

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
Work Session
Tuesday, March 5, 2013 6:00 p.m.
Pender County Public Meeting Room
805 S. Walker Street, Burgaw, North Carolina**

Call to Order: Chairman Boney

Roll Call: Chairman Boney

Pender County Planning Board Members:

Boney: ____ Marshburn: ____ Baker: ____ Edens: ____ McClammy: ____ Nalee: ____ Williams: ____

1. Presentations

a. FOCUS

Al Sharp, Project Director, and Adrienne Cox, Project Manager will present to the Board about FOCUS, a regional planning initiative now underway that includes Pender County and the Lower Cape Fear Region.

2. Long Range Planning Update

a. Maple Hill Small Area Plan

- i. Update Board on survey results, outcome of Steering Committee meeting #1

3. Proposed Text Amendments

a. Shared parking standards

- i. Staff will present information regarding shared parking practices and how they might be implemented within the UDO to potentially reduce impacts from traditionally designed parking lots.

b. Industrial Zoning Districts Setbacks and Separations

- i. Staff will discuss the current setbacks and separations within the General Industrial and Industrial Transitional zoning districts and how they may be evaluated for potential reductions.

4. Current Planning Project Update

a. Building Permit Report

Current figures will be presented to the Board at the time of meeting to reflect the most current statistics regarding permit activity throughout the County.

b. Current Projects Under Development

Staff will present an overview of non-residential projects currently under development throughout the County.

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AGENDA

Pender County Planning Board
Tuesday, March 5, 2013 7:00 p.m.
Pender County Public Meeting Room
805 S. Walker Street, Burgaw, North Carolina

Call to Order: Chairman Boney

Roll Call: Chairman Boney

Pender County Planning Board Members:

Boney: ___ Marshburn ___ Baker: ___ Edens: ___ McClammy: ___ Nalee: ___ Williams: ___

1. Adoption of the Agenda:

2. Adoption of Minutes: (February 5, 2013)

3. Public Comment:

(Public Hearings Open)

4. Zoning Map Amendment:

Michael Bardaxis, applicant and owner, is requesting approval of a Zoning Map Amendment for a general use rezoning of one (1) tract totaling 6.96 acres from PD, Planned Development Zoning District, to the GB, General Business District. The property is located at 20062 US Highway 17, Hampstead, along the south side of US Highway 17, between Amanda Lane and Edens Lane, and may be identified by Pender County PIN 4204-96-2883-0000.

5. Zoning Map Amendment:

Charles and Barbara Murray, applicants and owners, are requesting approval of a Zoning Map Amendment for a general use rezoning of one tract totaling 87 acres from GB, General Business Zoning District, to RA, Rural Agricultural zoning district. The property is located at 301 Murray Town Road and may be identified by Pender County PIN 3330-29-0141-0000.

6. Zoning Map Amendment:

Kenny Vollrath, applicant, on behalf of Charles and Molly Long, owners, are requesting approval of a Zoning Map Amendment for a general use rezoning of 1.6 acres of a 2.64 acre tract from GB, General Business Zoning District, to RA, Rural Agricultural zoning district. The property is located at 7761 US Highway 117 and may be identified by Pender County PIN 3235-64-8933-0000.

Anyone wishing to address the **Pender County Planning Board** shall make a request on the "Public Comment" sign-up sheet. Please provide the information requested.

If you wish to speak on *a specific public hearing item*, please sign-in on the appropriate "Public Hearing" sign-up sheet. Speakers will be allowed to speak *prior* to any action/vote taken by the Board.

*A time limit of **two** minutes per speaker or up to **ten** minutes for groups of five or more, with a designated speaker will be imposed.

(Public Hearings Closed)

7. Discussion Items:

a. Planning Staff:

b. Planning Board Members:

8. Adjournment:

PLANNING STAFF REPORT
Zoning Map Amendment

SUMMARY:

Hearing Date: March 5, 2013- Planning Board
March 18, 2013- Board of Commissioners

Case Number: 10845- Bardaxis (ZMA)

Applicant: Ignatius Michael Bardaxis

Property Owner: Ignatius Michael Bardaxis

Rezoning Proposal: I. Michael Bardaxis, applicant and owner, is requesting approval of a Zoning Map Amendment for a general use rezoning of one (1) tract totaling 6.96 acres from PD, Planned Development District, to GB, General Business District.

Property Record Numbers, Acreage, and Location: The property is located at 20062 US Highway 17, Hampstead, along the south side of US Highway 17, between Amanda Lane and Edens Lane, and may be identified by Pender County PIN 4204-96-2883-0000.

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

HISTORY:

The tract was originally zoned Rural Agricultural and Business Highway (split zoned) until November 17, 2003. The property was rezoned to PD, Planned Development District, during a comprehensive County-initiated rezoning.

The subject property is currently vacant; however the past use was a manufactured home dealer. That particular use was established sometime after 1998 prior to 2003 and continued through 2008. Information provided by the Pender County Tax Office shows that the manufactured home sales/dealership was discontinued in 2009.

DESCRIPTION:

Michael Bardaxis, applicant and owner, is requesting approval of a Zoning Map Amendment for a general use rezoning of one (1) tract totaling 6.96 acres from PD, Planned Development District, to GB, General Business District.

The property is located the northeast corner of US Highway 17 and Amanda Lane.

The property has direct access to US Highway 17. The North Carolina Department of Transportation will require the existing driveway to be evaluated at the time new use is established.

Currently there is a well onsite, which has provided potable water service to the property. If a new use is established, evaluation to connect to Pender County Utilities would be required.

The subject property is located within Zone X, areas outside of the 0.2 percent annual chance floodplain, according to the 2007 Flood Insurance Rate Maps (FIRMs) adopted February 16, 2007, Map Number 3720420400J, Panel Number 4204.

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

EVALUATION:

- 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, as well as a sign placed on the subject property.
- B. Existing Zoning in Area:** All the adjoining and adjacent properties are zoned PD, Planned Development District, with the exception of the property to the south which is zoned RP, Residential Performance District.
- C. Existing Land Use in Area:** The existing land use in the area includes vacant tracts to the north across US Highway 17. Along the eastern boundary of the subject property is Hilda's Manufactured Home Park. To the south are vacant tracts and Cardinal Acres Manufactured Home Park. To the west are vacant tracts.
- D. 2010 Comprehensive Land Use Plan Compliance:** The 2010 Comprehensive Land Use Plan classifies the subject property as Mixed Use, which is a land use classification designating locations where a mixture of higher density/intensity uses are to be encouraged. The following goals and policies within this plan may be relevant to the proposed Zoning Map Amendment 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.*
 - 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.*
 - b. 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.*
 - i. Policy 10A.1.6:** *New and expanding industries and businesses shall be encouraged to 1) diversify the local economy, 2) train and utilize a more highly skilled labor force and 3) increase per capita income.*

Additionally, the Zoning Map Amendment (ZMA) request does not conflict with any goals and policies in the 2010 Pender County Comprehensive Land Use Plan.

E. 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: Zoning Map Amendment for a general use rezoning of one (1) tract totaling 6.96 acres from PD, Planned Development District, to GB, General Business District. The request complies with the criteria set forth in Article 3.3.8 of the Unified Development Ordinance. The request is not in conflict with 2010 Comprehensive Land Use Plan; therefore, staff respectfully recommends that the request be approved.

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:

Cape Fear Council of Governments RPO

It appears that this site is in the existing MPO area or that area they are taking over. I therefore have no comment.

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 issue with the rezoning, but any future development will have to have a wetland delineation done on the property.

NC DOT Division of Highways

NC DOT has no comments.

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

We do NOT have problems with this request.

Pender County Parks and Recreation

Parks and Recreation has no issues with this request.

Pender County Public Library

No response.

Pender County Public Utilities

No comment from PCU

Pender County Schools

No response.

Pender County Sheriff's Department

No response.

Pender County Soil and Water Conservation District

Soil & Water sees no problem with this request.

Progress Energy Corporation

No response.

US Army Corps of Engineers

No response.

Wilmington Metropolitan Planning Organization

I have reviewed the General Use Rezoning request for Case # 10845, which will be a rezoning from PD, Planned Development District to GB, General Business District. The WMPO does not have any comments for the applicant at this time.

