

## ZONING MAP AMENDMENT SUBMISSION FOR REZONING

E.F.S. PROPERTIES, LLC

### NARRATIVE

E.F.S. Properties, LLC, applicant and owner, is requesting to have 55.72 acres that it owns located on N.C. Highway No. 210 Rocky Point, North Carolina rezoned from Rural Agriculture - Conditional District 1 to Residential Performance.

The 55.72 acres was rezoned from Residential Performance to Rural Agriculture – Conditional District 1 on December 9, 2013 when the Pender County Board of Commissioners approved the rezoning application. *See Pages 91 and 92, Appendix E, Pender County Unified Development Ordinance involving Case Number 11034 for a more detailed summary of the Rezoning adopted December 9, 2013.*

Since the effective date of the rezoning, E.F.S. Properties, LLC has not used the real property as a sand mine, as permitted. The real property has remained forested and no other uses have occurred on the real property since the effective date of the rezoning.

Currently, due to the economic conditions existing in southeastern North Carolina, it is not feasible for E.F.S. Properties, LLC to develop the 55.72 acres for a sand mine. E.F.S. Properties, LLC has subdivided the approximate 55.72 acres into four (4) separate parcels pursuant to a subdivision map entitled “Map of Division For Riegel Woodlands Corporation ‘Burton Tract’ Recorded in Map Book 5, Page 35” dated, May 7, 2020, and recorded in Map Book 65, at Page 137 in the Office of the Pender County Register of Deeds, State of North Carolina and E.F.S. Properties, LLC would like to have each of the four (4) separate tracts of real property rezoned to Residential Performance.