

**Narrative for 8.42-acre site located at SW corner of Pinnacle Pkwy and Hwy 17 in Hampstead, NC**

The approximate 8.42 acre site located at the SW corner of Pinnacle Pkwy and Hwy 17 in Hampstead, NC is currently undeveloped raw land zoned PD (Planned Development). PD zoning is a Mixed Use District allowing for a mix of housing types as well as non-residential/commercial uses while promoting quality urban design and environmentally sensitive development standards.

The Buyer/applicant for this property is Chris and Vickie Jones who own Carolina Outboard, which is a boat sales and service business, also providing boat & RV storage for the community. They have been in business since 2009 and currently operate out of a leased facility located at 220 NC Hwy 210 in Hampstead. Their intention is to purchase the subject property so they can relocate Carolina Outboard to a permanent location they would own.

There is no specific designation for "boat sales & service" in the Pender County UDO zoning table of permitted uses and Pender County Planning/Zoning identifies this specific use as part of "Automotive sales and repair", which is currently not allowed under the PD zoning. For this reason, the Buyer is applying for a rezoning request of this property to GB-CZ (General Business – Conditional Zoning) with the specific uses of "Boat Sales, Boat Service and Boat/RV Storage". The Buyer/applicant has already performed a wetlands study on the property and had those wetlands surveyed and reflected on the site plan, which has been provided.

In keeping with the development standards of the current PD zoning, the applicant has made every effort to respect the intent of this zoning classification to promote environmentally sensitive development standards by providing extensive greenspace and buffering while minimizing impervious surface. We also feel that this use accommodates the original intent of PD "mixed use" zoning by adding a commercial component to the residential that exists in the immediate area while providing an "amenity" to the surrounding community. The proposed use is also in keeping with other adjacent commercial/retail uses in the immediate area including Dollar General, Palmetto Brick, Monkey Junction Self Storage and a convenience store. The Monkey Junction Self Storage site located 0.25 miles to the north of the subject site on the same side of the road was recently rezoned to GB-CD2 to allow for the development of the self-storage facility.

Vickie L. Jones	12-15-2020	(applicant)
Mary P. Holladay	12/15/2020	(owner)