

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

AGENDA

Pender County Planning Board
Tuesday, December 6, 2011 7:00 p.m.
Public Meeting Room
805 South Walker Street, Burgaw, North Carolina

1. **Call to Order:** Chairman Boney
2. **Roll Call:** Chairman Boney
Pender County Planning Board Members:
Boney: ___ Smith: ___ Edens: ___ Garrett: ___ Marshburn: ___ Millette: ___ Williams: ___
3. **Adoption of the Agenda**
4. **Approval of Minutes: November 1, 2011**
5. **Public Comment**

****Discussion****

6. **US 17/NC 210 Corridor Study**
The Pender County Planning Board will consider the US 17/NC 210 Corridor Study. The study was produced to identify near-term strategies to address safety and mobility deficiencies on US 17 and NC 210 in the Hampstead area.
7. **US 17 Bypass Variance Procedure**
Staff will present to the Board the variance procedure for development proposals within the recorded corridor for the Hampstead Bypass (R-3300).

****Public Hearings****

8. **Master Plan Review**
Garrason Ridge, LLC, applicant, on behalf of Glenda G. Garrason, owner, is requesting approval of a Master Development Plan for 183 single family residential units to be developed on one (1) tract totaling ± 173.81 acres. The proposed project is located on the north side of NC Highway 210 just west of Brickyard Road in Hampstead. The property is currently zoned RP, Residential Performance and may be identified as Pender County PIN 3273-82-6849-0000.
9. **Zoning Map Amendment**
Admah Lanier, applicant, on behalf of Lanwillo Development Company, owner, is requesting to rezone 4.84 acres from PD, Planned Development District, to GB, General Business District. The property is located at the intersection of US Highway 17 and Headwaters Drive in Hampstead and may be identified as Pender County PIN 3282-85-7814-0000.

10. Zoning Map Amendment

Emmett Sniff, applicant and owner, is proposing a Zoning Map Amendment for a general use rezoning of portions of three tracts totaling 3.55 acres from RP, Residential Performance District, to GB, General Business District. The properties may be identified by Pender County PINs 4215-45-6765-0000, 4215-45-8713-0000, and a portion of 4215-46-4179-0000.

11. Discussion Items

- a. Planning Staff
- b. Planning Board Members

12. Adjournment

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Phone: 910-259-1202
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To: Pender County Planning Board

From: Kyle M. Breuer, Director *KB*

Re: US 17/NC 210 Corridor Study

Date: November 28, 2011

At the November 1, 2011 Planning Board meeting, the Board requested further information concerning the US 17/NC 210 Corridor Study. The specific items requested were: Types of accidents at specific locations; where the high crash areas are along the corridor, and how a median would impact safety and local businesses. Martin/Alexiou/Bryson, project consultant, has provided a follow-up presentation (presented to the Board of County Commissioners 11/21/2011) addressing these issues along with supplemental information which contains the information the Board has requested.

The types of accidents and specific locations are shown on **page 14** of the attached presentation. The pie charts and map key depict the volume of accidents by size of chart and is color coded to show what type of accidents are occurring at specific locations. A prioritization of the three (3) top intersections for safety improvements are shown on **page 36** of the attached PowerPoint. The top three (3) are:

1. US 17 at NC 210/Dan Owen Drive area
 - Median Implementation and Signal Improvements
2. US 17 at GoGas/Hardware/Loblolly Drive commercial area
 - Median Implementation and Driveway Consolidation
 - US 17 at Hoover Road would be included as part of 1. or 2.
 - Median Implementation and Signal Improvements
3. US 17 at Washington Acres Road
 - Intersection Realignment and Speed Enforcement

Economic and safety impacts of the median are shown on **pages 27-30** as well as the referenced material in which this data was derived (*Safe Access is Good For Business, FHWA 2006; Economic Effects of Access Management Techniques in North Carolina, NCSU ITRE and UNC Highway Safety Research Center for NCDOT 2010*).

Staff is requesting the Board's consideration and recommendation which will be forwarded to the Board of County Commissioners for their consideration on December 12, 2011. Staff has subsequently held a public hearing at the BOCC's November 21, 2011 meeting. As a note, the recommendation for the median along the corridor will be forwarded to the appropriate design officials within NCDOT for final design of the facility. Implementation for updated collector street networks and NC 210 improvements will still need to go through further planning and consideration.

**PLANNING STAFF REPORT
 MASTER DEVELOPMENT PLAN
 Garrason Ridge Subdivision**

SUMMARY:

Hearing Date: December 6, 2011
Applicant: Garrason Ridge, LLC.
Property Owner: Glenda G. Garrason
Case Number: 10381 MDP Garrason

Development Proposal: The applicant is requesting approval of a Master Development Plan for a 183 unit Major Subdivision, to be known as Garrason Ridge. The proposal consists of 183 single family units to be developed on ± 173.81 acres.

Location and Land Use: The proposed project is located on the north side of NC Highway 210, just west of Brickyard Road (Dogwood Village Subdivision) in Hampstead. The property may be identified as PIN 3273-82-6849-0000. The surrounding area primarily consists of low density residential and commercial/business uses.

Zoning District of Property: The property is currently zoned RP, Residential Performance District.

Staff Recommendation: Planning staff recommends conditional approval based on preliminary plat items being met, as well as the consideration of the Technical Review Committee (TRC) and Planning Board comments.

Description of Proposal:

The applicant, Garrason Ridge, LLC, on behalf of the owner, Glenda G. Garrason, is requesting approval of a Master Development Plan for a 183 single family unit subdivision. This by-right subdivision will be located on ± 173.81 acres along the north side of NC Highway 210 in Hampstead.

The applicant is proposing that the development be completed in five (5) phases, as summarized in the table below:

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total
Acreage	73.2	22.5	14.2	49.5	14.4	173.8
Single Family Detached Development	61 Lots	24 Lots	23 Lots	48 Lots	27 Lots	183 Lots

The minimum proposed residential lot size is 12,000 ft²; minimum lot sizes in the Residential Performance, RP zoning district may be reduced from the required 15,000 ft² to 12,000 ft² with the evidence of public utilities (water and sewer) availability and connection is demonstrated. At this time the applicant is proposing all lots to be served by public water and sewer service when available, subject to review and approval from Pender County Utilities; with all utility services placed underground.

The Pender County Unified Development Ordinance requires 5.49 acres of total open space, with at least 50% of the acreage in uplands. Garrason Ridge is proposing the following:

Open Space	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Total
Passive	7.5 acres	3.9 acres	1.6 acres	4.4 acres	0.7 acres	18.1 acres
AEC/Wetlands	40.8 acres	8.6 acres	2.9 acres	24.3 acres	2.9 acres	79.5 acres
Total- Passive	48.3 acres	12.5 acres	4.5 acres	28.7 acres	3.6 acres	97.6 acres
Total- Active	1.4 acres	0.0 acres	1.3 acres	2.3 acres	0.0 acres	5.0 acres
Overall Total	49.7 acres	12.5 acres	5.8 acres	31.0 acres	3.6 acres	102.6 acres

5.0 acres of active open space and 97.6 acres of passive open space are provided, exceeding the 0.03 acres per dwelling unit open space requirement for the development. This development will be required to provide two (2) recreational units, as outlined in the Pender County Unified Development Ordinance, §6.18.2.

Dwelling Units	Recreational Unit(s)	Financial Unit
151-200	2.0	\$20,000

The facilities shall be in a configuration and location that is easily accessible to the dwelling units that they are designed to serve and may be placed within active or passive open space required areas. Recreational units are assigned a financial unit to be achieved via installation on the subject property or through a payment in lieu of in conjunction with the approved Pender County Parks & Recreation Master Plan. The timing of the installation or payment in lieu of installation shall be confirmed on the master plan.

The main access to this development is proposed off Walton Road, a 60 foot private road with direct access to NC Highway 210. A secondary access along Winding Branch Road, a 50 foot private road, is also proposed. All roads within the development will be private. A stub-out will be provided at the northeast terminus of Walton Road to allow connectivity for future development.

All lots will be accessed through the internal private road network, with no individual lots accessing NC Highway 210. Lots 2 through 6 will be accessed along a "rear alley or lane" that connects to Walton and Winding Branch Roads.

Staff Analysis

Environmental Features:

There are approximately 79.5 acres of wetlands as determined by the Army Corps of Engineers for the portion of the property east of Walton Road; a complete delineation must be provided. Any development within these areas will be subject to the permit requirements of Section 404 of the Clean Water Act.

There is a portion of the project area that is located within the "Zone AE" Special Flood Hazard Area (SFHA) the along Harrison and Godfrey Creeks according to the 2007 Flood Insurance Rate Maps (FIRMs), Map Numbers 3720327300J, Panel Number 3273 and 3720328300J, Panel Number 3283. All development located within this area must comply with the National Flood Insurance Rate Program (NFIP) in accordance with the Pender County Unified Development Ordinance, Article 9, Flood Damage Prevention.

This project appears to be located adjacent to a waterbody that may fall under the NC Division of Coastal Management (CAMA) jurisdiction. If any development would occur within 30' of a jurisdictional waterbody (e.g. tidal and/or navigable creek, stream or canal), a CAMA Major Permit would be required for this project; as well as any proposed impacts to coastal wetlands.

Utilities:

Garrason Ridge Subdivision is proposing connection to the Pender County/Integra Wastewater system. Water service is proposed to be provided by Pender County Utilities, based off of capacity. All water/wastewater methods are subject to review and approval by Pender County Environmental Health, Pender County Public Utilities, and NCDENR as appropriate.

Parks and Recreation:

According the Pender County Parks and Recreation Master Plan the proposed Pender County Greenway is located along the Progress Energy Power Line Easement within this property. The Coastal Pender Greenway will provide the link between bicycle and pedestrian facilities in the City of Wilmington and New Hanover County and facilities planned in the Town of Surf City. Staff recommends at least a 30ft easement dedication within the power line easement; as outlined in the Pender County Unified Development Ordinance (UDO) §6.18.1.E.3.

Island Creek Neighborhood Park is a recommended new county-managed park proposed as a 5 to 20 acre park in the vicinity of the intersection of NC Highway 210 and Island Creek Road; Garrason Ridge is proposed approximately one (1) mile east of this intersection. Pender County Parks and Recreation Master Plan recommends that this park should be located within easy bicycle and pedestrian access to the Coastal Pender Greenway, as this greenway and Island Creek Road would serve as a pedestrian and bicycle link between the City of Wilmington's planned Blue Clay Corridor bicycle facilities and the planned Town of Surf City's bicycle facilities.

R-3300 and the E-H Corridor:

This project is located within the E-H Corridor of the R-3300 project, known as The Hampstead By-Pass. The Wilmington Metropolitan Planning Organization has filed an official Corridor E-H Map for this alignment.

According to North Carolina General Statute § 136-44.51, after a transportation corridor official map is filed with the register of deeds, no building permit shall be issued for any building or structure or part thereof located within the transportation corridor, nor shall approval of a subdivision, as defined in G.S. 153A-335 and G.S. 160A-376, be granted with respect to property within the transportation corridor.

In any event, no application for building permit issuance or subdivision plat approval for a tract subject to a valid transportation corridor official map shall be delayed by the provisions of this section for more than three years from the date of its original submittal.

Staff Recommendation Planning Staff is submitting the proposal for Planning Board disposition. The request is consistent with the Pender County Unified Development Ordinance (UDO) §3.5.5 B, therefore, staff respectfully recommends conditional approval of the Master Plan based on preliminary plat items being met as well as the consideration of the Technical Review Committee (TRC) and Planning Board comments.

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:

Cape Fear Council of Governments RPO

No response.

Four County Electric Company

No response.

NC DENR Division of Coastal Management

This project appears to be located adjacent to a waterbody that may fall under CAMA jurisdiction. If any development would occur within 30' of a jurisdictional waterbody (e.g. tidal and/or navigable creek, stream or canal), a CAMA major permit would be required for this project. The applicant is advised to contact DCM to arrange a site visit so the division can determine whether the project would require a CAMA permit. Additionally, any proposed impacts to coastal wetlands would also trigger a CAMA major permit.

NC DENR Division of Forestry

No response.

NC DENR Division of Land Resources

Will need an erosion and sedimentation control plan.

NC DENR Division of Waste Management

No response.

NC DENR Division of Water Quality

No response.

NC DOT Division of Highways

Driveway Permit will be required with possible roadway improvements.

NC DOT Transportation Planning Branch

This proposed subdivision is located in the corridor for three of the four alternatives still being considered for the proposed Hampstead Bypass (TIP Project R-3300). With Alternatives EH, O, or R, the NC 210 interchange for the bypass would be located on this property. We expect to select the corridor for the bypass next month, (December). If we select one of the corridors which affects this property, we would not be able to avoid this proposed subdivision.

NC Office of State Archaeology

No response.

NC Wildlife Resources Commission

No response.

Pender County Building Inspections

No response.

Pender County Emergency Management

No response.

Pender County Environmental Health

No response.

Pender County Fire Marshall

No response.

Pender County Parks and Recreation

No response.

Pender County Public Library

No response.

Pender County Public Utilities

The applicant will be required to connect to PCU for water service, and should plan to meet with PCU to discuss sewer requirements and utility system design requirements.

