

## **Jamestown Pender LP – Conditional Zoning Request**

**Jamestown** Pender LP owns two tax parcels in Pender County, parcel 3294-60-6544 that is 579.9 acres and parcel 4203-09-0309 that is 79.8 acres. Both parcels are part of a larger assemblage of tax parcels totaling 676 acres that was originally planned for a mixed-use development and currently zoned PD. The property runs from St. John's Church Rd and Jenkins Rd behind the Topsail schools and out onto Highway 17. The Hampstead Bypass is designed to cut through the property along the northwestern boundary of the Topsail Schools and through parcel 4203-09-0309 out to Highway 17.

The proposed Hampstead Bypass will eliminate all access to Highway 17 from the Jamestown Pender property and provide a bridge over the new bypass at Jenkins Road with two lanes so that Jamestown Pender can have access to its remaining property once the bypass is built.

The current PD zoning for these parcels was appropriate for the mixed-use development plan that Jamestown Pender had planned, but once the bypass is built the proposed access by NCDOT at Jenkins Road would only allow for 30 units of residential to be built under the current Pender County Unified Development Ordinance. The current Topsail Planning Area Future Land Use Map shows the remaining acreage owned by Jamestown Pender as medium and low density residential, but Jamestown Pender does not believe that the proposed access bridge over the bypass will be suitable for residential and putting only 30 units on 561 acres does not make financial sense.

Therefore, Jamestown Pender is applying for a conditional rezoning of the 561.7 acres west of the proposed Hampstead Bypass from PD to RA so that Jamestown Pender can create a sand mine, NAICS code 2123 Nonmetallic Mineral Mining and Quarrying.

The proposed property for rezoning already borders the Holly Game Shelter, other Conservation properties and a large tract zoned RA. Jamestown intends to utilize the good soils on the property to sell to local homebuilders, developers and other entities as Hampstead grows around the new bypass. Mining areas could eventually be converted to ponds that will benefit waterfowl, game and wildlife in the area. As with the previous mixed-use plan, the mining plan will specifically preserve a large area bordering the Holly Game Shelter to provide habitat for red cockaded woodpeckers. In addition, the planting of long leaf pines throughout the property is being considered.