

# Pender County Planning and Community Development

## Planning Division

805 S. Walker Street  
PO Box 1519  
Burgaw, NC 28425



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Fax: 910-259-1295  
[www.pendercountync.gov](http://www.pendercountync.gov)

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## Application Information General Use Zoning Map Amendment

**Case Number:** REZONE 2025-94

**Application Type:** General Use Rezoning

**Applicant:** Kenneth G. Lloyd

**Owners:** Whitebridge Development, LLC.

**Location:** The subject properties are located off US Hwy. 17 on the North and South sides of Whitebridge Rd. in the Topsail Township.

**Property ID #(s):** 3282-30-1683-0000, 3282-30-4782-0000, 3282-30-4096-0000, 3281-39-0902-0000, 3282-30-4096-0000

**Description:** Application to rezone two parcels from RP to GB and one parcel from PD to GB.

**Total Area of Project:** 11.4 acres

**Current Zoning:** RP, Residential Performance and PD, Planned Development

### Application Materials

Application  
Narrative  
Site Plan

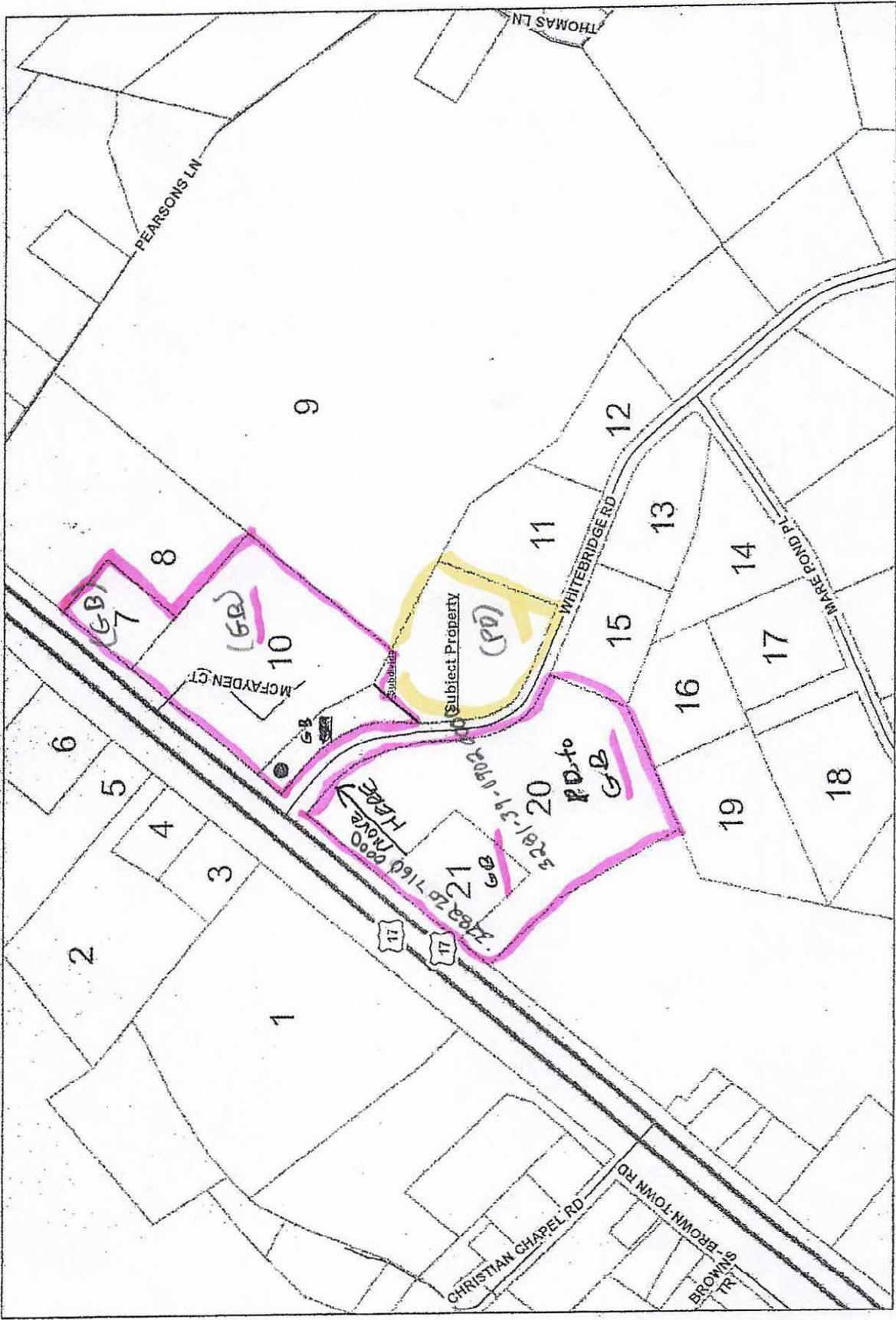
# APPLICATION

## APPLICATION FOR REZONING (Zoning Map Amendment)

SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Kenneth G. Lloyd	Owner's Name:	Whitebridge Development, LLC
Applicant's Address:	2001 Balmoral Place	Owner's Address:	2001 Balmoral Place Wilmington, NC 28405
City, State, & Zip	Wilmington, NC 28405	City, State, & Zip	
Phone Number:	919-971-4265	Phone Number:	919-971-4265
Email Address:	kplinvestment20@gmail.com	Email Address:	kplinvestment20@gmail.com
Legal relationship of applicant to landowner:			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	1st Request 3282 30 1683 0000 3282 30 4702 0000 3282 30 4096 0000	Total property acreage: (rounded to the nearest whole acre)	26.21
	2nd Request	Total Acreage to be Rezoned:	26.21
Current Zoning District:	2281 39 0902 0000 3282 20 7160 0000  GB and PD 13150 US Hwy 17 116 McFayden Ct 301 Whitebridge Rd	Water Provider:	Pender Utilities
		Waste Water Provider:	Private
Project Address:		Proposed Zoning District:	General Business
		Future Land Use Category:	General Business
Description of Project Location:	North and South of Whitebridge Road and US Hwy 17	Township:	Topsail
