

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
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Burgaw, NC 28425



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Rowland Rezoning General Use Rezoning

Case Number: REZONE 2023-46

Application Type: General Use Rezoning

Applicant: Michael Nadeau

Owners: John Rowland

Location: The site is located on US Highway 17 east of St. Johns Church Road.

Property ID #(s): 3293-54-3231-0000

Description: The request is to rezone a portion of the property from the RP, Residential Performance, zoning district, to the GB, General Business, zoning district.

Current Zoning: RP, Residential Performance

Technical Review Committee Meeting N/A

Board of County Commissioners/Planning Board Meeting

Planning Board – March 7, 2023

Board of Commissioners – April 17, 2023

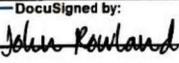
Application Materials

Application

Site Plan

APPLICATION

APPLICATION FOR REZONING (Zoning Map Amendment)

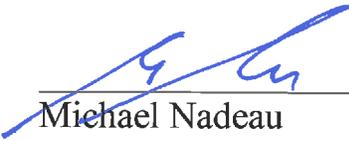
THIS SECTION FOR OFFICE USE			
Application No.	ZMA REZONE 2023-46	Date	2/15/2023
Application Fee	\$ \$500	Invoice	00031492
Pre-Application Conference	N/A	Hearing Date	PB 3.7.2023, BOCC 4.17.2023
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	MICHAEL NADEAU	Owner's Name:	JOHN ROWLAND
Applicant's Address:	P.O. BOX 56	Owner's Address:	130 LAKE DRIVE
City, State, & Zip	HAMPSTEAD, NC 28443	City, State, & Zip	DOWINGTON PA 19335
Phone Number:	910 620 1237	Phone Number:	484 886 5367
Email Address:	MIKE@CREATIVECOMMERCIAL.BIZ	Email Address:	JROWLAND@GMAIL.COM
Legal relationship of applicant to landowner:			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3293-54-0393-000 3293-54-2403-000	Total property acreage:	.27
Current Zoning District:	RP	Proposed Zoning District:	GB
Project Address:	1081 ST JOHN'S CHURCH ROAD		
Description of Project Location:	BETWEEN HWY 17 AND ST JOHN'S CHURCH ROAD		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	2/6/23
Applicant's Name Printed	MICHAEL NADEAU	Date:	
Owner's Signature	DocuSigned by: 	Date:	2/6/23
Owner's Name Printed	JOHN ROWLAND	Date:	
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 			

REZONING NARRATIVE
FEBRUARY 7, 2023
ROWLAND TRACT

The subject parcel requesting rezoning is situated between St. Johns Church Road, all zoned Residential Performance (RP), and Highway 17, which has exclusively General Business zoning.

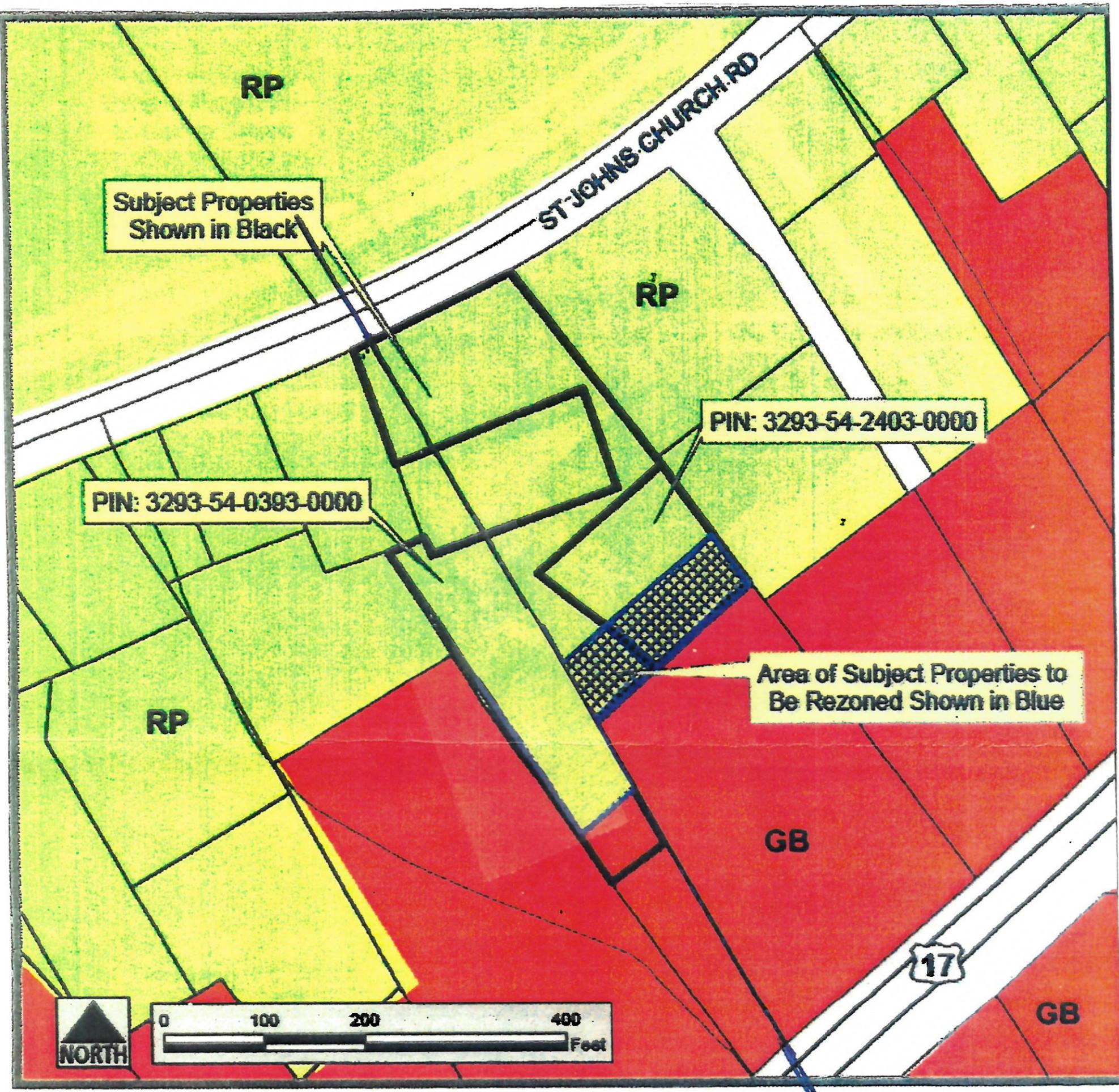
Currently, Parcel 3293-54-0393-0000 is split zoned, containing both GB and RA sections. And, the entire parcel is targeted in the Pender "Future Land Use Plan" as the commercial designation "Neighborhood Mixed Use".

On Parcel 3293-54-2403-0000, we request the GB zoning line be extended West 55', a total of .27 acres. This strip of land is located about 400' from Hwy 17 and 400' from St. John's Church Road. About half of this strip of land is targeted in the "Future Land Use Plan" to be the commercial designation "Neighborhood Mixed Use".



Michael Nadeau
Applicant

SITE PLAN



RP

Subject Properties
Shown in Black

ST. JOHNS CHURCH RD

RP

PIN: 3293-54-2403-0000

PIN: 3293-54-0393-0000

Area of Subject Properties to
Be Rezoned Shown in Blue

RP

GB

17

GB