Pender County Schools

As always our concerns will be that the roads are built to accommodate buses 40' long and that the Cul-De-Sacs are large enough for the bus to navigate without backing up. We would also request that the property owner reserve areas for bus stops that do not intrude on the property of the homeowners. It would also be nice to have covered areas for inclement weather. The turning radius for Pender County's bus is 45' 11".

Pender County Sheriff's Department

No comments (Unless the DOT chooses the US 17 Bypass route that would go right through this proposed subdivision)

Pender County Soil and Water Conservation District

Soil & Water see no problem as long as all COE and state DENR permits are obtained and approved.

Progress Energy Corporation

Progress Energy (TRANSMISSION) has not yet received any encroachment request from land owner or developer. Any encroachments desired within the transmission easement corridor will require prior review and written approval or formal licensing by Progress Energy with requestor. The preliminary master plan shows a proposed retention pond totally overlapping the existing easement corridor which will not be allowed. We would consider a portion of storm pond overlap into the easement and can discuss further should the requesting party contact me.

Progress Energy will need to receive detailed plans for review of any encroachments. Please feel free to share my contact information with the requesting party so they may contact me on the matter.

US Army Corps of Engineers

No response.

Wilmington Metropolitan Planning Organization

You are correct that the subject property falls within the corridor. The TAC will most likely take action at their meeting on November 16th, and if approved the maps will be filed in November.

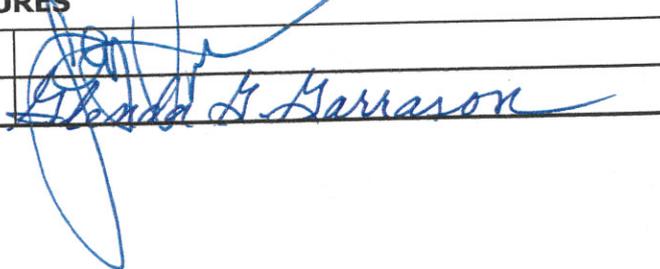
Board Action for Master Plan Review:

Motion: _____ **Seconded** _____

Approved: _____ **Denied:** _____ **Unanimous** _____

Boney ___ Garrett ___ Marshburn ___ Millette ___ Smith ___ Williams ___

APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP Case # 10381	Date	10.21.2011
Application Fee	\$ 1869.00	Receipt No.	116664
Pre-Application Conference	8.15.2011	Hearing Date	PB-12.6.2011
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Garrason Ridge LLC	Owner's Name:	Glenda G. Garrason
Applicant's Address:	1508 Military Cutoff ^{Suite 202}	Owner's Address:	810 Bluebird Lane
City, State, & Zip	Wilmington NC 28403	City, State, & Zip	Wilmington, NC 28409
Phone Number:	910-256-0101	Phone Number:	910-791-6797
Legal relationship of applicant to land owner: OWNER IS MEMBER OF GARRASON RIDGE LLC			
SECTION 2: PROJECT INFORMATION			
Type of Master Development Plan	<input checked="" type="checkbox"/> Residential <small>RP, PD, RM MH District</small>	<input type="checkbox"/> Commercial <small>GB, OI, IT, GI District</small>	<input type="checkbox"/> Mixed Use <small>PD</small>
Property Identification Number (PIN):	3273-82-6849-0000	Total property acreage:	173.81
Zoning Classification:	RP	Acreage to be disturbed:	94.25
Project Address :	NONE ESTABLISHED YET (NC HWY 210)		
Description of Project Location:	NORTH SIDE OF NC HWY 210 ~ 2.4 MILES WEST OF HAMPSHIRE, NC		
Describe activities to be undertaken on project site:	DEVELOPMENT AND BUILDING OF 183 SINGLE FAMILY HOUSES AND SUPPORTING INFRASTRUCTURE		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	10/17/11
Owner's Signature	Glenda G. Garrason	Date:	10/17/11

NOTICE TO APPLICANT

1. Applicant or agent authorized in writing must attend the public hearing.
2. 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.
3. All fees are non-refundable
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

Office Use Only

MDP Fees: (\$500.00 plus \$10/acre for the first 100 acres \$5/acre thereafter) **Total Fee Calculation:** \$ 1869.00

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	2	# of 11X17	Other documents/Reports	<input checked="" 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 # 1128		
Application received by: Ashley Frank						Date: 10.21.2011	
Application completeness approved by: Ashley Frank						Date: 10.21.2011	
Date scheduled for public hearing: PB dec 7, 2011							

MASTER DEVELOPMENT PLAN CHECKLIST

<input checked="" type="checkbox"/>	Signed Application Form (Both Applicant and Owner)
<input checked="" type="checkbox"/>	Application fee
<input checked="" type="checkbox"/>	Legible list of all property owners adjacent to the property upon which the use is to be located. The list shall include the mailing address & physical address of these property owners (The application will not be advertised for public hearing until the list is accurate & complete)
<input checked="" type="checkbox"/>	One business size envelope legibly addressed with first class postage for each of the adjacent property owners on the above list.
<input checked="" type="checkbox"/>	Project Narrative--Written description of the project (max of 3 pages) including the following: <ul style="list-style-type: none"> <input type="checkbox"/> Location of the project and type of access to project site <input type="checkbox"/> Detailed description of the activities to be undertaken on the site, including hrs. of operation, # of employees, etc. <input type="checkbox"/> Description of all construction activities to be undertaken on the site <input type="checkbox"/> Describe type of utilities that will serve project and status of approval from applicable providers <input type="checkbox"/> List of all state and federal permits that will be required for the project <input type="checkbox"/> Describe any potential impacts the project will have on the community or adjacent properties such as traffic, noise, etc. and explain efforts to mitigate these impacts (this item must be addressed by the applicant). The applicant may also wish to describe any positive benefits the project will provide for the community &/or neighbors of the project.

Master Development Plan Contents

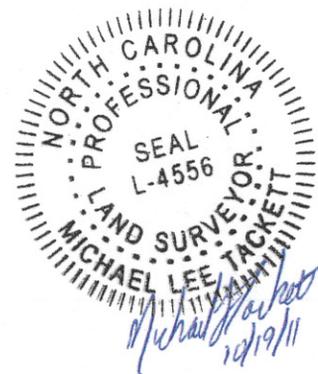
All MDP's shall be prepared in accordance with the following specifications:

	The scale shall be one inch equals 100 feet or larger (the ratio of feet to inches shall be no more than one hundred feet to one inch) or at a scale acceptable to the Director. The scale shall be sufficient so that all features are discernible.
	No sheet shall be smaller than 24"x36" in size unless approved by the Administrator. If the MDP is prepared on more than one sheet, match lines shall clearly indicate where the sheets join.
	North arrow, a scale of 1:100 or larger and a legend describing all symbols.
	A boundary survey of the entire property related to true meridian & certified by a registered surveyor with all dimensions in ft & decimals of ft. A vicinity map at a suitable scale shall be provided showing the location of the project along with the location of all existing or approved public roads, streets or rights-of-way within 2,000 ft of the boundaries of the project.
	The total area of the property shall be specified.
	The topography shall be shown at 2 foot contour intervals.
	The title of the proposed project; the date, month, year the plan was prepared or revised; the name of the applicant(s), owner(s) and contract owner(s); and the names of the individuals or firms preparing the plan shall be clearly specified.
	A schedule of phases, with the approximate location of phase boundaries & the order in which the phases are to be developed, shall be provided.
	The use of all adjoining properties by zoning, parcel identification number (PIN) and current property owner(s).

NARRATIVE

FOR

GARRASON RIDGE



Garrason Ridge is a planned single-family residential development located on the north side of NC Highway 210 approximately 2.4 miles west of the town of Hampstead, North Carolina in Pender County. The development occupies 173.81 acres and has 183 lots planned that will be developed in five (5) phases. The main entrance to Garrason Ridge will be the intersection of NC Highway 210 and Walton Road, with a second entrance at the intersection of Winding Branch Road and NC Highway 210. The development will be served by utilities provided through Pender County Utilities (PCU) and Integra Water Pender, LLC. During the approval and development process, Garrason Ridge will be applying for permits from the following agencies; NCDENR, NCDWQ, Pender County Utilities, USACE and NCDOT. These permits will be for sedimentation and erosion control, storm-water, sanitary sewer (through PCU & Integra), potable water, wetland impacts and driveway permits. During construction of the development, all roads, utilities and park areas will be installed and/or improved.

The development will add additional traffic to NC Highway 210, but will at the same time provide better access to the adjoining parcels north of the site. With the amount of open/green space that will be left untouched, the raise in the noise level should be minimal. All wetlands and AEC's will be left untouched with the exception of areas needed for road crossings, which will be kept to a minimal disturbance.



Applicant:
Garrason Ridge, LLC.

Owner:
Glenda Garrason

**Master Development
Plan**

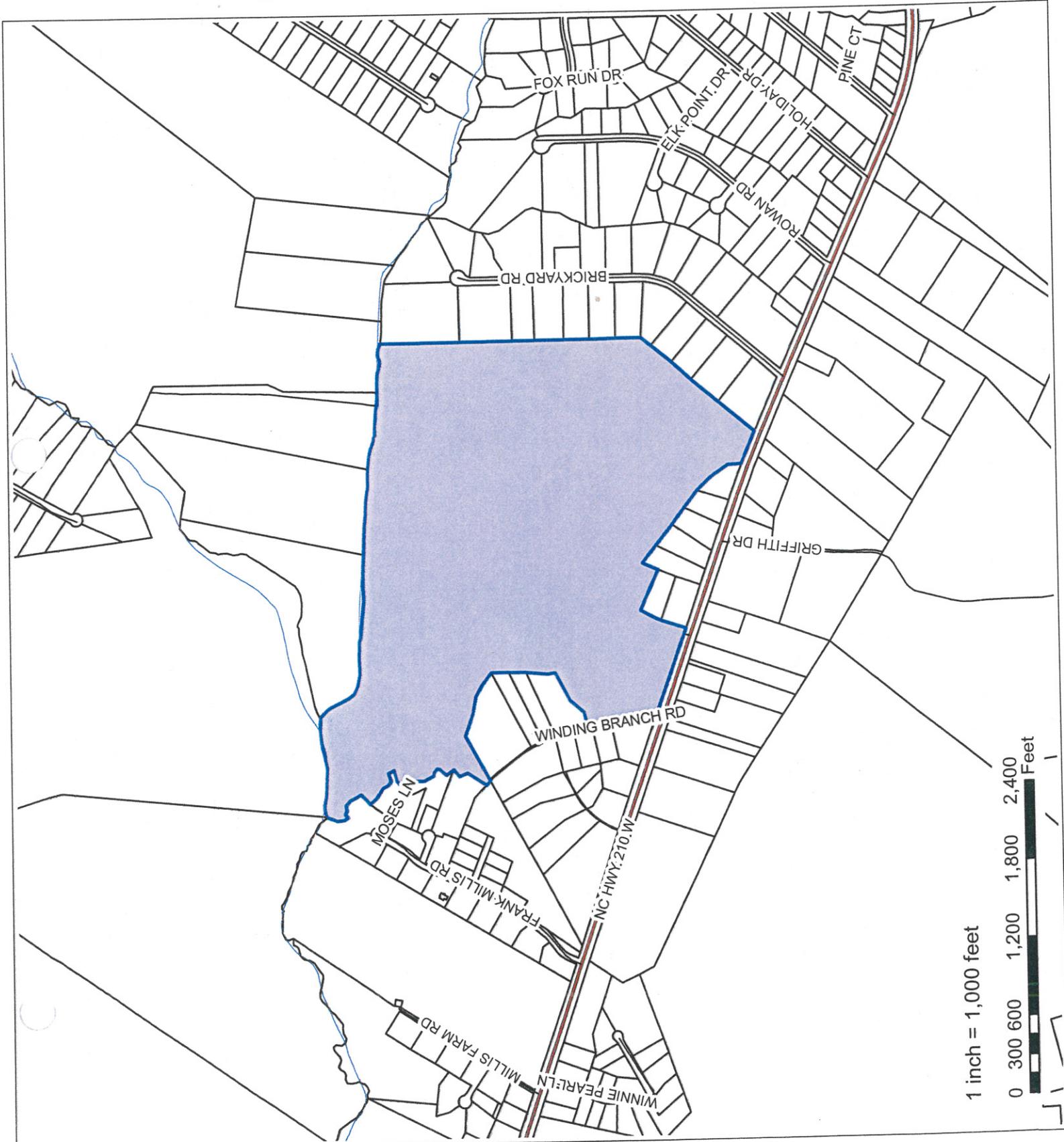
**Case Number
10381**

Legend

-  New Hanover County
-  Subject Property



VICINITY MAP



1 inch = 1,000 feet





Applicant:
Garrison Ridge, LLC.

