DASH
	I-1; I-2
	PD
	R-10; R-15; R-20
	R-20C
	RA
	RT
	WSPA; WSCA

1 inch equals 500 feet



Rezoning - McGee Building, Inc Zoning Map



1 inch equals 500 feet



Rezoning - McGee Building, Inc CAMA Land Use

SURVEY REFERENCE:
 PART OF LOTS 1, 2, 3 & 4 - "DIVISION FOR MS. ANNIE MILLER MORRIS"
 MAP BOOK 31 AT PAGE 106 AND
 PART OF TRACTS 4 & 5 - "FAMILY DIVISION FOR DAVID A. CRAVEN"
 MAP BOOK 39 AT PAGE 48. ALSO REFERENCE DEED BOOK 1757 AT PAGE 73,
 DEED BOOK 1575 AT PAGE 109 AND DEED BOOK 1341 AT PAGE 244.
 PENDER COUNTY REGISTRY

NOTES:
 1. CORNERS ARE MARKED AS NOTED ON MAP.
 2. ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS.
 3. AREA COMPUTED BY THE COORDINATE METHOD.
 4. THIS PROPERTY IS ZONED RT.
 5. THIS PROPERTY DOES NOT LIE WITHIN A 100 YR. FLOOD HAZARD AREA.

LEGEND:
 □ ECM (EXISTING CONCRETE MONUMENT)
 ○ EIP (EXISTING IRON PIPE) OR EIS (EXISTING IRON STAKE)
 * N. C. GRID MONUMENT
 + PL. (POINT)
 --- PROPERTY LINE
 - - - - - NON-SURVEYED LINE
 - - - - - EASEMENT LINE
 - - - - - DITCH LINE
 - - - - - CENTER LINE
 - - - - - RIGHT OF WAY

Exempt Subdivision
 Pender County
 Office Of Planning
 Date 3/13/2007

Certificate of Final Plot Approval
 Final Plot Approved Under The Pender County Subdivision Ordinance

Planning Director _____ Date _____

Parcel Identifier Certificate
 Parcel Identifiers will be issued after plot has been recorded for all parcels shown on this plot.
 Supervisor _____ Date 3-15-07
 3233-21-5994-0000 & others
 PARCEL ID # _____

STATE OF NORTH CAROLINA PENDER COUNTY
 I, Janet Wooten REVIEW OFFICER OF PENDER COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER Janet Wooten DATE 3-15-07

CERTIFICATION OF REGISTRATION BY REGISTER OF DEEDS
 PENDER COUNTY NORTH CAROLINA
 FILED FOR REGISTRATION ON THE 15 DAY OF March 2007.
 AT 2:10 P.M. AND DULY RECORDED IN MAP BOOK 44 AT PAGE 053
 SLIDE 515
 WITNESS MY HAND AND OFFICIAL STAMP OR SEAL THIS 15 DAY OF March 2007.