		Road Type:	Public/Private/Both
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	12/31/25
Applicant's Name Printed	Kenneth G. Lloyd	Date:	12/31/25
Owner's Signature	 Whitebridge Development, LLC Kenneth G. Lloyd, Owner: MGR	Date:	12/31/25
Owner's Name Printed	Whitebridge Development, LLC Kenneth G. Lloyd, MGR, Owner	Date:	12/31/25

# SITE PLAN

# Whitebridge Project Adjacent Property Map



GB  
PD

June 22, 2018

New map lots 4233

**CERTIFICATE OF ACCURACY & MAPPING**  
 I, the undersigned, do hereby certify that this plan was drawn under my supervision from an actual survey made under my supervision (and descriptions as referenced) and that the GPS used for this survey was performed from September 2023 and is a Class 2 Standard with a positional accuracy of 1.0 cm (RMS) in any direction, and that the ground control used was US Survey Feet with a combined 6th order of 1:100,000 accuracy.

The ratio of precision as calculated is 1:100,000.

This plan was prepared in accordance with the Standards of Practice for Land Surveying in North Carolina. The representation of this survey is of another company, with my other exception to the definition of subdivision.

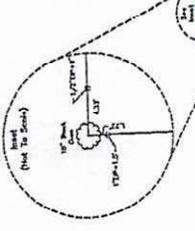
Witness my original signature, before a notary and seal this 19th day of November, A.D., 2023.

*[Signature]*  
 Paul D. Talbot, P.L.S., L-1008



**REVIEW OTHER CERTIFICATE**  
 I, Paul D. Talbot, the undersigned, do hereby certify that the conditions in which this plan was prepared are as follows:  
None  
 Date: 11-20-23

**PANEL IDENTIFIER CERTIFICATE**  
 Panel Identifiers have been found for all parcels shown on this plan.  
None  
 Date: 11-20-23



**COMPONENT OF RECONSTRUCTION BY THE REGION OF DESIGN**  
 STATE OF NORTH CAROLINA  
 COUNTY OF PENDER  
 TOWNSHIP OF TAPPAN  
 SECTION 14  
 PLAT 11-20-23

**NOTES**  
 1) Property referenced in Deed Book 4318 Page 557, Deed Book 4254 Page 523, Deed Book 4105, Deed Book 32, 110, Reference to them, and existing road conditions.  
 2) This property is not located in special flood hazard areas.  
 3) This plan is to be resubmitted to the Planning Board for approval.