Owner:
Glenda Garrason

**Master Development
Plan**

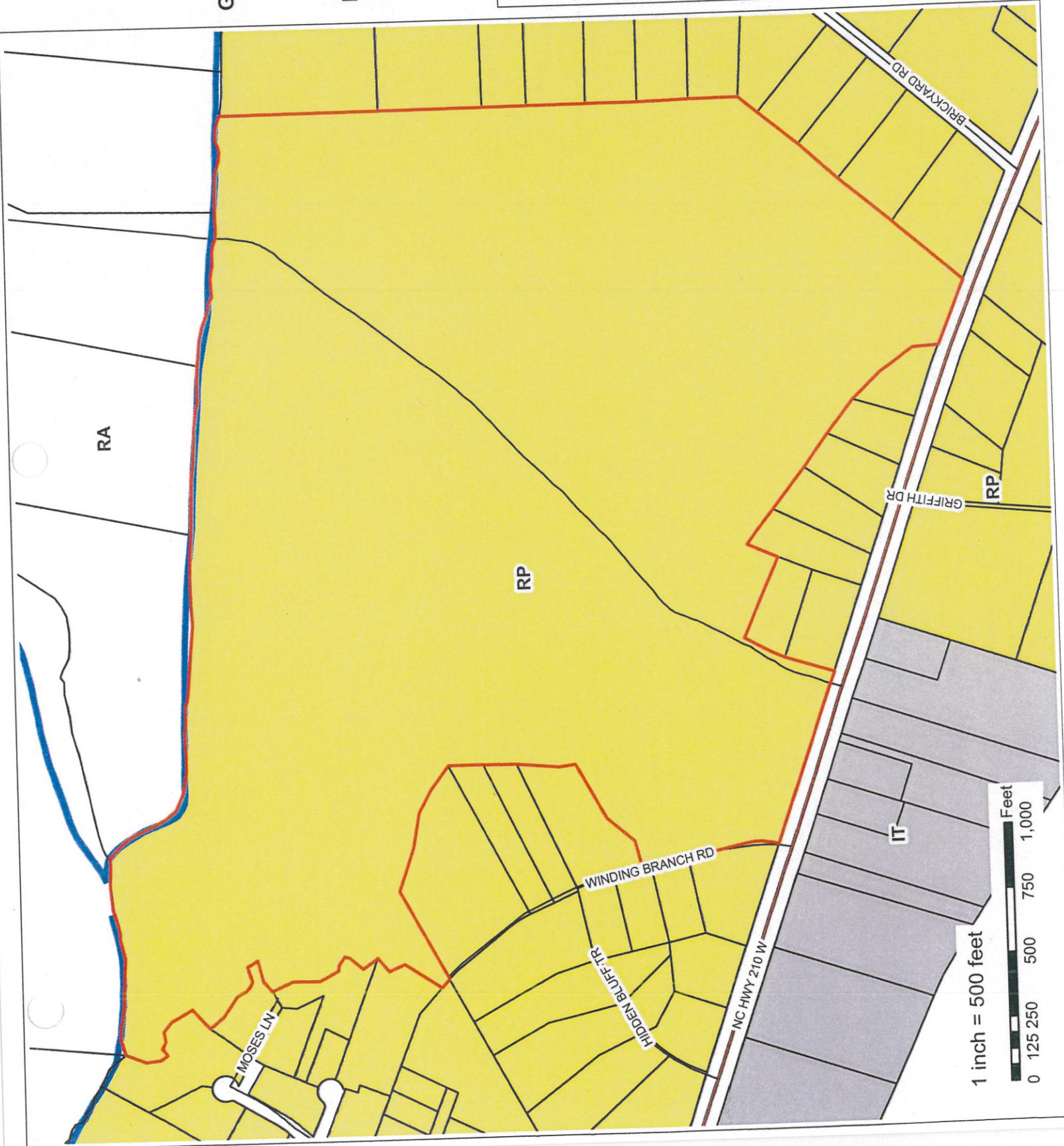
**Case Number
10381**

Legend

- Subject Property
- Zoning Classification**
- 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 MAP





Applicant:
Garrason Ridge, LLC.

Owner:
Glenda Garrason

**Master Development
Plan**

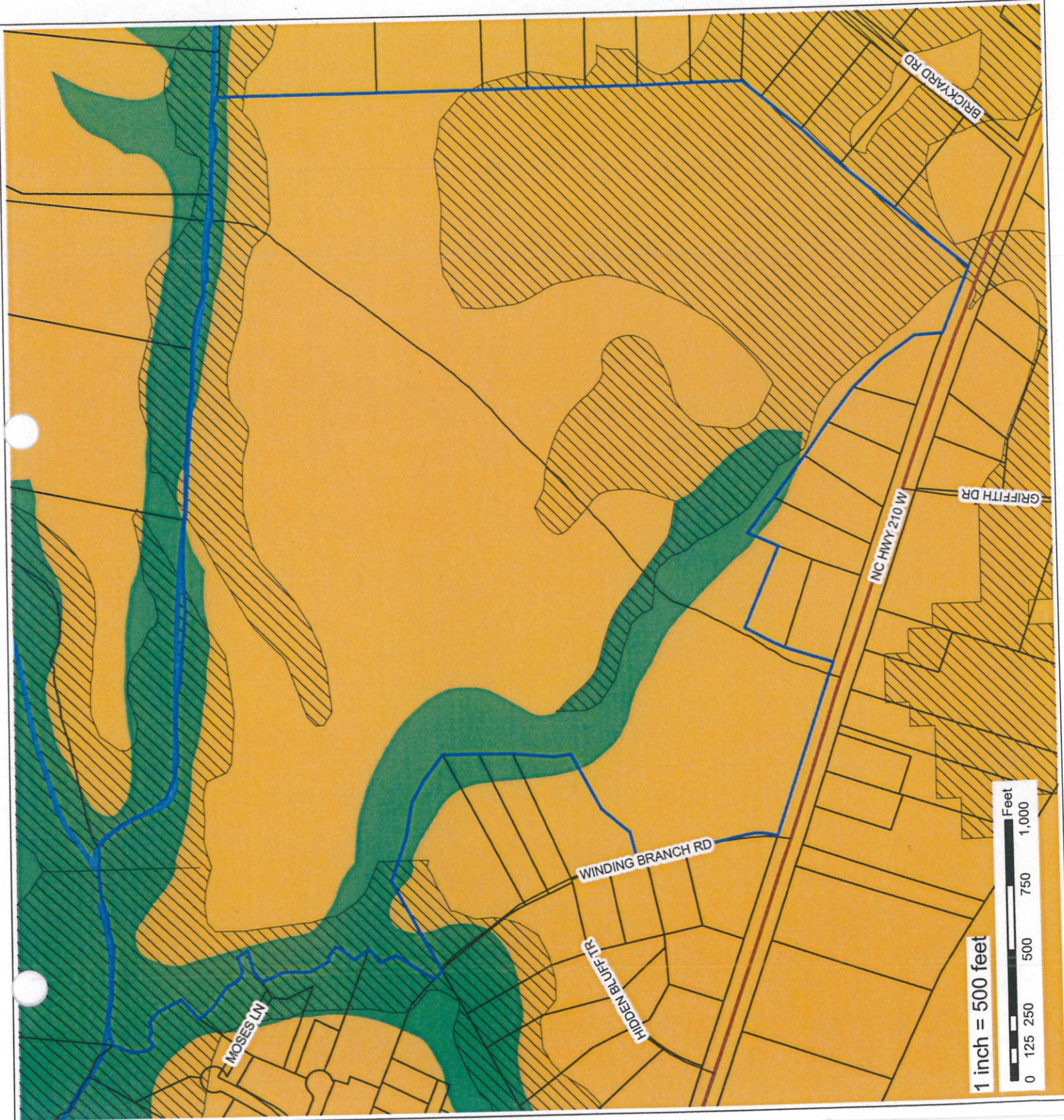
Case Number
10381

Legend

- Subject Property
- Future Land Use (CAMA)
- Conservation Area I
- Conservation Area II
- Transition Areas
- Urban Growth Areas
- Rural Clusters
- Rural Areas



**CAMA (2005)
LAND USE MAP**





Applicant:
Garrison Ridge, LLC.

Owner:
Glenda Garrison

**Master Development
Plan**

Case Number
10381

Legend

Subject Property

Future Land Use

- Conservation
- Industrial
- Mixed Use
- Rural Growth
- Suburban Growth



**2010
Comprehensive
Future Land Use**





Applicant:
Garrason Ridge, LLC.

Owner:
Glenda Garrason

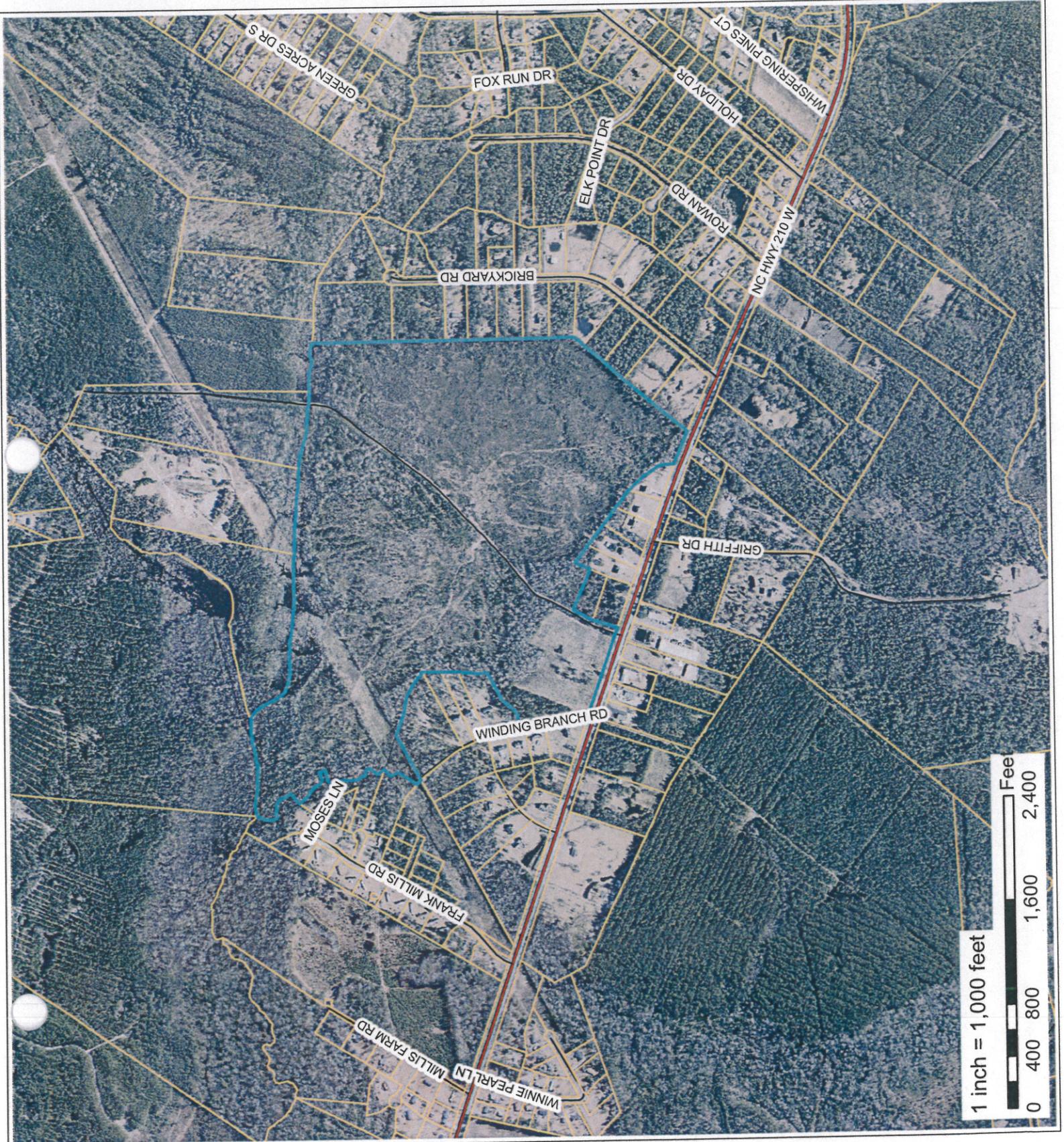
**Master Development
Plan**

Case Number
10381

 Subject_Property



2010 Aerial





Applicant:
Garrason Ridge, LLC.