Planning Board

Motion: _____ **Seconded** _____

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

Boney: ___ Marshburn: ___ Baker: ___ Edens: ___ McClammy: ___ Nalee: ___ Williams: ___

APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	ZMA 10845	Date	12.18.2012
Application Fee	\$ 519.60	Receipt No.	# 122225
Pre-Application Conference	N/A	Hearing Date	2.5.2013 PB
SECTION 1: APPLICANT INFORMATION			3.20.2013 BOCC
Applicant's Name:	I. Michael Bardaxis	Owner's Name:	I. Michael Bardaxis
Applicant's Address:	8222 Cushing st.	Owner's Address:	8222 Cushing st.
City, State, & Zip	Raleigh, NC 27613	City, State, & Zip	Raleigh, NC 27613
Phone Number:	919-291-1667	Phone Number:	919-788-0464
Legal relationship of applicant to land owner: Same			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	4204-96-2883-0000	Total property acreage:	6.96
Current Zoning District:	PD	Proposed Zoning District:	GB
Project Address :	20062 US Highway 17 Hampstead, NC 28443		
Description of Project Location:	Located on the north bound side of US Highway 17 adjacent to Amanda lane.		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	12-15-12
Owner's Signature		Date:	12-15-12
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 Via - Phone credit card		
<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 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: \$ 519.60
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 n/a
			# of 11X17 18
			Other documents/Reports 4
Payment Method:		Check:	
Cash : <input type="checkbox"/> \$ _____		<input type="checkbox"/> Check # _____	
		Credit Card: <input type="checkbox"/> Master Card <input checked="" type="checkbox"/> Visa	
Application received by: Ashley Prank			Date: 12.19.12
Application completeness approved by: Ashley Prank			Date: 12.19.12
Dates scheduled for public hearing:			
<input type="checkbox"/> Planning Board: - 2.5.2013			
<input type="checkbox"/> Board of Commissioners: 3.18.2013			

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

Print Form

Pender County Planning Board & Board of Commissioners
805 South Walker Street
Burgaw, NC 28425

Request for rezoning

The present zoning of 6.96 acres located at 20062 US hwy 17 Hampstead, NC 28443 is Planned Development which requires a residential component. I am requesting a General Business zoning to allow for all types of business use under that zoning classification without the residential requirement. Thank you.

A handwritten signature in blue ink, appearing to read 'I. Michael Bardaxis', with a stylized flourish extending to the right.

I. Michael Bardaxis



Faye Teachey Prevatte Register of Deeds
12-28-2012 14:00:45.000 Pender County, NC
NC REVENUE STAMP: \$412.00 (#49912)

PREPARED BY CHARLES T. BUSBY, P.O. BOX 818, HAMPSTEAD, NORTH CAROLINA 28443

NORTH CAROLINA SPECIAL WARRANTY DEED
PENDER COUNTY

PIN: 4204-96-2883-0000
Tax Stamps: \$412.00

If initialed, the Grantor confirms this property was his/her primary residence _____

THIS DEED made this 21st day of December, 2012, by and between **FIRST-CITIZENS BANK & TRUST COMPANY**, whose mailing address is 100 EAST TRYON ROAD, RALEIGH, NC 27603, Party of the First Part; to **IGNATIUS MICHAEL BARDAXIS**, whose mailing address is 8222 Cushing Street, Raleigh, NC 27613, Party of the Second Part;

WITNESSETH:

That the party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration paid by the party of the second part, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the party of the second part in fee simple, all that certain parcel of land situated in Pender County, North Carolina and more particularly described as follows:

From the 33 Mile Post of the Atlantic Coastline Railroad between Wilmington and Jacksonville, said mile post being of concrete and lying East of the railroad and West of Highway 17, then South 60° 28' East 113.1 feet to an iron pipe in the eastern right of way line of US Highway 17, the POINT OF BEGINNING; then South 31° 59' East 942.44 feet to an iron pipe; then South 48° 55' West 329.89 feet to an iron pipe; then North 31° 59' West 919.63 feet to an iron pipe in the eastern right of way of US Highway 17; then North 45° 02' East 333.94 feet along the eastern right of way of US Highway 17 to an iron pipe, the POINT OF BEGINNING, consisting of 6.96 acres, and being the

2



property conveyed to First-Citizens Bank & Trust Company by deed recorded in Book 3997 at page 338, Pender County.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the party of the second part, its successors and assigns, in fee simple.

And the said party of the first part covenants to and with the party of the second part, its successors and assigns, that party of the first part has done nothing to impair such title as it received, and that party of the first part will warrant and defend the title against the lawful claims of all persons claiming by, under or through party of the first part, except: NONE

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be signed in its name by its authorized official as of the day and year first above written.

FIRST-CITIZENS BANK & TRUST COMPANY

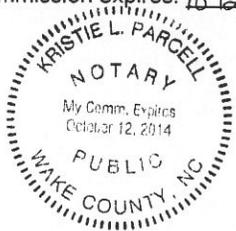
By: Timothy J. Bylow
Timothy J. Bylow, vice-president

NORTH CAROLINA
Wake COUNTY

I, the undersigned Notary Public, do hereby certify that Timothy J. Bylow personally appeared before me this day and acknowledged that he/she is vice-president of FIRST-CITIZENS BANK & TRUST COMPANY, a corporation, and that he/she, as vice-president being authorized to do so, executed the foregoing instrument on behalf of the corporation for the purposes therein expressed.

WITNESS my hand and notarial seal this 21st day of December, 2012.

My Commission expires: 10-12-14 Kristie L. Parcel
Notary Public



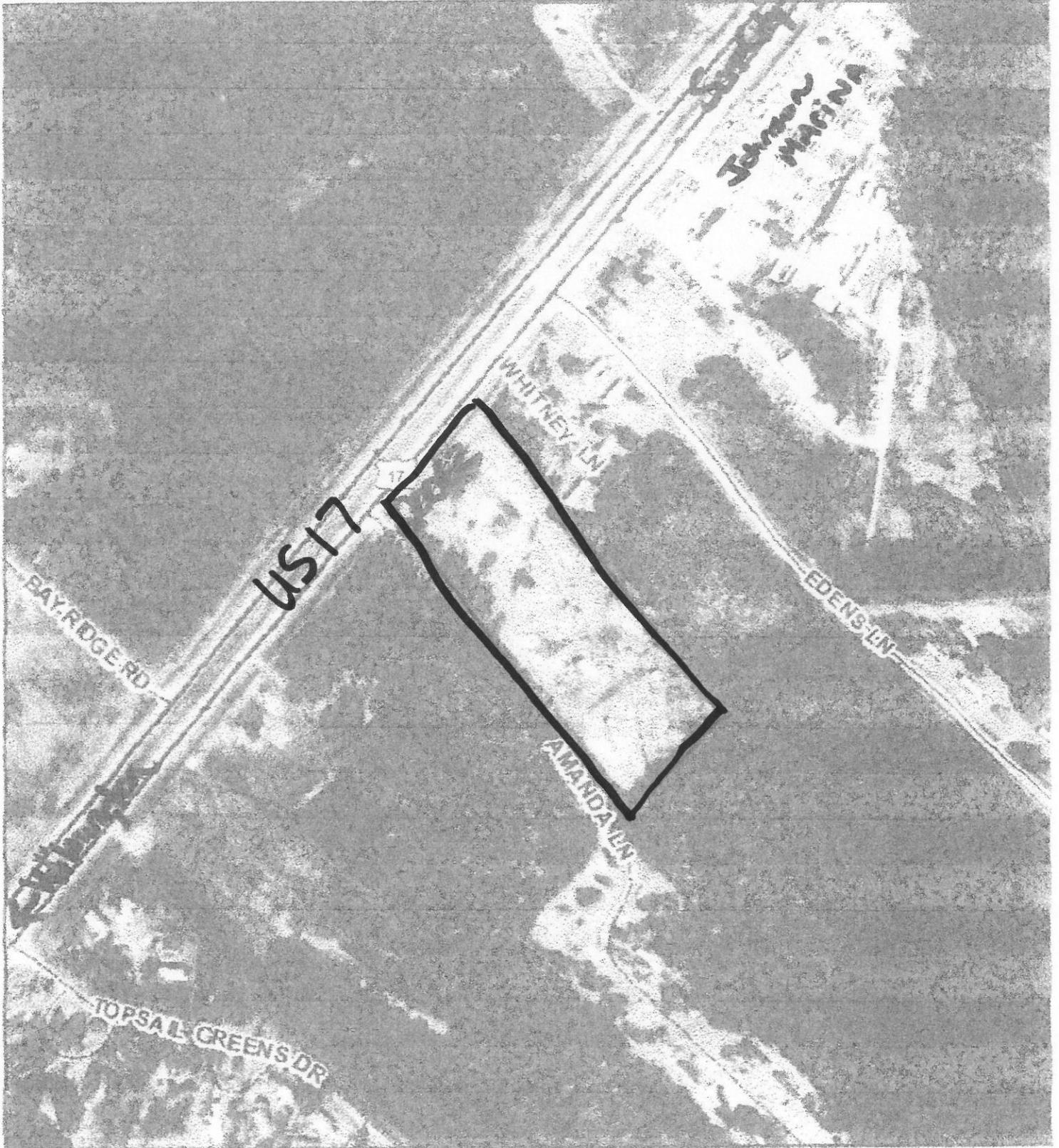
Legal Description of Property

Generally described as certain real property, with any and all improvements thereon, located in Pender County, North Carolina, and being more particularly described as follows:

From the 22 Mile Post of the A.C. L. Railroad between Wilmington and Jacksonville, North Carolina, said mile post being of concrete and lying East of the railroad and West of the highway, thence South 60 degrees 28 minutes East 113.1 feet to an iron pipe in the Eastern right of way line of U.S. Highway 17, the point of beginning. Thence South 31 degrees 59 minutes East, 942.44 feet to an iron pipe. Thence South 48 degrees 55 minutes West 329.89 feet to an iron pipe. Thence North 31 degrees 59 minutes West 919.63 feet to an iron pipe in the Eastern right-of-way of U.S. 17. Thence North 45 degrees 02 minutes East, 333.94 feet along the Eastern right-of-way of U.S. 17 to an iron pipe, the point of beginning. The above described tract of land contains 6.96 acres, and being a portion of that certain tract or parcel of land purchased by Clifton T. Edens from Lillie Jones, by deed recorded in Pender County Registry in Book 388, page 376.