Hickman & Walden, Owners  
 Deed Book 2524 P. 23  
 2018-07-19-23

**(GB)**  
 OLD PIN  
 3282 2304 7830 000  
 3.277 Acres

**(GB)**  
 OLD PIN  
 3282 3161 02 0006

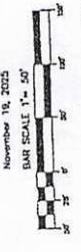
**(GB)**

**GB**  
**PD**



Created By  
 Whitebridge LLC  
 2007 Landed Parcel  
 Washington, NC 27685

**RECONSTRUCTION PLAN**  
**Whitebridge Center**  
 U.S. Highway 17  
 Tappan Township, Pender County  
 North Carolina

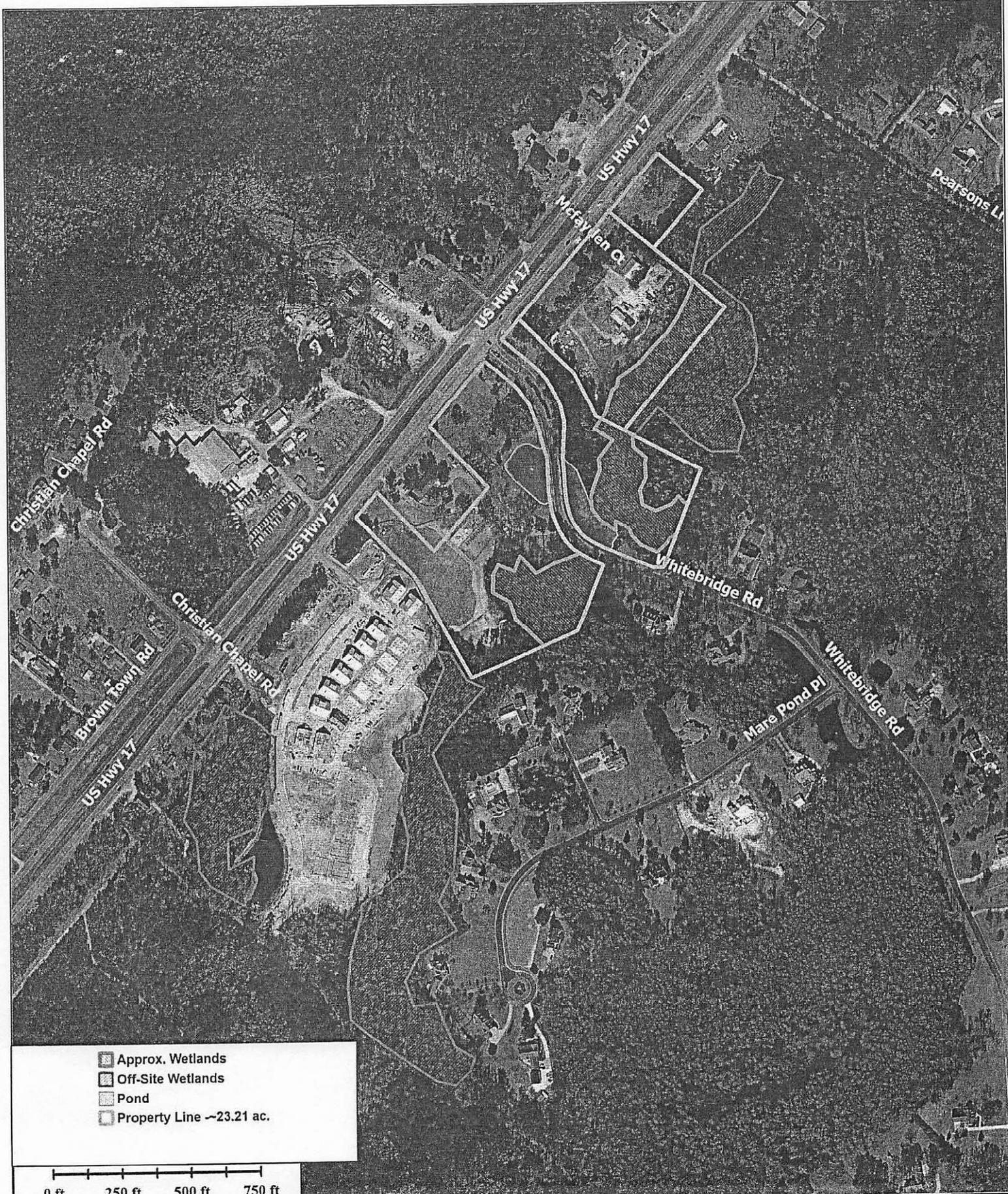


November 19, 2023  
**Talbot Land Surveying, P.C.**  
 170 Lafayette Street  
 Wilmington, North Carolina 28411  
 Phone: (910) 372-8222  
 Fax: (910) 372-8224

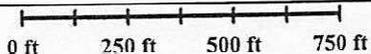
MB 78 06 33

11/20/23  
 Paul D. Talbot  
 Drawing Number: 203104





-  Approx. Wetlands
-  Off-Site Wetlands
-  Pond
-  Property Line ~23.21 ac.



Map Source: 2020 NC Statewide Orthoimagery

All lines are approximate and should be used for preliminary planning purposes only. This is not a survey.

**Field Sketch**  
**Whitebridge Road Tracts**  
 Hampstead, Pender Co., N.C.  
 12/15/2025



# Narrative

# Zoning Request Narrative of 28 December 2025

## Overview

This narrative outlines the requested zoning changes for properties owned by Whitebridge Development, LLC. The requests pertain to adjustments in parcel boundaries and zoning designations, reflecting recent updates to property configurations. Each request is detailed below with reference to specific parcel identifications and their respective changes.

## Zoning Request One

Whitebridge Development, LLC previously held ownership of three separate parcels, each identified by unique Parcel IDs:

- Parcel ID #3282 31 6102 0000: This parcel spanned 1.310 acres and was zoned as General Business (GB).
- Parcel ID #3282 30 4783 000: Encompassing 6.810 acres, this parcel was also designated as General Business (GB).