Owner:
Glenda Garrason

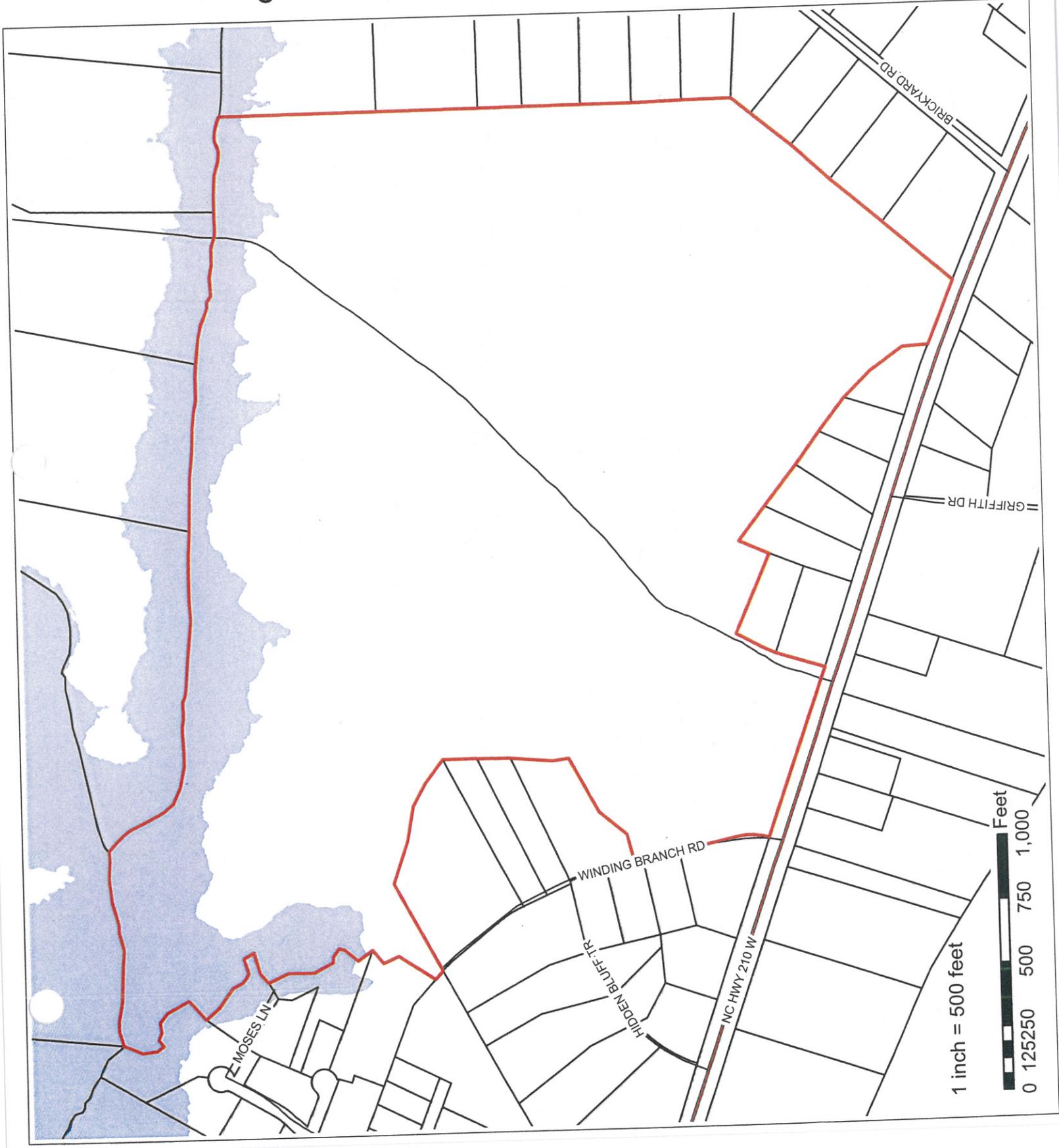
**Master Development
Plan**

**Case Number
10381**

- Subject Property
Flood Hazard Areas
- A
 - AE
 - AEFW
 - SHADED X
 - VE



Flood Hazard Areas



PLANNING STAFF REPORT
Zoning Map Amendment

SUMMARY:

Hearing Date: December 6, 2011

Case Number: 10379 Lanier

Applicant: Admah Lanier

Property Owner: Lanwillo Development Company

Rezoning Proposal: The request consists of rezoning 4.84 acres from PD, Planned Development District, to GB, General Business District.

Property Record Numbers, Acreage, and Location: The property is located northeast of US Highway 17 and Headwaters Drive in Hampstead and may be identified as PIN 3282-85-7814-0000.

Staff Recommendation: Staff respectfully recommends approval of the request.

DESCRIPTION:

Admah Lanier, applicant, on behalf of Lanwillo Development Company, owner, is requesting approval of a general use rezoning for 4.84 acres from PD, Planned Development to GB, General Business. The entire tract that the rezoning is associated with totals 12.36 acres. The property is located northeast of US Highway 17 and Headwaters Drive in Hampstead and may be identified as PIN 3282-85-7814-0000.

This is a general use rezoning which will encompass all uses permitted by right in the General Business District, as shown on the Permitted Use Table 5.2.3 of the Pender County Unified Development Ordinance. The General Business District is 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.

As the request includes a portion of one tract, staff will ensure compliance with Section 3.3.1.C of the UDO, which states that where the boundaries of a rezoning request do not follow a boundary line or a split zoned property line, it must be possible to subdivide and develop that portion of the property outside the proposed rezoning boundary in accordance with the existing zoning and other requirements of the UDO.

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:

Cape Fear Council of Governments RPO

This appears to be in the jurisdiction of the MPO.

Four County Electric Company

No response

NC DENR Division of Coastal Management

No comment

NC DENR Division of Forestry

No response

NC DENR Division of Land Resources

No response

NC DENR Division of Waste Management

No response

NC DENR Division of Water Quality

No response

NC DOT Division of Highways

No comments until site plan is developed and submitted.

NC DOT Transportation Planning Branch

No response

NC Office of State Archaeology

No response

NC Wildlife Resources Commission

No response

Pender County Building Inspections

No response

Pender County Emergency Management

No response

Pender County Environmental Health

No response

Pender County Fire Marshal

No response

Pender County Parks and Recreation

No issues with this request.

Pender County Public Library

No response

Pender County Public Utilities

No comment

Pender County Schools

No response

Pender County Sheriff's Department

No comment

Pender County Soil and Water Conservation District

Soil & Water sees no problem with request.

Progress Energy Corporation

No response

US Army Corps of Engineers

No response

Wilmington Metropolitan Planning Organization

This development is located within the subject area for the US17/HWY 210 Corridor Study. Appendix C provides an illustration that depicts a future collector street located near/within a portion of the subject property. The WMPO recommends this street be incorporated into the development plans for this parcel.

EVALUATION:

- A) Public Notifications:** Public Notice of the proposal for map change has been advertised in the Pender Post and Topsail Voice. Adjacent property owners have been given written notice of the request. As well as a sign placed on the subject property.
- B) Existing Zoning in Area:** The properties immediately north and west of the site are zoned GB, General Business. The properties located east and south are zoned PD, Planned Development.
- C) Existing Land Use in Area:** The property to the north contains two existing commercial structures that include retail and office uses. Additionally, the properties to the west of the site include office and retail uses. The remaining properties to the south and east are vacant and undeveloped land.
- D) 2005 CAMA Land Use Plan Compliance** The 2005 CAMA Land Use Plan classifies the subject property as Urban Growth Area.
- E) 2010 Comprehensive Land Use Plan Compliance:**
1. The primary goal of the Coastal Pender Small Area Plan is to direct higher density residential and mixed use growth toward the Scotts Hill area, closer to the New Hanover/ Wilmington metro area. Development can be expected to continue in the Hampstead community but growth is to be focused more towards the southeastern edge of the Coastal Pender area. Coordinating future growth with the adjacent local governments of Surf City to the north and New Hanover County to the south and east are of prime importance.
 2. The Mixed Use land use 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, and pedestrian and transit friendly manner
 3. Comprehensive Plan Policies and Goals
 - a. **Growth Management Policy 1A.1.1:** Encourage development in and around municipal corporate limits and other developed areas within the County to yield a more compact pattern of development that will reduce suburban/rural sprawl.
 - b. **Growth Management 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.
 - c. **Economic Development Goal 10A.1:** Promote economic development which meets the needs of the County for expanding the non-residential tax base and providing well-paying jobs.
- F) Unified Development Ordinance Compliance:** Article 3.3.8 of the Unified Development Ordinance provides for standards that shall be followed by the Planning Board before a favorable recommendation of approval for rezoning can be made. The proposed rezoning meets the standards of Article 3.3.8 of the Unified Development Ordinance.

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 rezoning 4.84 acres from PD, Planned Development District, to GB, General Business District. Following Board approval, the applicant will proceed with subdividing the existing tract into two separate parcels as prescribed in Section 3.3.1.C of the Unified Development Ordinance. The request complies with the criteria set forth in Article 3.3.8 of the Unified Development Ordinance. The request is consistent with the 2005 CAMA Land Use Plan and the 2010 Comprehensive Land Use Plan. Therefore, staff respectfully recommends that the request be approved.

VOTING AND RESOLUTION:

Planning Board

Motion: _____ Seconded: _____

Approved: _____ Denied: _____ Unanimous: _____

Boney: ___ Smith: ___ Edens: ___ Garrett: ___ Marshburn: ___ Millette: ___ Williams: ___

APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No. ZMA	Date	10.19.2011	
Application Fee \$ 500.00	Receipt No.	116659	
Pre-Application Conference	Hearing Date	December 6, 11 / Jan. 16/2013 17	
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Mr. Admah Lanier	Owner's Name:	Lanwillo Development Company
Applicant's Address:	P.O. Drawer 2088	Owner's Address:	P.O. Drawer 2088
City, State, & Zip	Wilmington NC 28402	City, State, & Zip	Wilmington NC 28402
Phone Number:		Phone Number:	
Legal relationship of applicant to land owner: Partner			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3282-85-7814-0000	Total property acreage:	4.84 Acres to be Rezoned
Current Zoning District:	PD	Proposed Zoning District:	GB
Project Address :	US Hwy 17 & Headwaters Drive Hampstead NC		
Description of Project Location:	Northeast Intersection of US 17 & Headwaters Drive (total parcel 12.36 acres)		
SECTION 3: SIGNATURES			
Applicant's Signature	<i>Admah Lanier</i> V.P.	Date:	Oct 19, 2011
Owner's Signature	<i>Lanwillo Dev. Co.</i>	Date:	Oct 19, 2011
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				
<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 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.				
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: \$ 500.00				
Attachments Included with Application: (Please include # of copies)					
CD /other digital version	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Plan Sets 38	# of large 1	# of 11X17 38	Other documents/Reports <input checked="" 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 # 1283	
Application received by:	Ashley D. Frank				Date: 10.19.11
Application completeness approved by:	Ashley D. Frank				Date: 10.19.11
Dates scheduled for public hearing:					
<input checked="" type="checkbox"/> Planning Board: December 6, 2011					
<input checked="" type="checkbox"/> Board of Commissioners: January 2011 2012					

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

Print Form

Request for Rezoning

Description and Statement of use for Lanwillo Development Co.

This property and adjacent tracts are presently zoned PD. Lanwillo Development Co. is requesting the 4.84 acres of property east of US 17 and north of Headwaters Drive to be rezoned to GB. The GB zoning will make this property consistent with the zoning of adjacent property to the north and the property across US 17. The property is currently undeveloped and is intended to be used as a commercial development to consist of retail and restaurant businesses.