Together with all additional rights, title, and interests of Grantor conveyed and described in the Deed of Trust recorded in Book 3386, at Page 261 in the office of the Register of Deeds of Pender County.

This is the same property described in the Deed of Trust recorded in Book 3386, at Page 261 in the office of the Register of Deeds of Pender County.



Scale: 1:400





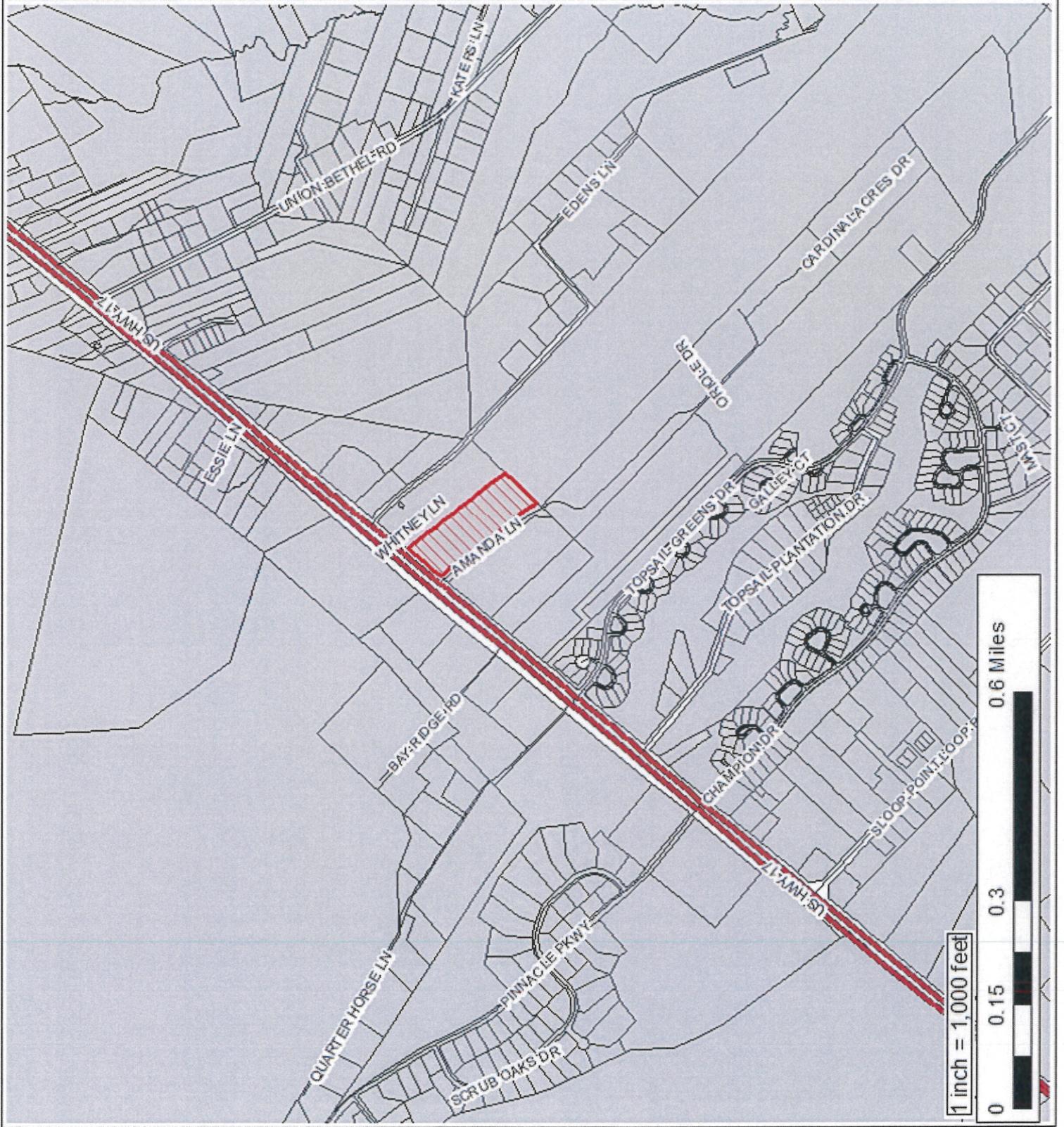
Applicant:
I. Michael Bardaxis

Owner:
Same

**Zoning Map Amendment
(ZMA)
General Use Rezoning
10845**



VICINITY



1 inch = 1,000 feet





Applicant:
I. Michael Bardaxis

Owner:
Same

**Zoning Map Amendment
(ZMA)
General Use Rezoning
10845**

Legend



Subject Parcel

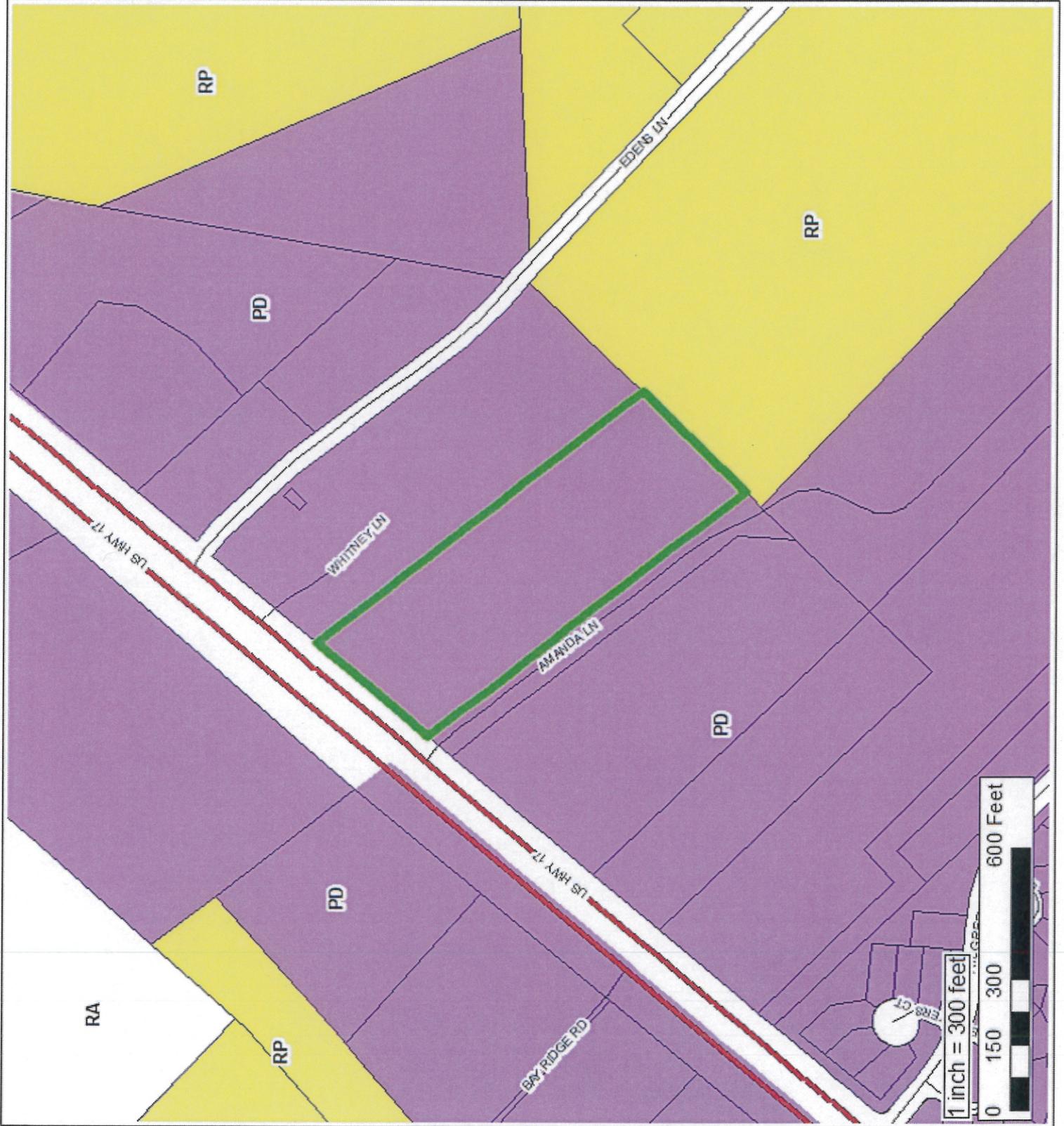
Zoning Classification

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:
I. Michael Bardaxis

Owner:
Same

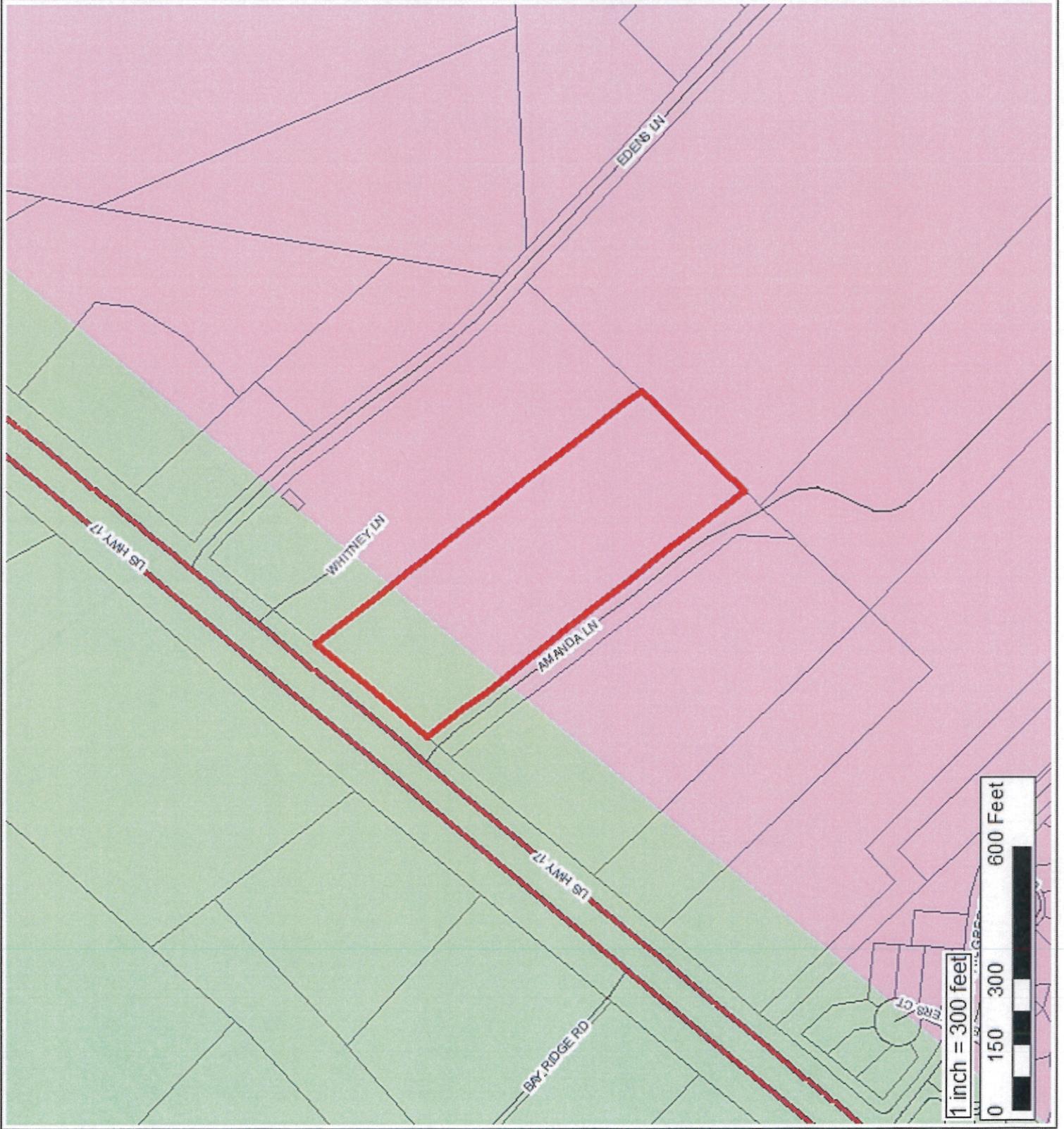
**Zoning Map Amendment
(ZMA)
General Use Rezoning
10845**

2010 Land Use Classification

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



**LAND USE
CLASSIFICATION**





Applicant:
I. Michael Bardaxis

Owner:
Same

**Zoning Map Amendment
(ZMA)
General Use Rezoning
10845**

 Subject Property



2010 Aerial



PLANNING STAFF REPORT
Zoning Map Amendment

SUMMARY:

Hearing Date: March 5, 2013 – Planning Board
March 18, 2013 – Board of Commissioners
Application Number: 10867 – Murray (ZMA)
Applicant: Charles and Barbara Murray
Property Owner: Charles and Barbara Murray

Rezoning Proposal: The request consists of rezoning one tract from GB, General Business District to RA, Rural Agricultural District.

Property Record Numbers, Acreage, and Location: The property consists of 87 acres, is located at 301 Murray Town Road, and may be identified by PIN 3330-29-0141-0000.

Staff Recommendation: The request complies with the criteria set forth in Article 3.3.8 of the Unified Development Ordinance. The request is not in conflict with 2010 Comprehensive Land Use Plan; therefore, staff respectfully recommends that the request be approved.

DESCRIPTION:

Charles and Barbara Murray, applicants and owners, are requesting approval of a general use rezoning for one tract totaling 87 acres from GB, General Business district to RA, Rural Agricultural district.

Currently the entire 87 acre tract is zoned GB, General Business, and has approximately 640 feet of road frontage on Murray Town Road, as well as an existing driveway onto the road. The property hosts one single-family residential manufactured home, in addition to several conforming accessory buildings.

Currently, the single family residential use is considered the primary use. However, because of the existing zoning of the property, the primary use (residential) is considered nonconforming, as are the existing single-family residential structure and the accessory structures. The rezoning, as proposed, would not increase the degree of non-conformity of the structures or uses, but rather bring the use and structures back to a conforming state, as residential uses are permitted by-right in the RA, Rural Agricultural zoning district.

