

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

Reyes – Shiloh Road Conditional Rezoning

Case Number: REZONE 2024-56

Application Type: Conditional Rezoning

Applicant: Joel Reyes

Owners: International Properties & Investments, LLC

Location: 10591 Shiloh Road

Property ID #(s): 2351-21-9753-0000

Description: Joel Reyes, applicant on behalf of International Properties & Investments, LLC, owner, is requesting the approval of a Conditional Zoning Map Amendment to rezone one tract of land totaling approximately 26.8 acres from the Rural Agricultural (RA) zoning district to a conditional Residential Performance (RP) district. The requested uses include 15 residential lots between 0.3 and 0.9 acres and a remnant of approximately 10 acres.

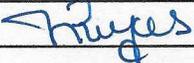
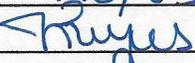
Current Zoning: Rural Agricultural (RA)

Board of County Commissioners/Planning Board Meeting/Technical Review Committee

TRC: 10/5/2023, PB: 11/14/2023, BOCC: 12/4/2023

Included: Application Materials, Application Package

APPLICATION FOR CONDITIONAL REZONING

THIS SECTION FOR OFFICE USE			
Application No.	ZMA-CD	Date	9-21-23
Application Fee	\$ 535.00	Invoice Number:	N/A
Pre-Application Conference	N/A	Hearing Date	12-5-23
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Joel Reyes	Owner's Name:	international properties
Applicant's Address:	893 Highlands Dr	Owner's Address:	893 Highlands Dr
City, State, & Zip	Hampstead NC 28443	City, State, & Zip	Hampstead NC 28443
Phone Number:	910 367 7508	Phone Number:	910 367 7508
Email Address:	JoelReyes2@icloud.com	Email Address:	
Legal relationship of applicant to landowner: Owner			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	2351-21-9753-0000	Total property acreage:	8.5
Current Zoning District:	Residential	Proposed Zoning District:	New Homes
Project Address or Location:	10591 Shiloh Rd Ivanhoe NC 28447		
Proposed Uses to be Considered (Include NAICS Code):			
Residential - New Homes			
Proposed Uses to be Eliminated from Consideration (Include NAICS Code):			
Agriculture R40			
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	9-21-23
Applicant's Name Printed	Joel Reyes	Date:	9-21-23
Owner's Signature		Date:	9-21-23
Owner's Name Printed	Joel Reyes	Date:	9-21-23
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 			

Conditional (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 & tax abstract, all adjacent property owners, including property owners directly across any road or road easement, & 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 that are to be rezoned, in sufficient detail to for the rezoning to be located on the Official Zoning Map.					
<input checked="" type="checkbox"/>	12 (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"/>	Public Input Meeting Report (Section 3.4.3 or see Public Input Meeting on the first page of this application)					
<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.					
<input checked="" type="checkbox"/>	All applications which specify an intended use must include a generalized site development plan drawn to a suitable scale, supporting information and text which specifies the use or uses intended for the property and any development standards to be approved concurrently with the rezoning application					
<input checked="" type="checkbox"/>	<p>A generalized site development plan shall include the following items:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A vicinity map drawn to a suitable scale which illustrates adjacent or nearby roadways, railroads, waterways & public facilities. <input type="checkbox"/> A (metes and bounds) boundary of the parcel or portion of the parcel to be rezoned and developed. <input type="checkbox"/> All existing easements, reservations and rights of way. <input type="checkbox"/> Delineation of all Areas of Environmental Concern including but not limited to federal jurisdictional wetlands. <input type="checkbox"/> For residential uses, the number of units, heights and a generalized location. For non-residential uses, the height, approximate footprint and location of all structures. <input type="checkbox"/> If a known use is proposed: Traffic impact report, parking and circulation plans illustrating dimensions, intersections and typical cross sections. <input type="checkbox"/> All proposed setbacks, buffers, screening and landscaping. <input type="checkbox"/> Phasing. <input type="checkbox"/> Signage. <input type="checkbox"/> Outdoor lighting. <input type="checkbox"/> Current zoning district designation and current land use status. <input type="checkbox"/> Other information deemed necessary by the Administrator, Planning Board, or Board of Commissioners, including but not limited to a Traffic Impact Analysis or other report from a subject matter expert. 					
Office Use Only						
ZMA-CD Fees: (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter)	Total Fee Calculation: \$					
Attachments Included with Application: (Please include # of copies)						
CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input 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 type="checkbox"/> Check # _____		
Application received by:					Date:	
Application completeness approved by:					Date:	
Dates scheduled for public hearing:			<input type="checkbox"/> Planning Board:		<input type="checkbox"/> Board of Commissioners:	

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Conditional Zoning Map Amendment Submission (Conditional Rezoning)

Applications will be considered for review by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1. _____ **Pre-submittal Meeting**
Date of Meeting _____
2. _____ **Signed Application**
3. _____ **Payment**
\$500 for the first 5 acres; \$10/ acre thereafter up to 1,000 acres; \$5 per acre thereafter
4. _____ **Generalized Site Development Plan**
All applications which specify an intended use must include a generalized site development plan drawn to a suitable scale, supporting information and text which specifies the use or uses intended for the property and any development standards to be approved concurrently with the rezoning application.
5. _____ **Narrative**
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.
6. _____ **Public Input Meeting Report**
A meeting summary shall be submitted in accordance with the Unified Development Ordinance. This item is not required at the time of application submittal but must be received by the Administrator prior to any public hearings are noticed.
7. _____ **Digital Submission**
For all documents submitted in paper copy, a digital copy shall be sent via email or digital drive.
8. _____ **Adjacent Property List**
A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the perimeter of the project bounds.
9. _____ **Adjacent Property Envelopes**
The applicant shall provide two sets of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage. No return address shall be placed on the envelopes at the time of submission.

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant _____ *Joel Reyes*

Date 9/21/23

Printed Name Joel Reyes

Staff Initials:	_____
Date:	_____

To whom is my concern

My name is Joel Reyes, manager on international properties & investments LLC, we recently purchased 26.8 acres of agricultural land use, located in 10591 Shiloh Rd Ivanhoe Nc 28447, this property have about 800, lineal feet along both sides of Shiloh Road, I would like propose to subdivide about 8.5 track along both sides the road for a single family, modular, double, or single wide homes, those lots uses septic tanks , and private water wells, the smallest lot started from 15,000 sq ft, up to 35,000 sq feet, also is an existing house in lot 10 showed in the map, and the other 18 acres remaining as existing agricultural use code,

Adjacent property owners

1- Schultz Margaret R

6465 Willowbottom Rd
Hickory Nc 28602

2- prestage farms inc
P.O. Box 438
Clinton Nc 28329