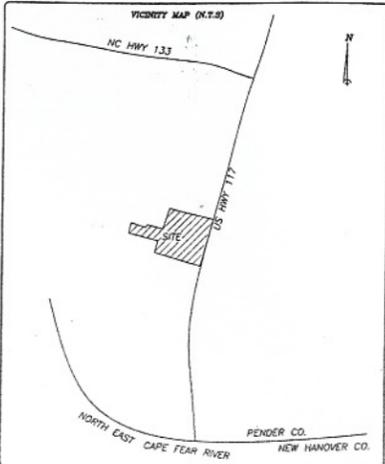
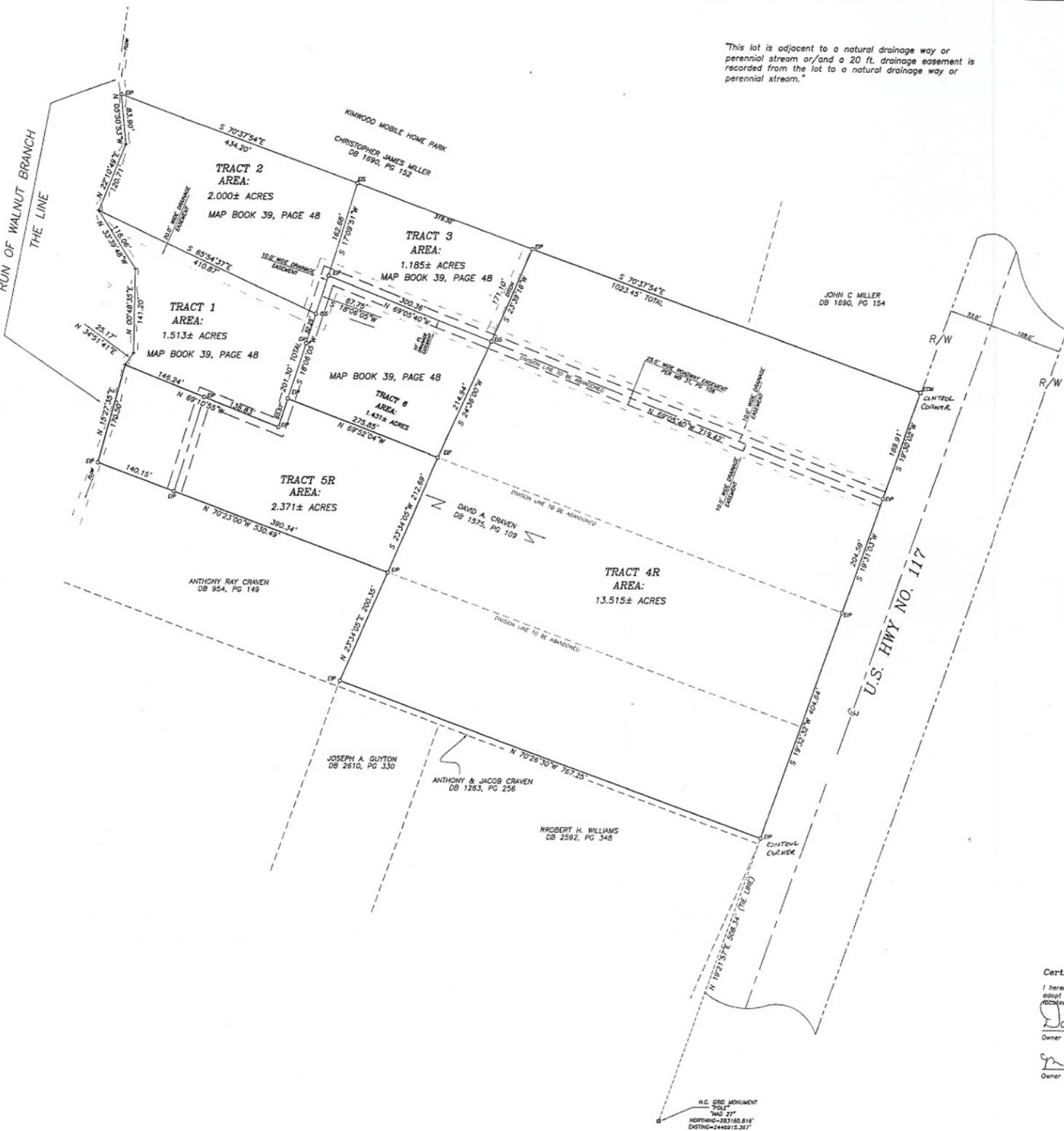
JOYCE M. SWICGOOD
 REGISTER OF DEEDS
Joyce M. Swicgood
 Deputy

Surveyor Certificate II
 This plot is a survey of another category, such as the recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision and is therefore not subject to regulation by a Subdivision Ordinance.

CERTIFICATION OF SURVEY AND ACCURACY
 I, Frederick W. Jones, PLS, certify that this plot was drawn under my supervision from an actual field survey made by me from information as noted herein; that the boundaries not surveyed are clearly indicated as dashed lines; that this map was prepared in accordance with G.S. 47-30 as amended; that the ratio of precision as calculated is 1:10000+ and is correct to the best of my knowledge and belief. Witness my original Signature, License Number and Seal

this 5 day of MARCH AD, 2007.

Frederick W. Jones
 Frederick W. Jones, PLS
 NC License No. L-4503



MAP OF RECOMBINATION FOR
 DAVID A. CRAVEN
 AND
 MARGARET CRAVEN
 365 OAKS PLANTATION DRIVE
 ROCKY POINT, NC 28457

ROCKY POINT TOWNSHIP - PENDER COUNTY - NORTH CAROLINA
 SCALE: 1" = 100'
 GRAPHIC SCALE - FEET

Certificate of Ownership, Dedication and Jurisdiction
 I hereby certify that I am the owner of the property shown and described herein and that I hereby adopt this plan of subdivision with my free consent. I certify that the land as shown herein is located within the subdivision jurisdiction of Pender County.
 Owner David A. Craven Date 3/9/07
 Owner Margaret S. Craven Date 3/9/07

OWNER:
 DAVID A. CRAVEN
 AND
 MARGARET S. CRAVEN
 365 OAKS PLANTATION DRIVE
 ROCKY POINT N.C. 28457

Thompson & Jones
 Surveying Company
 P.O. Box 1471
 111 East Fremont Street
 Burgaw, NC 28425
 Ph: (910) 259-2954
 Fx: (910) 259-9040
 Em: jonesurveying@bellsouth.net
 The ANNIE MILLER MORRIS
 Div. No. PM-12-CRAVEN-DIV02

This map is subject to any easements, agreements or rights of way prior to the date of this map that were not visible at my time of inspection.

No complete title search was performed for this survey.