Staff research has revealed that zoning of the property changed from RA, Rural Agricultural to B-2, Business District (Highway) upon the approval of a county-wide zoning map amendment at the October 20, 2003 Board of Commissioners meeting. Again in 2010, Pender County undertook a county-wide zoning map amendment initiative that affected the subject property. This change enveloped the three former commercial oriented zoning districts (B-1, B-2, and B-3) into a new zoning district called GB, General Business. This zoning map amendment was approved by the Board of Commissioners at their June 21, 2010 meeting, and became effective on July 1, 2010.

The existing land uses of the surrounding property consist primarily of low to moderate density single-family residential uses, in addition to some undeveloped land with agricultural and timbering uses. The existing zoning in the vicinity of the subject property consists of GB, General Business, RA, Rural Agricultural, and a pocket of RP, Residential Performance along Debb and Jenn Roads. For visual representation of the existing zoning in the area, please refer to the Zoning Map included with the Staff Report.

This is a general use rezoning which will encompass all uses permitted-by-right in the RA, Rural Agricultural zoning district, as shown on the Permitted Use Table 5.2.3 of the *Pender County Unified Development Ordinance*. The Rural Agricultural zoning district is intended to accommodate non-residential agricultural uses and very low density residential development (minimum of 1du/acre), as well as limited non-residential uses, in rural areas adjacent to agricultural operations. Development in this district should rely predominately on individual wells and septic tank systems for domestic water supply and sewage disposal.

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 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 comment

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/comments with request

Pender County Public Library

No response

Pender County Public Utilities

No comment

Pender County Schools

No issues/comments with request

Pender County Sheriff's Department

No response

Pender County Soil and Water Conservation District

No issues/problems with request

Progress Energy Corporation

No response

US Army Corps of Engineers

No response

Wilmington Metropolitan Planning Organization

No comment as subject property out of WMPO planning area

EVALUATION:

- A) Public Notifications:* Public Notice of the proposal for map change has been advertised in the *Pender-Topsail Post and Voice*. Adjacent property owners have been given written notice of the request, and a public notification sign has been placed on the property.
- B) Existing Zoning in Area:* The existing zoning in the vicinity of the subject property consists of GB, General Business, RA, Rural Agricultural, and a pocket of RP, Residential Performance along Debb and Jenn Roads.
- C) Existing Land Use in Area:* The existing land uses of the surrounding property consist primarily of low to moderate density single-family residential uses, in addition to some undeveloped land with agricultural and timbering uses.
- D) 2010 Comprehensive Land Use Plan Compliance:* The 2010 Comprehensive Land Use Plan classifies the subject property as Rural Growth. According to the 2010 Comprehensive Land Use Plan, areas with this designation are areas of the county where urban services such as public water and sewer are not expected to be extended within the planning horizon. Uses that would typically be allowed in Rural Growth areas should be limited to very low-density residential development, as well as very limited non-residential uses.