Applicant:
Admah Lanier

Owner:
Lanwillo Development
Company

Zoning Map Amendment
Case # 10379

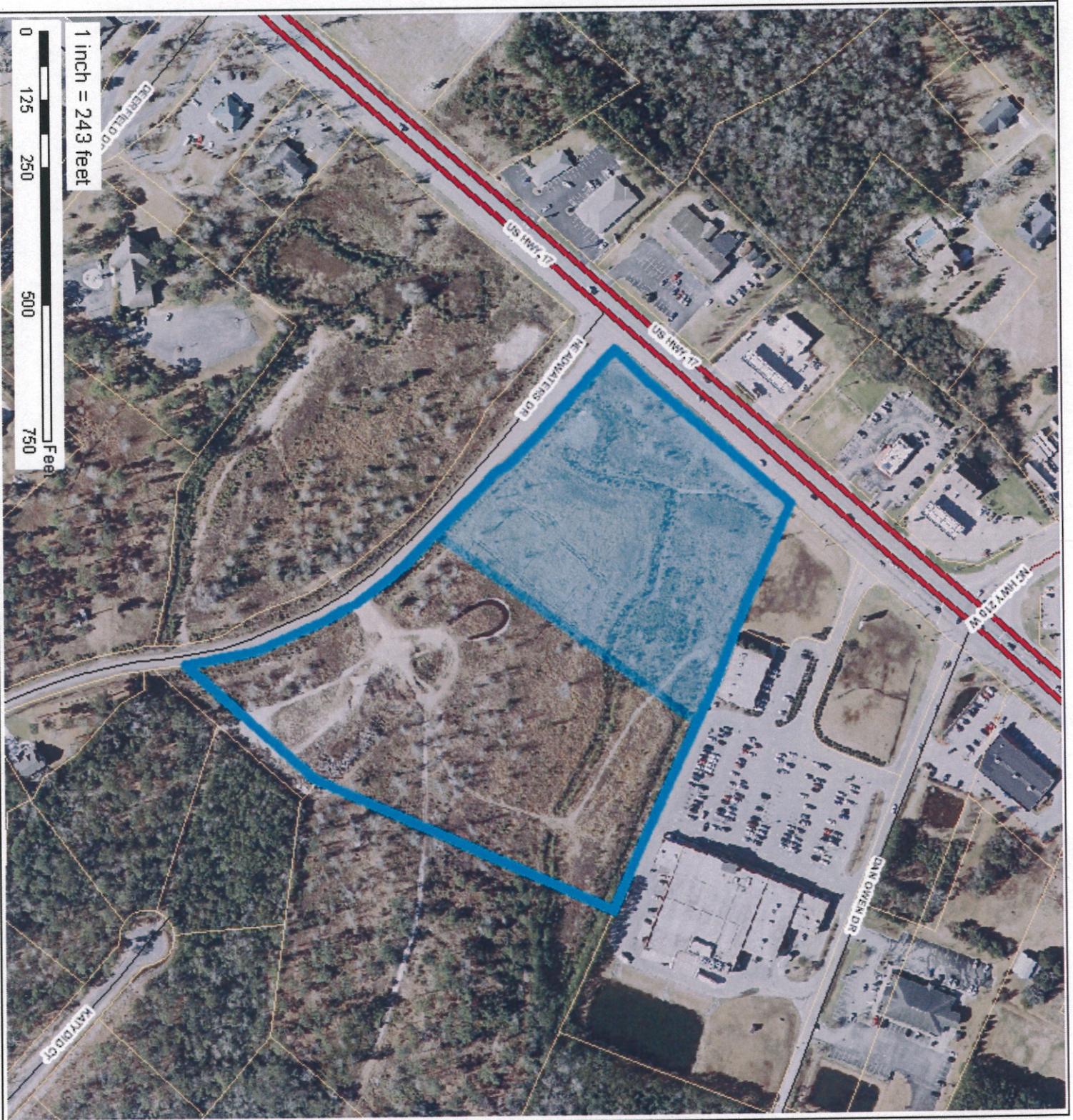
Legend



Subject Property
Rezoned Section



Aerial Map





Applicant:
Admah Lanier

Owner:
Lanillo Development
Company

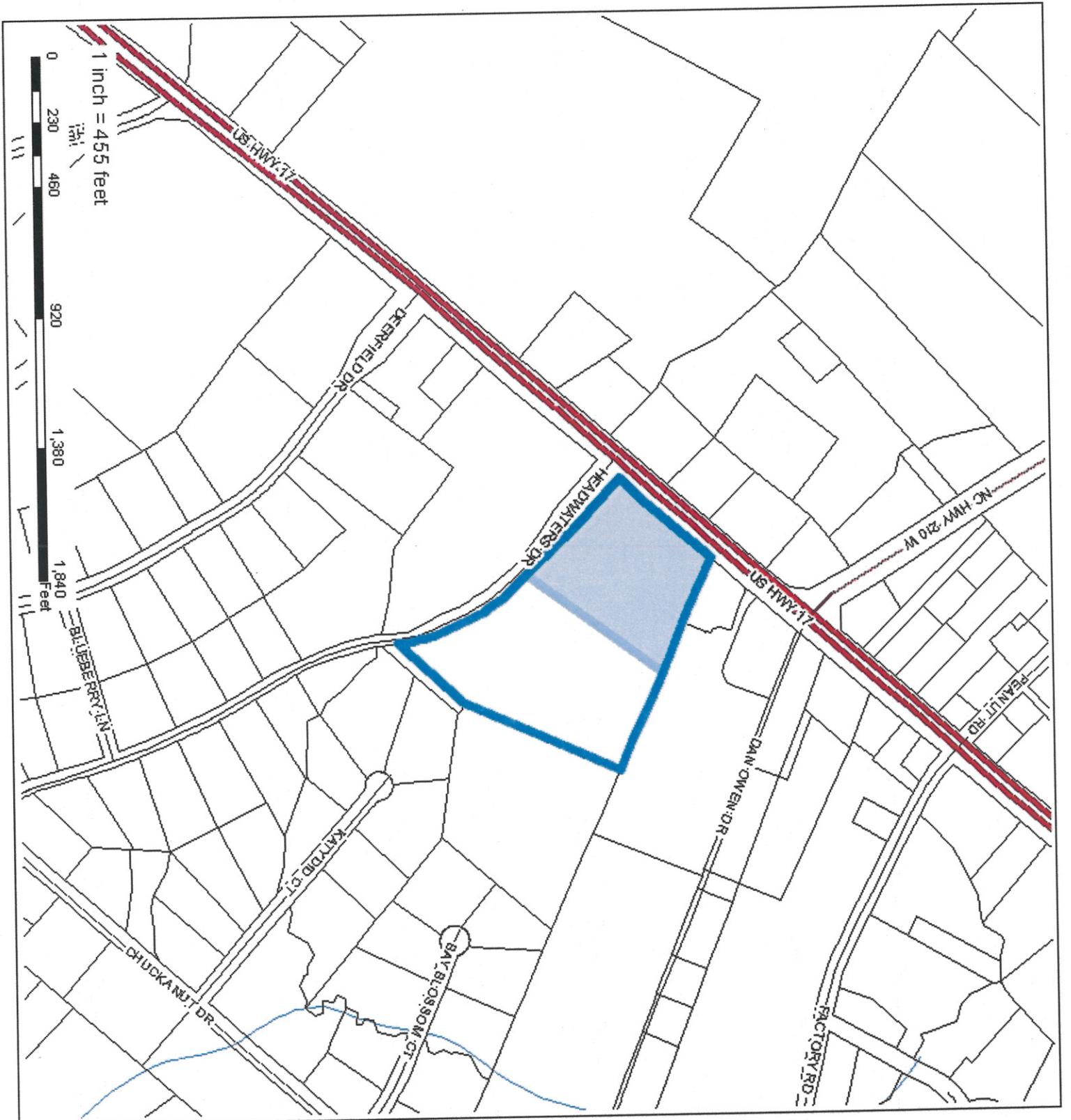
Zoning Map Amendment
Case # 10379

Legend

-  Subject Property
-  Rezoned Section



VICINITY MAP

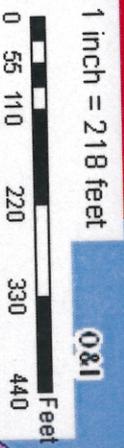
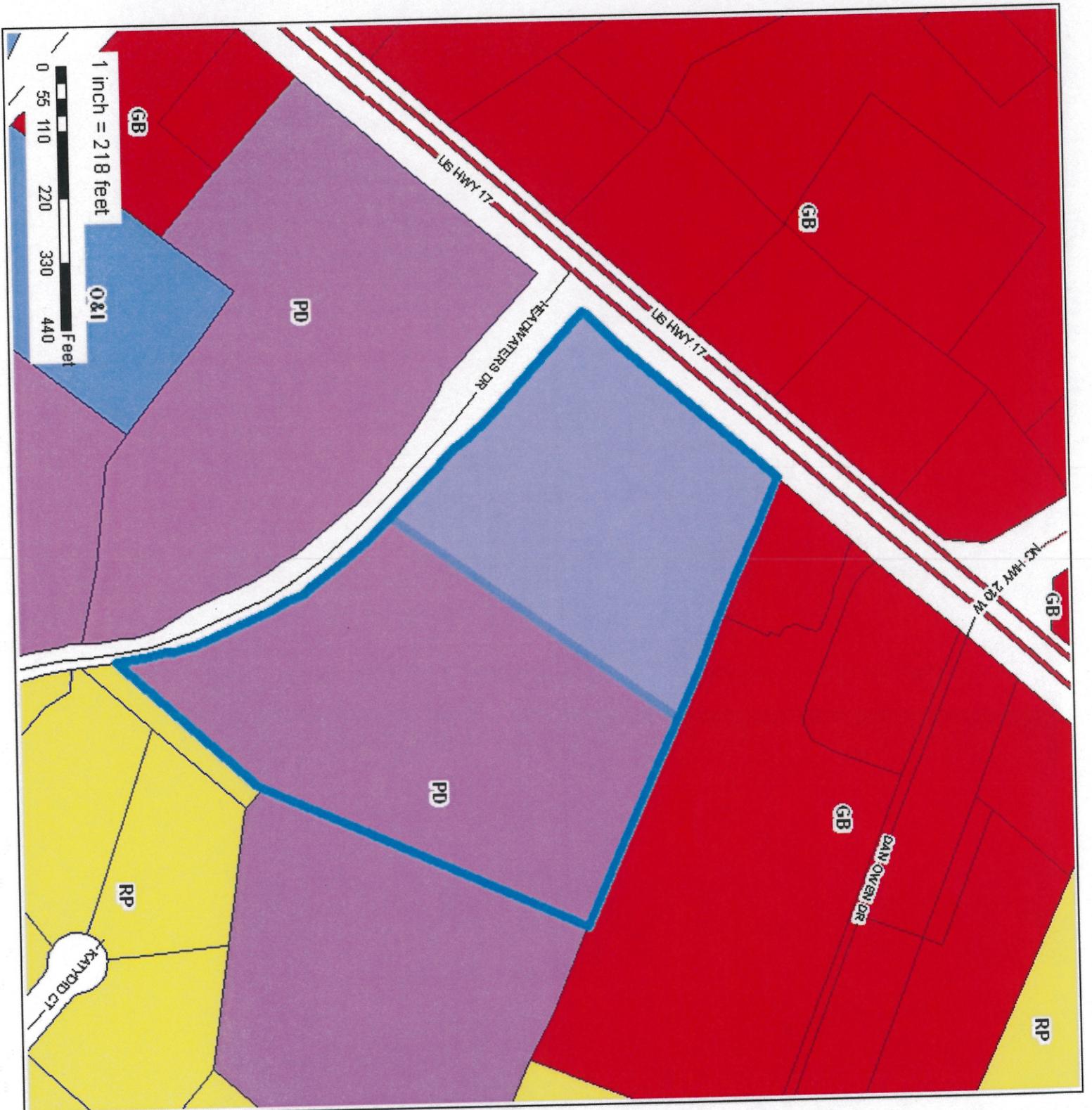




Applicant:
Admah Lanier

Owner:
Lanwillo Development
Company

Zoning Map Amendment
Case # 10379



Legend	
	Subject Property
	Re-zoned Section
UDO Zoning	
	General Business (GB)
	General Industrial (GI)
	Industrial Transition (IT)
	Office & Institutional (OI)
	Practical Agricultural (PA)
	Professional Development (PD)
	Residential Professional (RP)
	Environmental Conservation (EC)
	Incorporated Areas (IICO-IP)
	Mountain Park Home Park (MP)
	Residential Planned (RP)



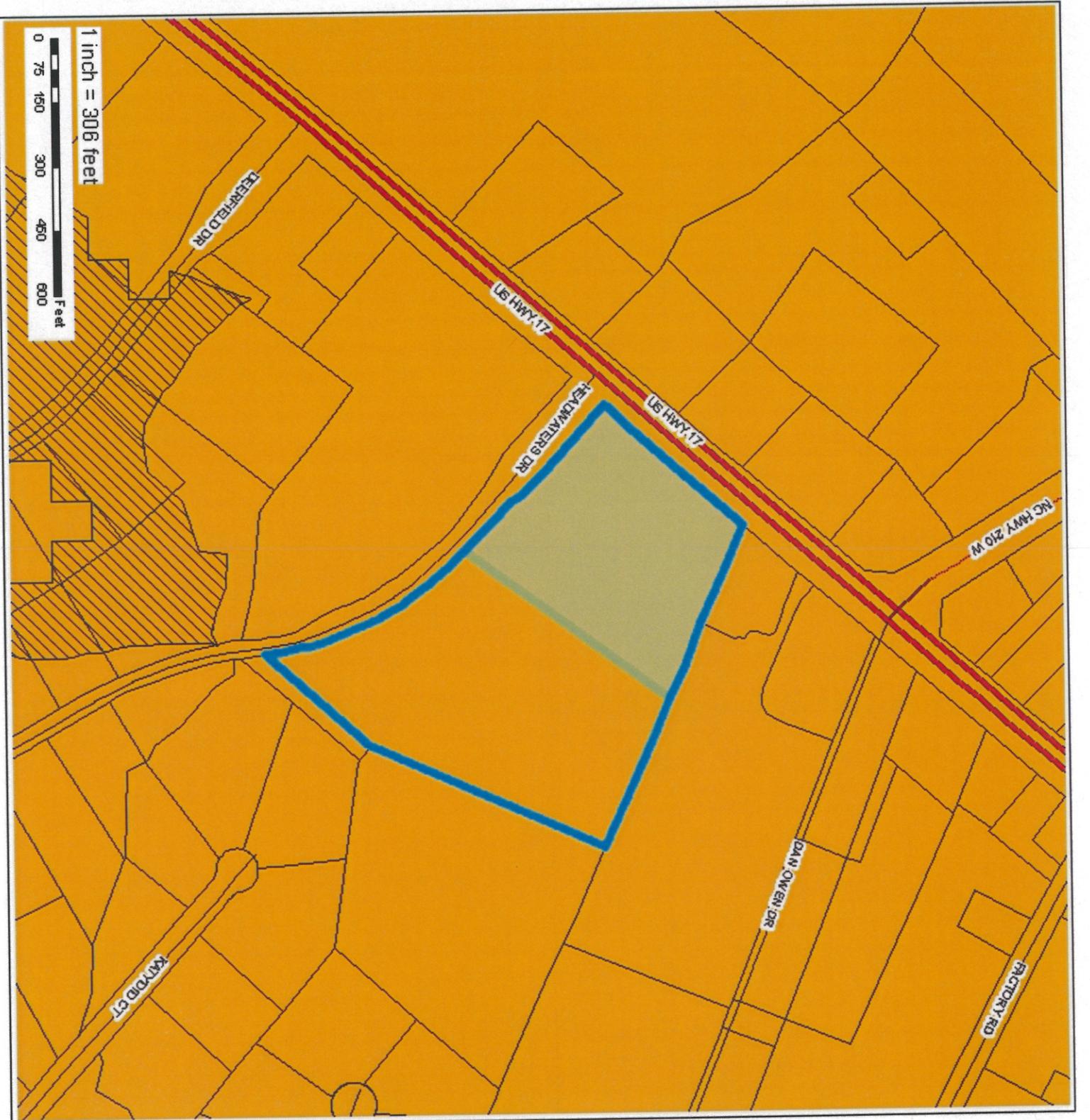
ZONING MAP



Applicant:
Admah Lanier

Owner:
Lanwillo Development
Company

Zoning Map Amendment
Case # 10379



Legend

-  Subject Property
-  Rezoned Section
-  Conservation Area II
-  Future Land Use (CAMA)
-  Conservation Area I
-  Transition Areas
-  Urban Growth Areas
-  Rural Clusters
-  Rural Areas