- Parcel ID #3282 30 4135 000: Measuring 5.030 acres, this parcel was zoned as Planned Development (PD).

Following a revision of parcel boundaries and acreage, the properties have been reconfigured and are now designated as Tracts 1, 2, and 3. These tracts continue to be under the ownership of Whitebridge Development, LLC. For a detailed description of the updated tracts, refer to MB 78 PG 33.

## Requested Zoning Adjustments

- Parcel 2: This Parcel #3282 30 4782 0000 maintains its zoning as General Business (GB). No change is required for its current designation.
- Parcel 1: This Parcel #3282 30 1683 0000 situated at the intersection of Whitebridge Road and US Highway 17, this parcel is proposed for rezoning to General Business (GB), aligning its designation with that of Parcel 2.
- Parcel 3: This Parcel #3282 30 4096 0000 previously 5.030-acre tract zoned as Planned Development (PD). No change is required for its current designation. However, its size will be reduced to 3.71 acres.

## Zoning Request Two

The second zoning request concerns parcels associated with the location of Topsail Montessori, both owned by Whitebridge Development, LLC. These parcels are identified by Parcel IDs 3281 39 0902 0000 and 3282 20 7160 0000.

### Requested Zoning Adjustment

It is requested that Parcel ID 3281 39 0902 0000 consisting of 10.060 acres be rezoned from Planned Development (PD) to General Business (GB). The other parcel 3282 20 7160 0000 is currently zoned General Business (GB), which consists of 2.050 acres, and is to be relocated to the southern corner of US Highway 17 and Whitebridge Road. That way both parcels along the front of HWY 17 will be General Business (GB), which is consistent with the Plender County long range planning.