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.1.2:** 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) **Growth Management Policy 1A.1.3:** The County shall actively direct growth towards suitable land areas and away from fragile natural resource areas, conservation areas, and hazardous areas.
- E) 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 an 87 acre tract from GB, General Business, to RA, Rural Agricultural. 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 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: ___ Marshburn: ___ Baker: ___ Edens: ___ McClammy: ___ Nalee: ___ Williams: ___

APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	ZMA 10867	Date	1-22-13
Application Fee	\$ 1330 -	Receipt No.	130319
Pre-Application Conference		Hearing Date	PB: 3-5-13 BOC: 3-18-13

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	CHARLES T. MURRAY BARBARA A. MURRAY	Owner's Name:	CHARLES T. MURRAY BARBARA A. MURRAY
Applicant's Address:	274 MURRAY TOWN RD	Owner's Address:	274 MURRAY TOWN RD
City, State, & Zip	BURKAW, N.C. 28425	City, State, & Zip	BURKAW, N.C. 28425
Phone Number:	910-604-0173	Phone Number:	910-604-0173

Legal relationship of applicant to land owner: SAME

SECTION 2: PROJECT INFORMATION

Property Identification Number (PIN):	3330-29-014-0000	Total property acreage:	87
Current Zoning District:	CB	Proposed Zoning District:	RA
Project Address :	301 MURRAY TOWN ROAD		
Description of Project Location:	RESID. PRIM (1 ACRE) ONE (4 ACRES) WOODS 82 ACRES		

SECTION 3: SIGNATURES

Applicant's Signature	Charles T. Murray - Barbara Murray	Date:	1-22-13
Owner's Signature	Charles T. Murray - Barbara Murray	Date:	1-22-13

NOTICE TO APPLICANT

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

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 type="checkbox"/>	18 (11"x17") map copies to be distributed to the Planning Board					
<input type="checkbox"/>	20 (11"x17") map copies to be distributed to the Board of Commissioners					
<input type="checkbox"/>	Digital (.pdf) submission of all application materials					
<input checked="" type="checkbox"/>	A description and/or statement of the present and proposed land use classification 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"/>	Map Amendment Fee \$50.00			Total Fee Calculation: \$ <u>1,330</u>		
Attachments Included with Application: (Please include # of copies)						
CD /other digital version	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input checked="" 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 # <u>10128</u>	
Application received by: <u>KYLE BREWER</u>					Date: <u>1-22-12</u>	
Application completeness approved by: <u>BODD</u>					Date: <u>2-15-12</u>	
Dates scheduled for public hearing: <input checked="" type="checkbox"/> Planning Board: <u>3-5-12</u> <input checked="" type="checkbox"/> Board of Commissioners: <u>3-18-12</u>						

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

Project Narrative

Date: January 22, 2013

Owner's Name: Charles T. Murray
Barbara A. Murray

Pin #: 3330 29 0141 0000

Project Location: 301 Murray Town Road

Brief Description: Residential Primary (1 Acre); Open (4 Acres); Wooded (82 Acres)

The current zoning district for the aforementioned property is GB (General Business), prior to this zoning district it was known as B1 (Business). At neither time were we ever notified that the zoning district had changed from the original RA (Rural Agriculture) zoning district.

This property is currently and for many years has been under deferment and a Forestry Management Plan. No public water or sewer is available or expected to be in the near future.

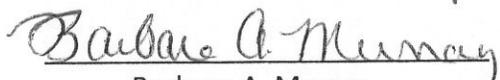
We request the property be rezoned Rural Agriculture as we weren't notified of any intent to rezone property from the original zoning (Rural Agriculture). Property has always been Rural Agriculture. No request from us was made to change the zoning to General Business. We were never notified of any such change. We assumed an error was made and we are requesting our property return to Rural Agriculture Zoning.

Thanks for your help in this matter.