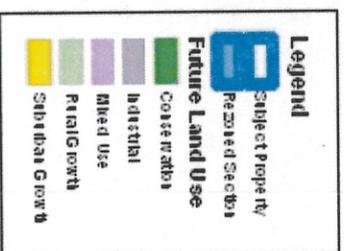
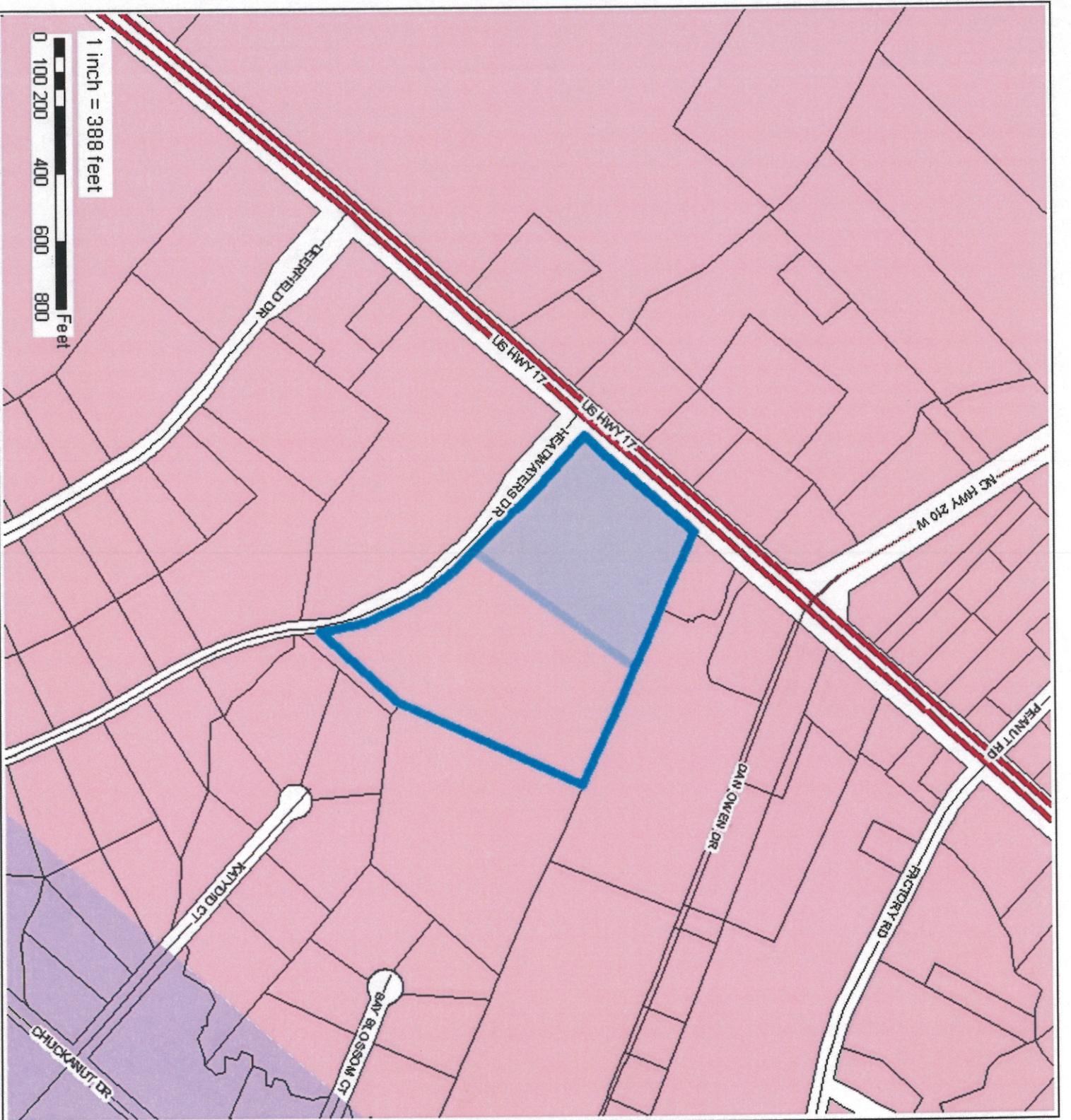
CAMA (2005)
LAND USE MAP



Applicant:
Admah Lanier

Owner:
Lanwillo Development
Company

Zoning Map Amendment
Case # 10379

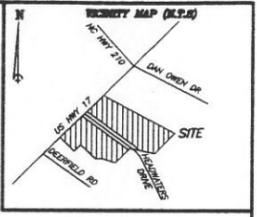


2010
Comprehensive
Future Land Use

Curve	Radius	Length	Delta	Chord	Chord Bear.
1	100.00'	100.00'	180.00°	100.00'	180.00°
2	100.00'	100.00'	180.00°	100.00'	180.00°

- REMARKS:**
 MAP BOOK 34 AT PAGE 11,
 PENDER COUNTY REGISTRY
1. FEMA FLOOD MAP INFORMATION: PENDER COUNTY FLOOD RESURVEY RATE MAP; MAP PANEL No.: 370344 3882 J FLOOD ZONE: X; MAP No.: 3703038000; EPI. DATE: FEBRUARY 16, 2007. CORRECTIONS ARE SHOWN AS NOTED ON MAP.
 2. ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS.
 3. AREA COMPUTED BY THE COORDINATE METHOD.

- LEGEND:**
- EX (EXISTING IRON ROD)
 - EP (EXISTING IRON PIPE)
 - FS (EXISTING IRON SPIKE)
 - RS (EXISTING IRON SET)
 - CS (CONCRETE MONUMENT SET)
 - CM (EXISTING CONCRETE MONUMENT)
 - NCS (WOOD MONUMENT)
 - ERS (EXISTING RAILROAD SPIKE)
 - FRS (EXISTING RAILROAD SPIKE SET)
 - NCS (NAIL AND CAP)
 - PLS (PLUMBING OR IRON NAIL SET)
 - EPI (EXISTING IRON PIPE)
 - SOA (EXISTING OLD AXLE)
 - PROPERTY LINE
 - - - NON-SURVEYED LINE
 - - - EASEMENT LINE



NC GRID COORDINATES
 (NAD 83/NSRS 2007)
 N = 226,436.392'
 E = 2,388,436.864'
 CF = 0.999997144

(2007 SURVEY) (BY) (DATE) (BY) (DATE)

± 4.84 AC TO BE REZONED GB FOR PROPOSED RETAIL/RESTAURANT USES

ZONED PD
 REMAINDER OF 12.35670 AC TRACT
 MB 34, PG 11
 OWNED BY LANWILLO DEVELOPMENT COMPANY

ZONED PD
 8.29213 AC TRACT
 MB 34, PG 11
 OWNED BY LANWILLO DEVELOPMENT COMPANY

ZONED PD
 6.8082 AC TRACT
 MB 34, PG 11
 OWNED BY LANWILLO DEVELOPMENT COMPANY

ZONED RP
 0.31216 AC TRACT
 MB 34, PG 11
 OWNED BY LANWILLO DEVELOPMENT COMPANY

ROBERT A. JAMESON
 MB 34, PG 239
 PLS 3382-86-1077-0000
 ZONED GB
 LAND USE COMMERCIAL

YOH COMPANY, LLC
 1.81302 AC TRACT
 MB 34, PG 11
 PLS 3382-86-1077-0000
 ZONED GB
 LAND USE COMMERCIAL

TRUSTEES OF EPISCOPAL CHURCH
 OF EAST CAROLINA
 0.245 AC TRACT
 PLS 3382-86-1077-0000
 ZONED O & I
 LAND USE CHURCH

SOUTHWEST CUSTON HOMES, INC.
 3.30083 AC & 0.81589 AC TRACTS
 MB 34, PG 11
 PLS 3382-86-1077-0000
 ZONED PD
 LAND USE UNDEVELOPED

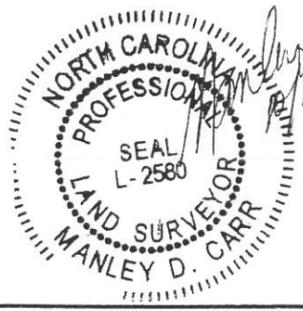
LANWILLO DEVELOPMENT CO
 LOT 231, HILL CREEK RIDGE AT
 DEERFIELD SECTION 7
 MB 46, PG 19
 PLS 3382-86-1077-0000
 ZONED RP
 LAND USE UNDEVELOPED

LANWILLO DEVELOPMENT CO
 LOT 232, HILL CREEK RIDGE AT
 DEERFIELD SECTION 7
 MB 46, PG 19
 PLS 3382-86-1077-0000
 ZONED RP
 LAND USE UNDEVELOPED

LANWILLO DEVELOPMENT CO
 LOT 240, HILL CREEK RIDGE AT
 DEERFIELD SECTION 8
 MB 46, PG 20
 PLS 3382-86-1077-0000
 ZONED RP
 LAND USE UNDEVELOPED

LANWILLO DEVELOPMENT CO
 LOT 241, HILL CREEK RIDGE AT
 DEERFIELD SECTION 8
 MB 46, PG 20
 PLS 3382-86-1077-0000
 ZONED RP
 LAND USE UNDEVELOPED

OWNER:
 LANWILLO DEVELOPMENT CO.
 P.O. DRAWER 2088
 WILMINGTON NC 28402



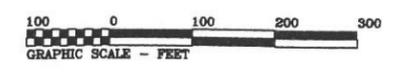
I, Manley D. Carr, PLS, certify that this plat was drawn under my supervision from an actual field survey made under my supervision from information as noted hereon; that the boundaries not surveyed are clearly indicated as dashed lines; that the ratio of precision as calculated is 1:110,000+ and is correct to the best of my knowledge and belief. Witness my original Signature, License Number and Seal this _____ day of _____ AD, 2011.

Manley D. Carr, PLS
 NC License No. L-2580

MANLEY D. CARR, PLS
 ROBERT H. GOSLEE & ASSOCIATES, PA
 LAND SURVEYORS - LAND PLANNERS
 317 E. MURRAY ST. / P.O. BOX 133
 WALLACE, NORTH CAROLINA 28446
 NC CORPORATE LICENSE No. C-1167
 910-285-4310
 Email: rfg@aol.com

MAP OF REZONING
 FOR
LANWILLO DEVELOPMENT CO.

TOPSAIL TOWNSHIP - PENDER COUNTY - NORTH CAROLINA
 SCALE: 1" = 100'
 OCTOBER 11, 2011



FILE No. PG-15-05

PLANNING STAFF REPORT
Zoning Map Amendment

SUMMARY:

Hearing Date: December 6, 2011

Application Number: ZMA 10428 Sniff

Applicant: Emmett Sniff

Property Owner: Emmett Sniff

Rezoning Proposal: The request consists of rezoning 3.55 acres from portions of three tracts from RP, Residential Performance District, to GB, General Business District.

Property Record Numbers, Acreage, and Location: The property is identified by PINs 4215-45-6765-0000, 4215-45-8713-0000, and a portion of tract 4215-46-4179-0000. The property is located on US Highway 17, between Morris Drive and Buccaneer Boulevard, in Hampstead.

Staff Recommendation: Staff respectfully recommends approval of the request.

DESCRIPTION:

Emmett Sniff, applicant and owner, is requesting approval of a general use rezoning for 3.55 acres from RP, Residential Performance District to GB, General Business District. The property has approximately 550 feet of road frontage on US Highway 17, and may also be accessed by Morris Drive, Bergman Street, and Buccaneer Boulevard. The applicant has stated the request will be appropriate to the area as many adjacent parcels are also presently zoned GB. In addition, road frontage on US Highway 17 is anticipated to serve the needs of the Hampstead community by providing additional opportunity for businesses to locate.

The proposal is for a general use rezoning which will encompass all uses permitted-by-right in the General Business District, as shown on the Permitted Use Table in Section 5.2.3 of the Pender County Unified Development Ordinance. The 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.

As the request includes a portion of one of the tracts, staff will ensure compliance with Section 3.3.1.C of the UDO, which states that where the boundaries of a rezoning request do not follow a boundary line or a split zoned property line, it must be possible to subdivide and develop that portion of the property outside the proposed rezoning boundary in accordance with the existing zoning and other requirements of the UDO. In addition, a metes and bounds description will be required.

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:

Cape Fear Council of Governments RPO

No response

Four County Electric Company

No response

NC DENR Division of Coastal Management

No response

NC DENR Division of Forestry

No response

NC DENR Division of Land Resources

No response

NC DENR Division of Waste Management

No response

NC DENR Division of Water Quality

No response

NC DOT Division of Highways

No comments until site plan is developed and submitted.

NC DOT Transportation Planning Branch

No response

NC Office of State Archaeology

No response

NC Wildlife Resources Commission

No response

Pender County Building Inspections

No response

Pender County Emergency Management

No response

Pender County Environmental Health

No response

Pender County Fire Marshal

No response

Pender County Parks and Recreation

No issues with this request.