Charles T. Murray

1-22-13
Date



Barbara A. Murray

1-22-13
Date



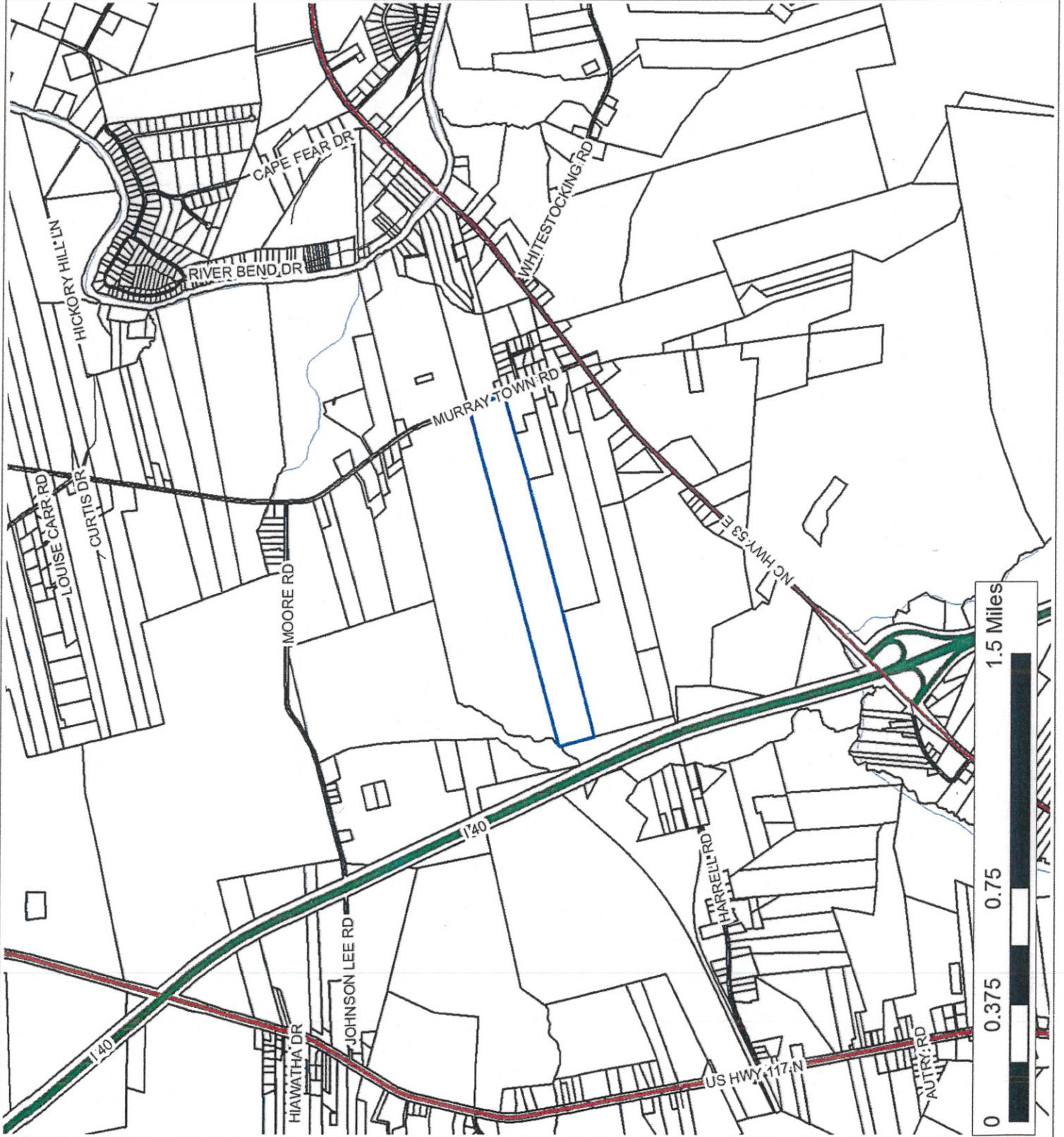
Applicant:
Charles and Barbara
Murray

Owner:
Charles and Barbara
Murray

**Zoning Map
Amendment
10867**



VICINITY





Applicant:
Charles and Barbara
Murray

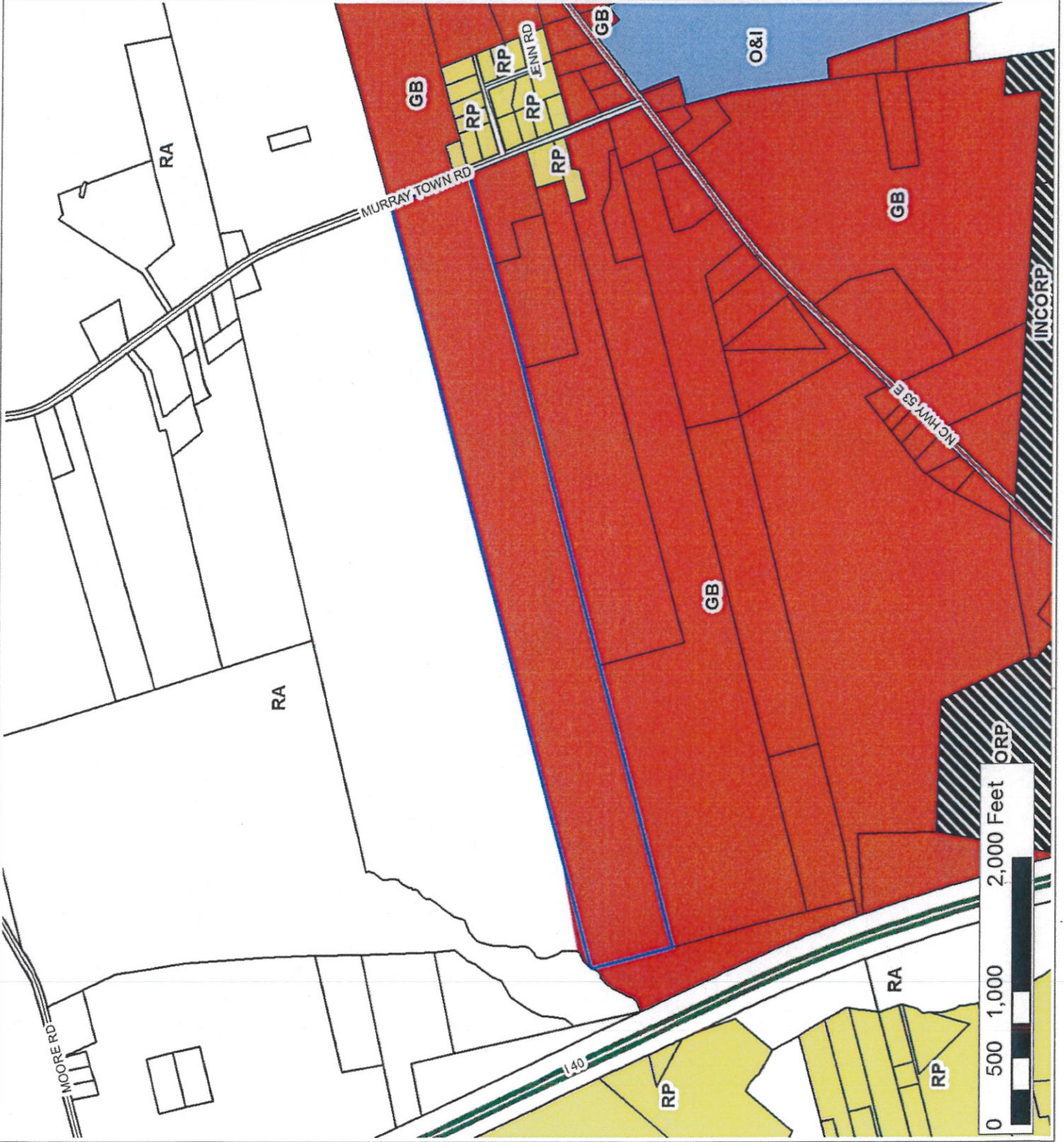
Owner:
Charles and Barbara
Murray

**Zoning Map
Amendment
10867**

Subject Parcel	
Zoning Classification	
[Red Box]	General Business (GB)
[Dark Blue Box]	General Industrial (GI)
[Light Blue Box]	Industrial Transition (IT)
[Medium Blue Box]	Office & Institutional (OI)
[White Box]	Rural Agricultural (RA)
[Purple Box]	Planned Development (PD)
[Green Box]	Residential Performance (RP)
[Light Green Box]	Environmental Conservation (EC)
[Hatched Box]	Incorporated Areas (INCORP)
[Dark Green Box]	Manufactured Home Park (MH)
[Yellow-Green Box]	Residential Mixed (MF)



ZONING





Applicant:
Charles and Barbara
Murray

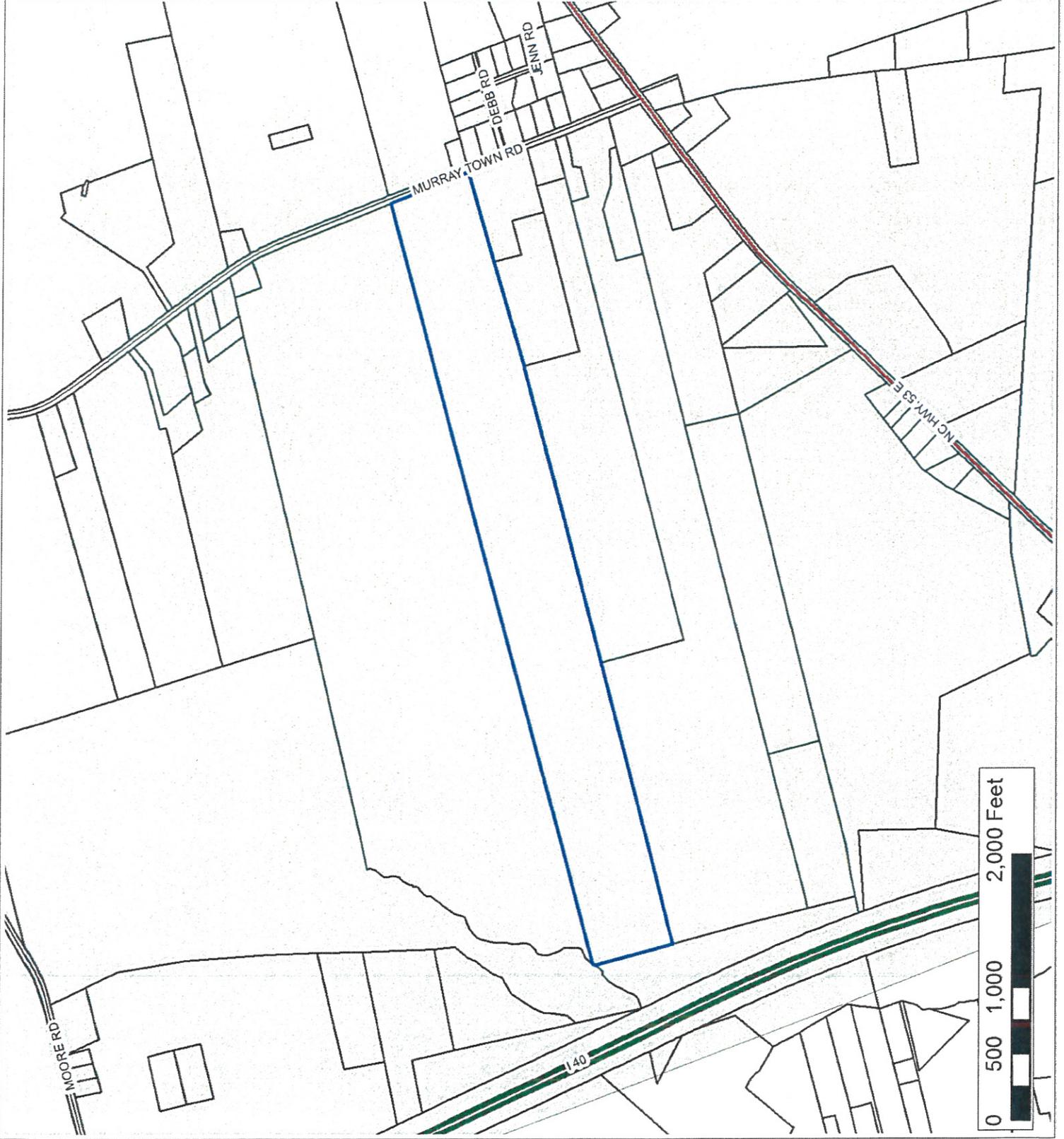
Owner:
Charles and Barbara
Murray

**Zoning Map
Amendment
10867**

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



LAND USE CLASSIFICATION





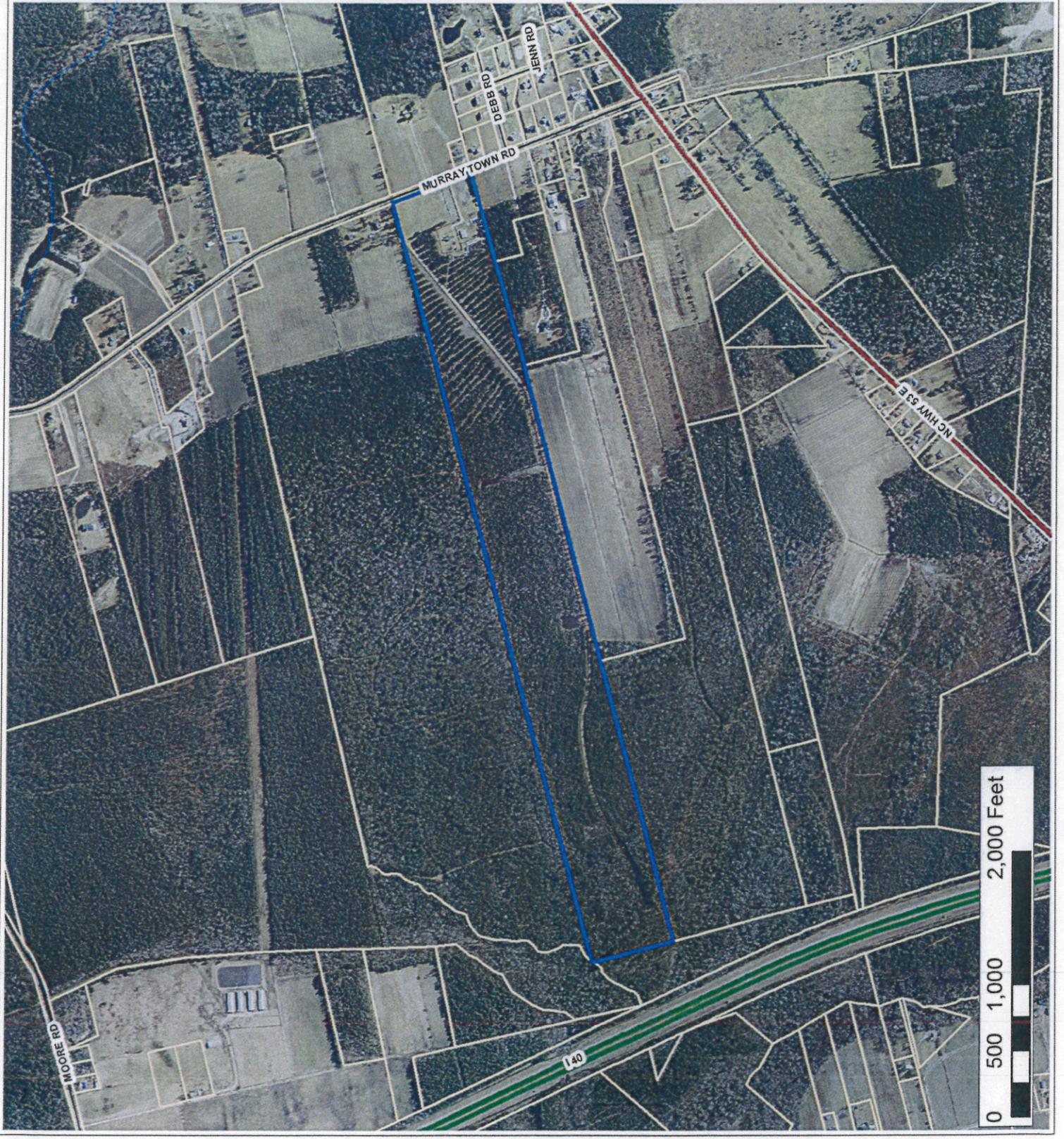
Applicant:
Charles and Barbara
Murray

Owner:
Charles and Barbara
Murray

**Zoning Map
Amendment
10867**



2010 AERIAL



PLANNING STAFF REPORT
Zoning Map Amendment

SUMMARY:

Hearing Date: March 5, 2013 – Planning Board
March 18, 2013 – Board of Commissioners

Application Number: 10856 – Vollrath (ZMA)

Applicant: Kenny Vollrath

Property Owner: Charles and Molly Long

Rezoning Proposal: The request consists of rezoning 1.6 acres of a 2.64 acre tract from GB, General Business District to RA, Rural Agricultural District.

Property Record Numbers, Acreage, and Location: The property consists of 2.64 acres, is located at 7761 US Highway 117, and may be identified by PIN 3235-64-8933-0000.

Staff Recommendation: The request complies with the criteria set forth in Article 3.3.8 of the Unified Development Ordinance. The request is not in conflict with 2010 Comprehensive Land Use Plan; therefore, staff respectfully recommends that the request be approved.

DESCRIPTION:

Kenny Vollrath, applicant, on behalf of Charles and Molly Long, owners, is requesting approval of a general use rezoning for approximately 1.6 acres of a 2.64 acre tract from GB, General Business district to RA, Rural Agricultural district. The applicant is proposing to rezone and then subdivide a portion of the property, as detailed in the site map submitted by the applicant.

Currently the entire 2.64 acre tract is zoned GB, General Business and has approximately 172 feet of road frontage on US Highway 117, as well as two existing driveways onto the highway. The property currently hosts three structures: a single-family residential structure, a pool house adjacent to an in-ground pool, and an accessory building in the form of a shop/storage building.

Currently, the single family residential use is considered the primary use, with the pool house and shop/storage building being accessory uses. However, because of the existing zoning of the property, the primary use (residential) is considered nonconforming, as are the existing single-family residential structure and the accessory structures. The rezoning, as proposed, would not increase the degree of non-conformity of the structures or uses.

The applicant is proposing to subdivide the existing parcel as depicted on the submitted site map. Upon cursory review, the conceptual subdivision proposal as depicted on the applicant's site plan may be approved, however, a subdivision plat must be submitted for review and recordation in accordance to *Article 6 – Development Requirements and Content of the Pender County Unified Development Ordinance*.

The existing land use in the area consists mostly of single-family residential uses aside from some miscellaneous business uses across US Highway 117. The existing zoning in the vicinity of the subject property includes GB, General Business, and RA, Rural Agricultural. For visual representation of the existing zoning in the area, please refer to the Zoning Map included with the Staff Report.

This is a general use rezoning which will encompass all uses permitted-by-right in the RA, Rural Agricultural zoning district, as shown on the Permitted Use Table 5.2.3 of the *Pender County Unified Development Ordinance*. The Rural Agricultural zoning district is intended to accommodate non-residential agricultural uses and very low density residential development (minimum of 1 du/acre), as well as limited non-residential uses, in rural areas adjacent to agricultural operations. Development in this district should rely predominately on individual wells and septic tank systems for domestic water supply and sewage disposal.

TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:

Cape Fear Council of Governments RPO

Applicant may want to check with DOT about a modified driveway permit.

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 issues/problems with request

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/comments with request

Pender County Public Library

No response

Pender County Public Utilities

No comment

Pender County Schools

No response

Pender County Sheriff's Department

No response

Pender County Soil and Water Conservation District

No issues/problems with request

Progress Energy Corporation

No response

US Army Corps of Engineers

No response

Wilmington Metropolitan Planning Organization

No comment as subject property out of WMPO planning area

EVALUATION:

- A) Public Notifications:** Public Notice of the proposal for map change has been advertised in the *Pender-Topsail Post and Voice*. Adjacent property owners have been given written notice of the request, and a public notification sign has been placed on the property.
- B) Existing Zoning in Area:** The existing zoning in the vicinity of the subject property consists of GB, General Business, and RA, Rural Agricultural.
- C) Existing Land Use in Area:** The existing land uses of the surrounding properties consist primarily of single-family residential uses with some miscellaneous commercial uses across the highway from the subject property.
- D) 2010 Comprehensive Land Use Plan Compliance:** The 2010 Comprehensive Land Use Plan classifies the subject property as Office/Institutional/Commercial (OIC). According to the 2010 Comprehensive Land Use Plan, areas with this designation should be planned to accommodate a range of land uses including higher density residential uses that would buffer and transition to surrounding lower density residential areas.

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) **Rocky Point Small Area Plan Policy 4B1.4:** New development within the small area should be compatible with existing residential uses.
- E) 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 an approximate 1.6 acre portion of a 2.64 acre tract from GB, General Business, to RA, Rural Agricultural. 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 2010 Comprehensive Land Use Plan. Therefore, staff respectfully recommends that the request be approved.

VOTING AND RESOLUTION:

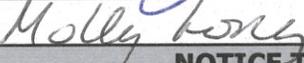
Planning Board

Motion: _____ Seconded _____

Approved: _____ Denied: _____ Unanimous _____

Boney: ___ Marshburn: ___ Baker: ___ Edens: ___ McClammy: ___ Nalee: ___ Williams: ___

APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	ZMA 10756 10756	Date	1/4/2013
Application Fee	\$ 500	Receipt No.	130024
Pre-Application Conference	1/3/13 via phone w/ KB	Hearing Date	2/5/13 PB, 3/18/13 BOC
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	KENNY VOLLRATH	Owner's Name:	CHARLES + MOLLY LONG
Applicant's Address:	16663 HWY 17	Owner's Address:	7761 HWY 117 S
City, State, & Zip	HAMPSTEAD, NC 28443	City, State, & Zip	ROCKY POINT, NC 28457
Phone Number:	(910) 512-0592	Phone Number:	(910) 675-3645
Legal relationship of applicant to land owner: HOME BUILDER			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3235-64-8933-0000	Total property acreage:	2.64
Current Zoning District:	GB	Proposed Zoning District:	SUB-DIVIDE TO KEEP 1 ACRE GB + 1.6 ACRES RA
Project Address :	7761 HWY 117 S ROCKY POINT, NC 28457		
Description of Project Location:	OWNER IS LIVING IN A FAILING RESIDENTIAL HOME IN A COMMERCIAL ZONING DISTRICT OF ROCKY POINT. THEY WOULD LIKE TO SUB-DIVIDE AND RE-ZONE PARTIALLY TO RESIDENTIAL (RA)		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	12/27/12
Owner's Signature		Date:	12/28/12
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 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</u>
Attachments Included with Application: (Please include # of copies)			
CD /other digital version	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Plan Sets	# of large
			# of 11X17 <u>38</u>
			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 # <u>30136</u>
Application received by:	<u>SHIELA GREEN</u>		Date: <u>1-4-13</u>
Application completeness approved by:	<u>BALLO</u>		Date: <u>1-8-13</u>
Dates scheduled for public hearing:			
<input type="checkbox"/> Planning Board: <u>3-5-13</u>			
<input type="checkbox"/> Board of Commissioners: <u>3-18-13</u>			

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

Print Form

December 27, 2012

Pender County Planning & Zoning Board
805 S. Walker St.
PO Box 1519
Burgaw, NC 28425

Dear Planning and Zoning administrators,

I am writing this narrative to go along with my application for re-zoning a parcel of land at 7761 Hwy 117 South in Rocky Point. The property I am writing about is presently being used for residential use but is zoned as a commercial piece of property measuring 2.64 acres. The property was purchased by Ray and Molly Long in the fall of 1987. They have lived in a 1200 sq.ft. brick home on this lot for the past 25 years. The home they are living in has some serious structural issues that are causing the home to be unsuitable for future use. Through the process of various contractors attempting to fix the issues over the years they have now determined it better to build a new home than keep tinkering with the old one.