Pender County Public Library

No response

Pender County Public Utilities

No Comment

Pender County Schools

No comments

Pender County Sheriff's Department

No comments

Pender County Soil and Water Conservation District

Soil & Water sees no problem with request

Progress Energy Corporation

No response

US Army Corps of Engineers

No response

Wilmington Metropolitan Planning Organization

This request is not located within the WMPO Urban Area.

EVALUATION:

- A) Public Notifications:** Public Notice of the proposal for map change has been advertised in the Pender Post and Topsail Voice. Adjacent property owners have been given written notice of the request.
- B) Existing Zoning in Area:** The properties directly southwest and northeast of the site are zoned GB, General Business, as are properties located directly across US Highway 17 to the southeast. The general area to the northwest of the site is zoned RP, Residential Performance
- C) Existing Land Use in Area:** The property is bordered by a mix of vacant and single-family residential uses on the southwest, west, north, and northwest sides. From the northeast to south, across US Highway 17, lies a mix of vacant tracts, single-family residences, and small businesses.
- D) 2005 CAMA Land Use Plan Compliance:** The 2005 CAMA Land Use Plan classifies the subject property as Urban Growth Area.
- E) 2010 Comprehensive Land Use Plan Compliance:** The 2010 Comprehensive Land Use Plan classifies the subject property as Mixed Use. The Mixed Use classification designates locations where a mixture of higher density/intensity uses is to be encouraged. The following goals and policies within this plan support the rezoning request:
- 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.
 - b) **Growth Management Policy 1A.1.1:** Encourage development in and around municipal corporate limits and other developed areas within the County to yield a more compact pattern of development that will reduce suburban/rural sprawl.
 - c) **Growth Management 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.
 - d) **Growth Management 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) **Economic Development Goal 10A.1:** Promote economic development which meets the needs of the County for expanding the non-residential tax base and providing well-paying jobs.
- F) Unified Development Ordinance Compliance:** Article 3.3.8 of the Unified Development Ordinance provides for standards that shall be followed by the Planning Board before a favorable recommendation of approval for rezoning can be made. The proposed rezoning meets the standards of Article 3.3.8 of the Unified Development Ordinance.

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: The proposal consists of rezoning portions of three tracts of land totaling 3.55 acres. The request complies with the criteria set forth in Article 3.3.8 of the Unified Development Ordinance. The request is also consistent with the 2005 CAMA Land Use Plan and 2010 Comprehensive Land Use Plan. Therefore, staff respectfully recommends that the request be approved.

VOTING AND RESOLUTION:

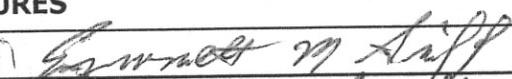
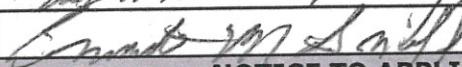
Planning Board

Motion: _____ Seconded: _____

Approved: _____ Denied: _____ Unanimous: _____

Boney __ Smith __ Edens __ Garrett __ Marshburn __ Millette __ Williams __

APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	ZMA 10428 10428	Date	10/21/11
Application Fee	\$ 500.00	Receipt No.	116665
Pre-Application Conference	9/15/11	Hearing Date	12/6/11
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Emmett Sniff	Owner's Name:	Emmett Sniff
Applicant's Address:	252 Stag Dr.	Owner's Address:	252 Stag Dr.
City, State, & Zip	Hampstead, NC 28443	City, State, & Zip	Hampstead, NC 28443
Phone Number:	910.264.1197 910.262.	Phone Number:	910.264.1197
Legal relationship of applicant to land owner:	7222		910.262.7222
	Applicant is land owner.		
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	4215-45-6765-0000 4215-45-8713-0000 4215-46-4179-0000	Total property acreage:	3.55 acres
Current Zoning District:	RP	Proposed Zoning District:	GB
Project Address :	17 Hwy Hampstead, NC 28443		
Description of Project Location:	11.86 AC PB 46/27 Sniff Survey on N/W US 17 + N/S PB 19/41		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	OCT 17-11
Owner's Signature		Date:	OCT-17-11
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					
<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 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.					
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: \$ <u>500.00</u>					
Attachments Included with Application: (Please include # of copies)						
CD /other digital version	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets <u>33</u>	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
Payment Method:	Cash : <input type="checkbox"/> \$ _____	Credit Card:	Check:			
	<input type="checkbox"/> Master Card	<input checked="" type="checkbox"/> Check # _____				
	<input type="checkbox"/> Visa					
Application received by:	<i>[Signature]</i>	Date: <u>10/21/11</u>				
Application completeness approved by:	<i>[Signature]</i>	Date: <u>10/21/11</u>				
Dates scheduled for public hearing: <input checked="" type="checkbox"/> Planning Board: <u>12/6/11</u> <input checked="" type="checkbox"/> Board of Commissioners: <u>1/10/12</u>						

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

Print Form

4215-46-4179-0000

Emmett Sniff

11.86 AC PB 46/27 SNIFF SURVEY on N/W US 17 & N/S PB 19/41

(2 separate parcels included in the above mentioned parcel)

4215-15-8713

UPPER TOPSAIL HIGHLANDS PL23 PG 149 SI

4215-45-6765-0000

UPPER TOPSAIL HIGHLANDS PL23 PG 149 SI

The request is for rezoning to **GB** for the 2 separate parcels mentioned above and part of the adjoining parcel mentioned above to equal a total amount of 3.5 acres.

1. Rezoning to **GB** would be appropriate to the area concerned. Most adjacent parcels are presently zoned **GB**. (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).

2. Parcels have road frontage on **HWY 17** in Hampstead, which is the main artery through Hampstead. Approving rezoning to **GB** can serve the need of the community.

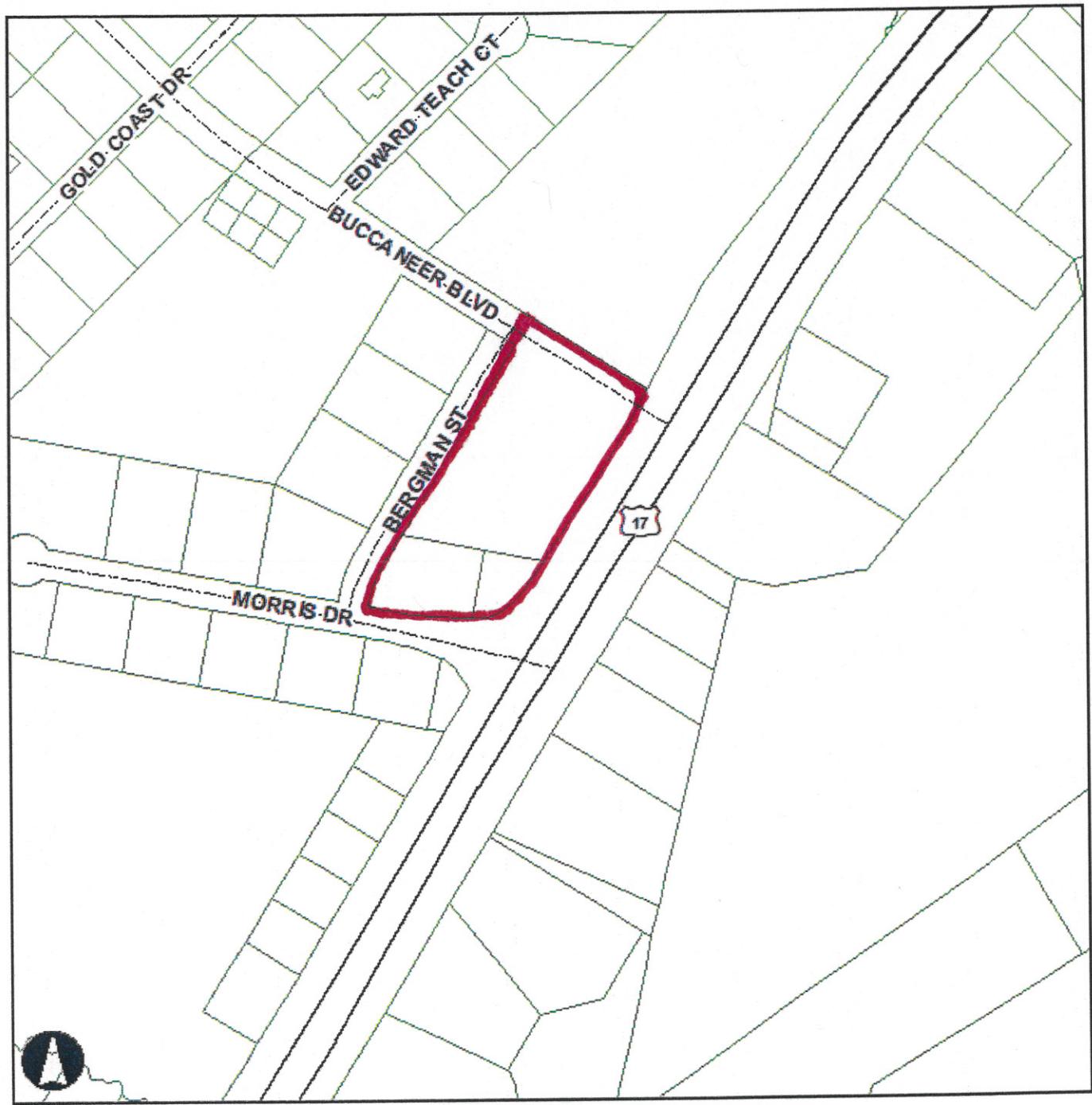
3. Proposed change is consistent with the County's Comprehensive Land Use Plan and CAMA Land Use Plan. (Approving rezoning to **GB** relates to public interest, in that businesses can expand in the community of Hampstead.