In order to build a new home on the property, the land being used for the new home would have to be re-zoned residential. Our application asks that you permit Ray and Molly to sub-divide the land into 2 parcels. The 1st parcel would be approximately 1 acre and would have 172' of road frontage on Hwy 117. This parcel would remain commercially zoned. The 2nd parcel would be approximately 1.6 acres and would have a 45' easement from Hwy 117 to the front of the new lot. This 2nd parcel is the one we would ask to be re-zoned to RA so Ray & Molly can build their new home.

I have attached a detailed map, drawn to scale, that references the sub-division of the property that I have discussed above.

Thank you for your consideration of this application. We look forward to attending the public hearing and welcome any questions or thoughts beforehand.

Best Regards,

 12/28/12

Kenny Vollrath
Project Coordinator
Future Homes of Hampstead
(910) 512-0592

 12-28-12
Ray and Molly Long
Property Owners
(910) 675-3645

SITE MAP FOR RAY + SUSIE LONG

MAP DRAWN TO 1" = 50' SCALE

MAP BY KENNY VOURATH
(910) 512-0592

ANY REVISIONS MADE TO THIS SITE PLAN TO ACCOMMODATE ENVIRONMENTAL HEALTH **MUST BE RESUBMITTED**

TO THE PENDER COUNTY PLANNING DEPARTMENT FOR APPROVAL & COMPLIANCE

Initials / Date
KVV/12/19/12

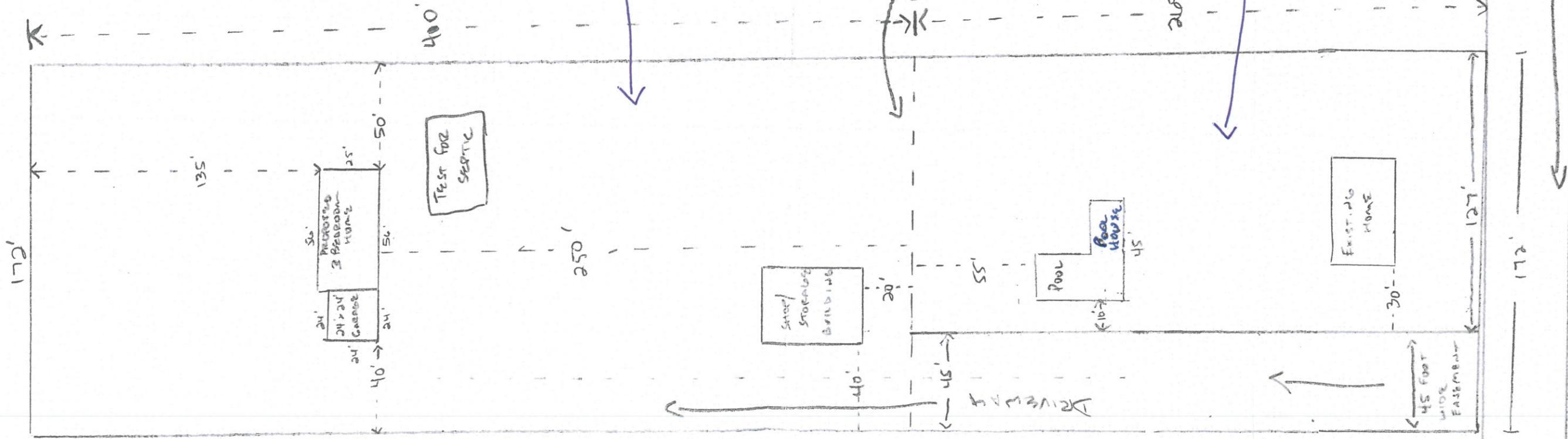
Site Plan prepared by: *Kenny Yourath*

Approved by: *John Dancy/S.S.*

Date: 12/19/12
Permit #: 122250

PARCEL TO BE RE-ZONED RESIDENTIAL

REMAINING PARCEL TO STAY COMMERCIAL



172' ← Hwy 117 →



Applicant:
Kenny Vollrath

Owner:
Charles and Molly Long

**Zoning Map
Amendment
10856**



VICINITY





Applicant:
Kenny Vollrath

Owner:
Charles and Molly Long

**Zoning Map
Amendment
10856**

- Subject Parcel**
- 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





Applicant:
Kenny Vollrath

Owner:
Charles and Molly Long

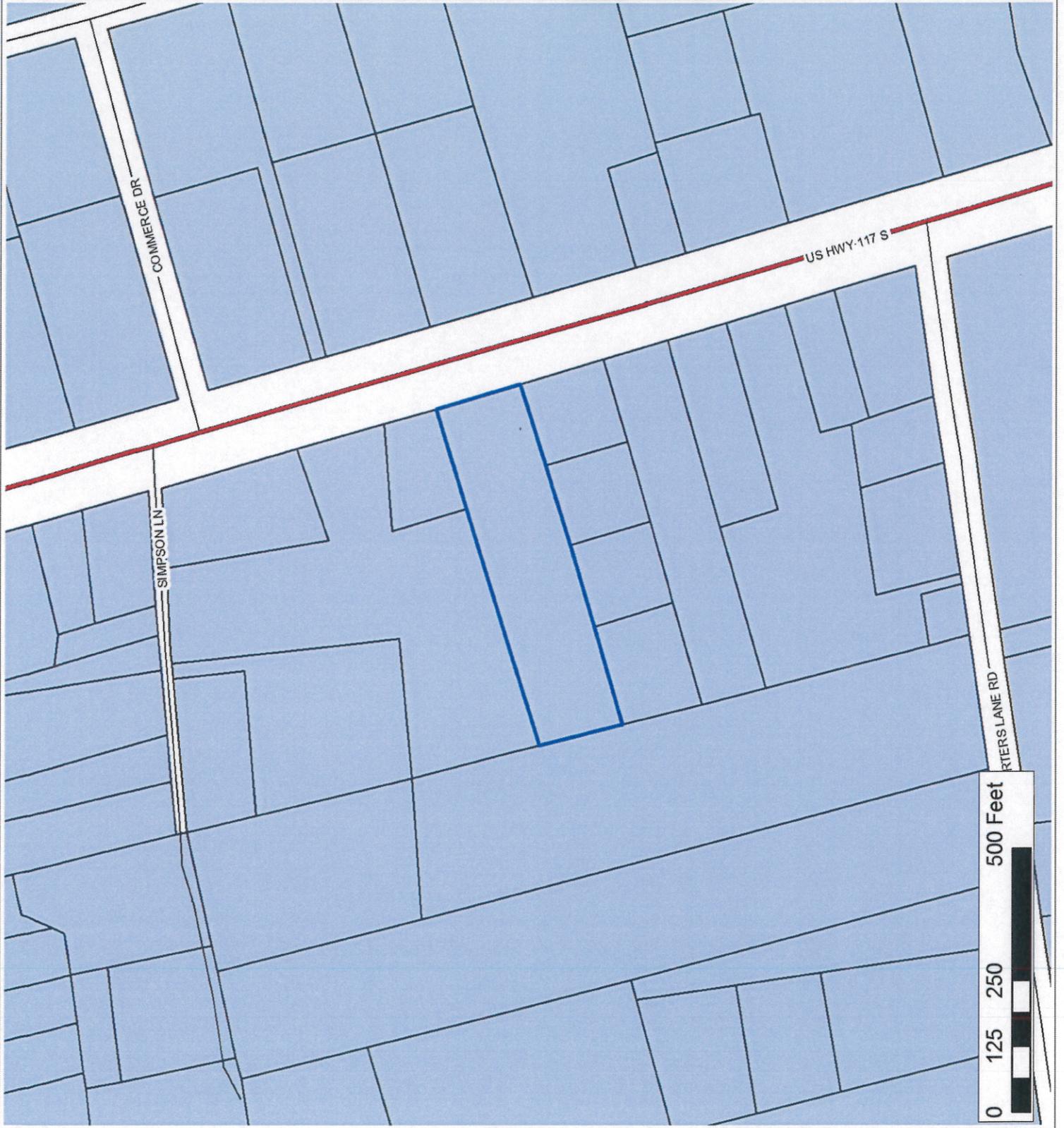
**Zoning Map
Amendment
10856**

2010 Land Use Classification

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



**LAND USE
CLASSIFICATION**





Applicant:
Kenny Vollrath

Owner:
Charles and Molly Long

**Zoning Map
Amendment
10856**



2010 AERIAL





Applicant:
Kenny Vollrath

Owner:
Charles and Molly Long

**Zoning Map
Amendment
10856**



2010 AERIAL