* Criteria 3.3.8 Criteria for Rezoning

OWNER Signature Emmett M. Sniff

APPLICANT Signature Emmett M. Sniff

* note - please review 2003 rezoning of commercial parcels on Hwy 17 - Hampstead



Scale: 1:298





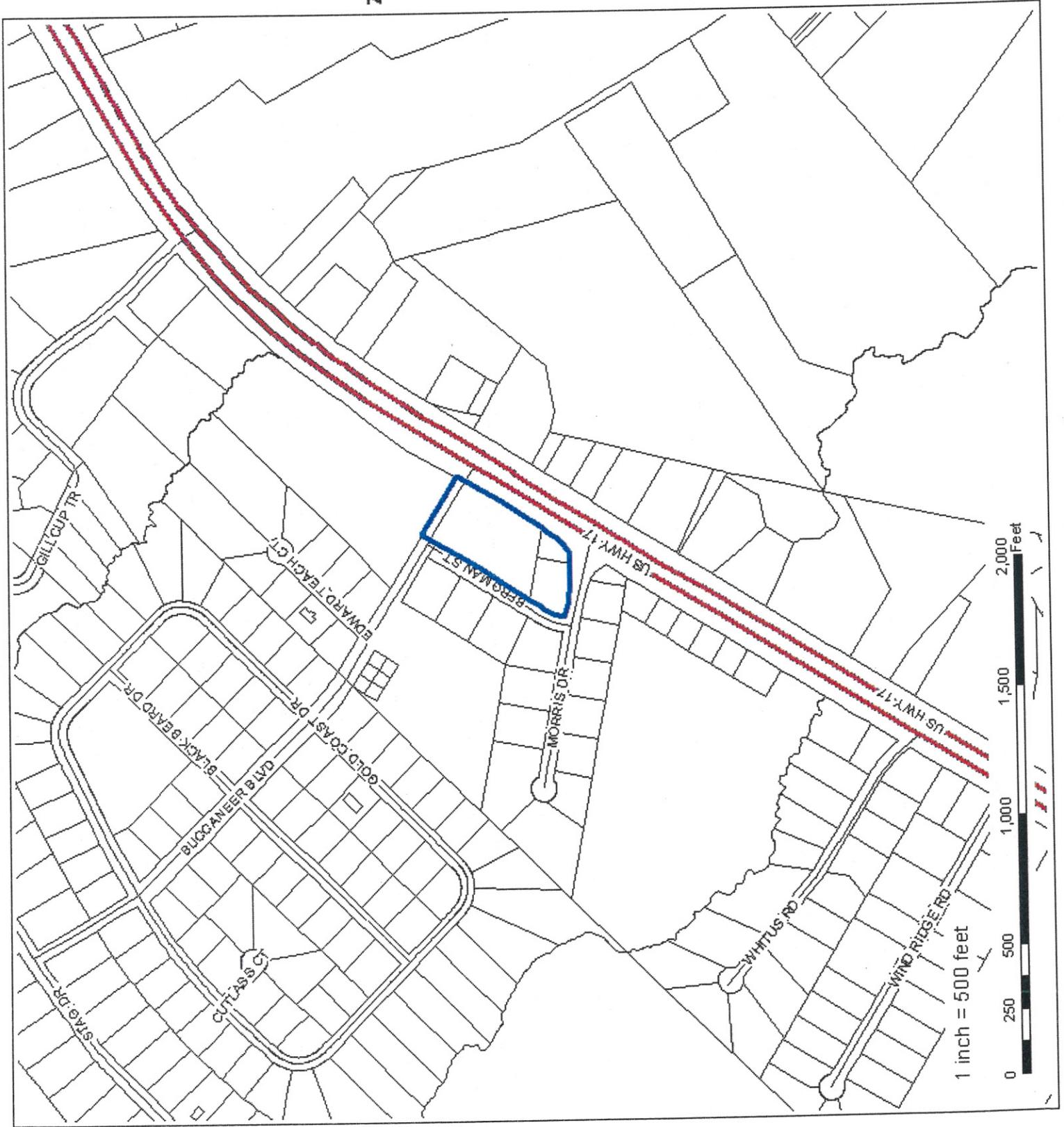
Applicant:
Emmett Sniff

Owner:
Emmett Sniff

Zoning Map Amendment
Case # 10428



VICINITY MAP





Applicant:
Emmett Sniff

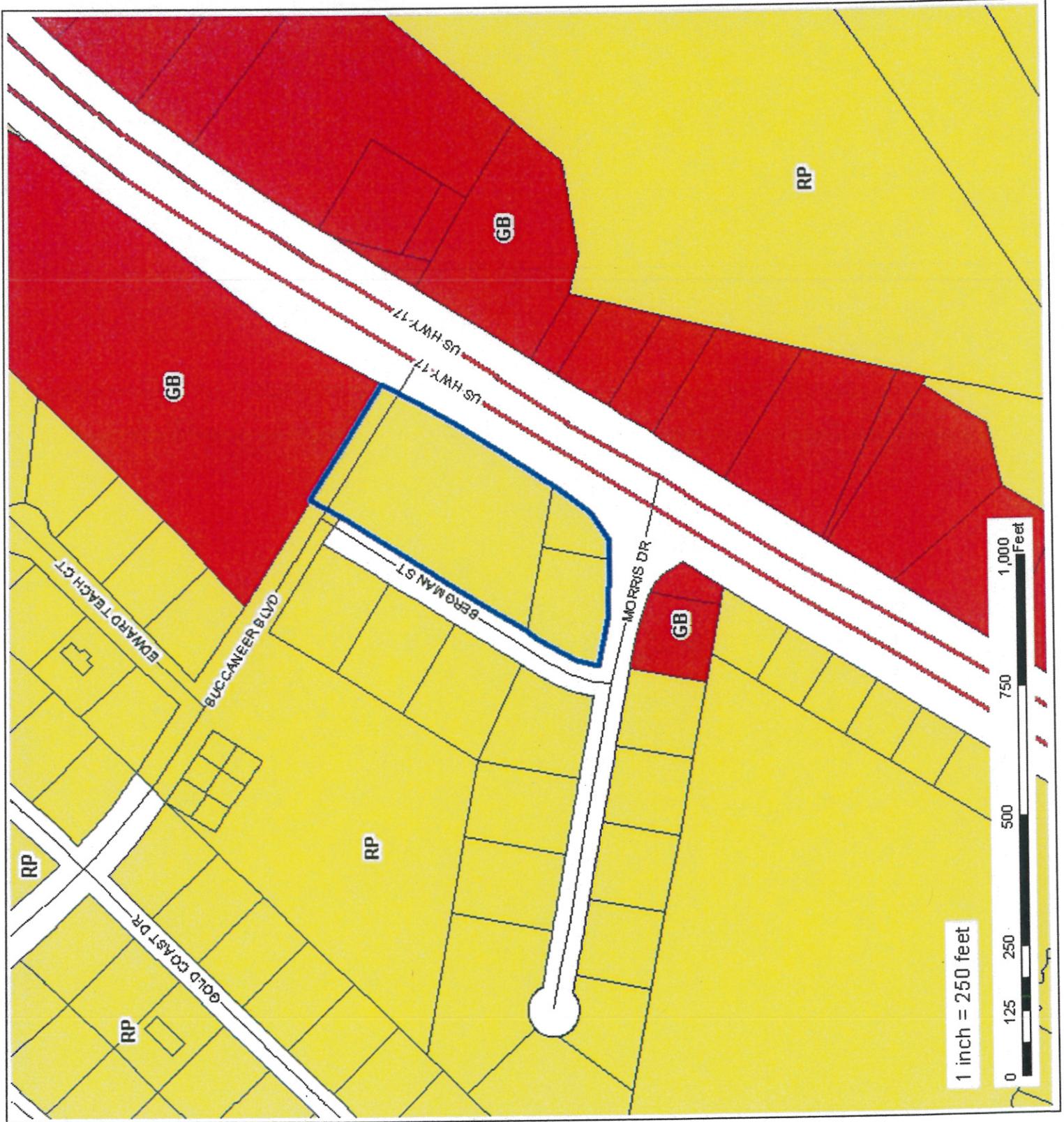
Owner:
Emmett Sniff

**Zoning Map Amendment
Case # 10428**

Legend	
Zoning Classification	
UDO Zoning	
	General Business (GB)
	General Industrial (GI)
	Industrial Transition (IT)
	Office & Professional (OO)
	Rural Agricultural (RA)
	Planned Development (PD)
	Residential Single-Family (RS)
	Environmental Conservation (EC)
	Neighborhood Area (NCA)
	Manufactured Home Park (MH)
	Residential Medium Density (RM)



ZONING MAP





Applicant:
Emmett Sniff

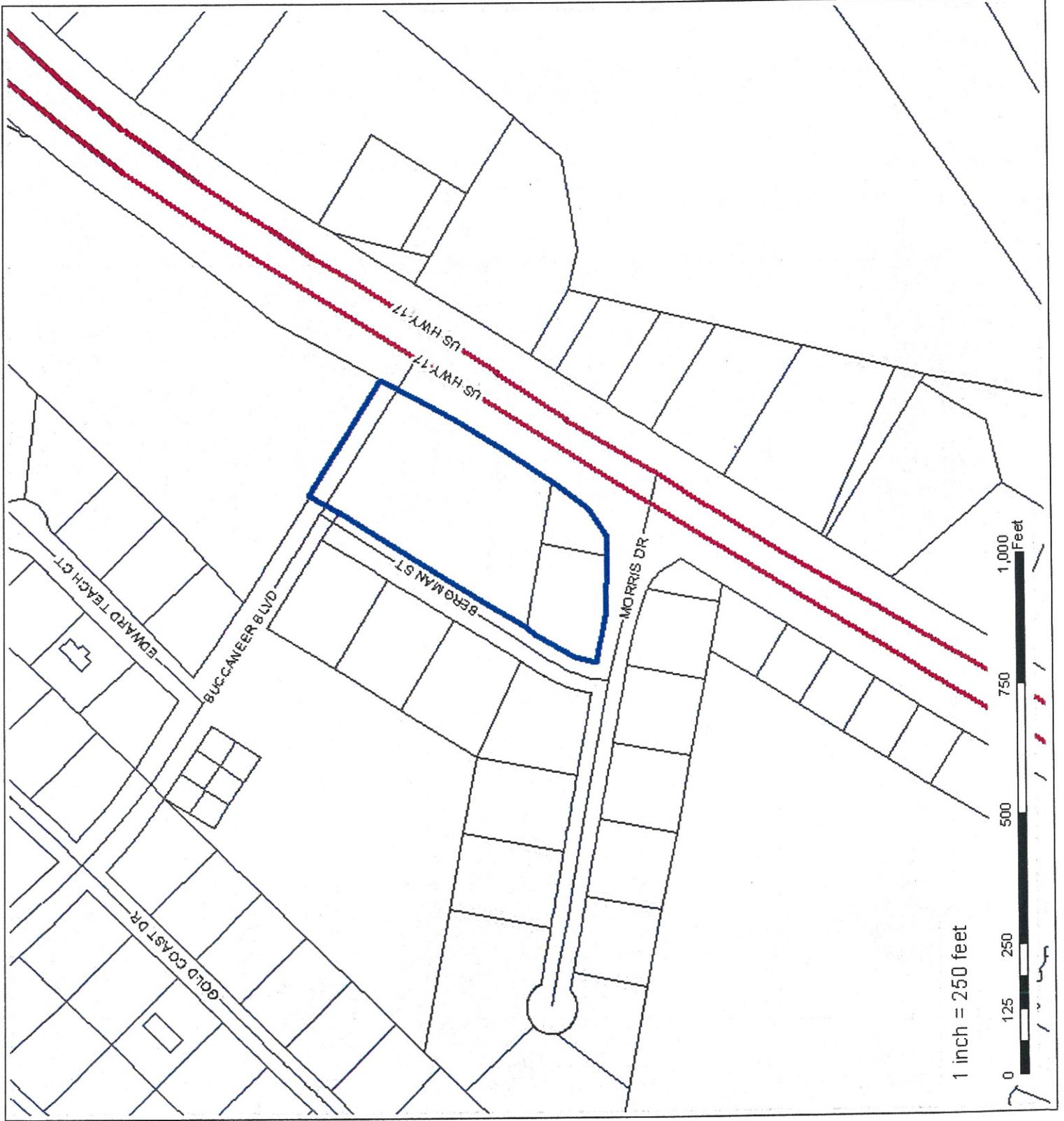
Owner:
Emmett Sniff

**Zoning Map Amendment
Case # 10428**

Legend	
Future Land Use	
LU	Conservation
	Industrial
	Mixed Use
	Rural Growth
	Suburban Growth



**2010 Comprehensive
Future Land Use**





Applicant:
Emmett Sniff

Owner:
Emmett Sniff

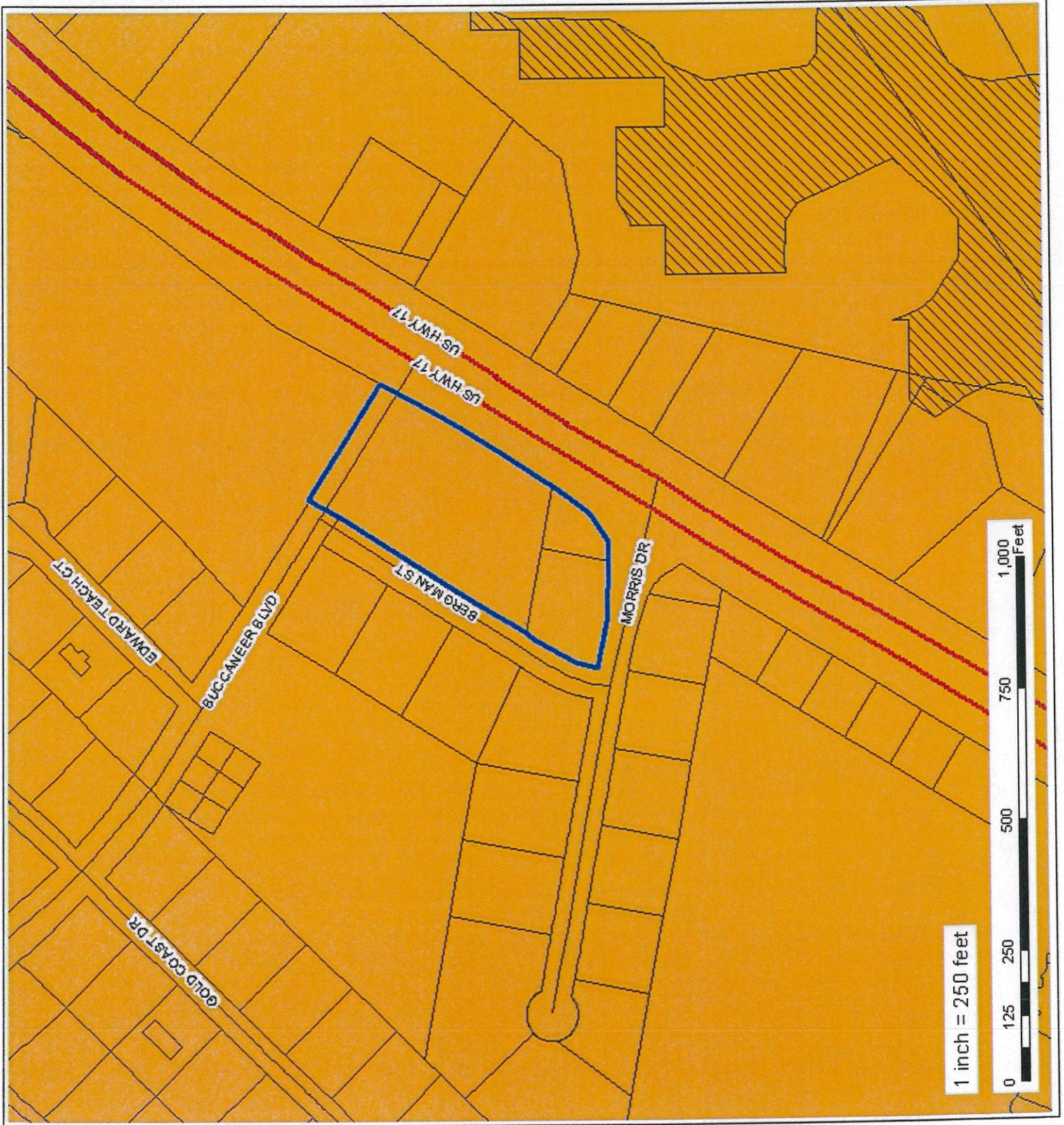
**Zoning Map Amendment
Case # 10428**

Legend

- Conservation Area II (diagonal hatching)
- Transition Areas (red)
- Urban Growth Areas (orange)
- Rural Clusters (brown)
- Rural Areas (light tan)



CAMA LAND USE





Applicant:
Emmett Sniff

Owner:
Emmett Sniff

**Zoning Map Amendment
Case # 10428**



2010 ORTHOS

