

# 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](http://www.pendercountync.gov)

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## Dixon Rezoning General Use Rezoning

**Case Number:** REZONE 2023-52

**Application Type:** General Use Rezoning

**Applicant:** Brian Nadeau

**Owner:** Roland Dixon, Jr.

**Location:** The site is located on the west side of US Highway 17, north of Christian Chapel Road.

**Property ID #(s):** 3281-19-9924-0000

**Description:** The request is to rezone the property from RP, Residential Performance, to GB, General Business.

**Current Zoning:** RP, Residential Performance

**Technical Review Committee Meeting** N/A

### **Board of County Commissioners/Planning Board Meeting**

Planning Board – August 1, 2023

Board of Commissioners – October 16, 2023

### **Application Materials**

Application

Site Plan

# **APPLICATION**

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## Zoning Map Amendment Submission (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 4/18/23
2.  **Signed Application**
3.  **Payment**  
\$500 for the first 5 acres; \$10/ acre thereafter up to 1,000 acres; \$5 per acre thereafter
4.  **Requested Revision Boundary Map**  
Rezoning must correspond with the boundary lines of existing platted lots or tracts. Where the boundaries of a rezoning request do not follow a boundary line or a split zoned property line, it must be possible to subdivide and develop that portion of the property outside the proposed rezoning boundary in accordance with the existing zoning and other requirements of this Ordinance. An illustration containing a metes and bounds description is required.
4.  **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.
5.  **Digital Submission**  
For all documents submitted in paper copy, bring a digital copy with paper submission.
6.  **Adjacent Property List**  
A list of names and addresses, of the owners of all properties located within 500-feet of the perimeter of the project bounds as obtained from the county tax listings and tax abstract, of the property under consideration for project parcel.
7.  **Adjacent Property Envelopes**  
The applicant shall provide a set of business envelopes addressed to each person of the owners of all the properties located within 500-feet of the perimeter of the project bounds, accompanied with the amount of postage required for first class postage.

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

Signature of Applicant

Brian Nadeau  
Brian Nadeau

Date

5/3/23

Printed Name

Staff Initials: \_\_\_\_\_

Date: \_\_\_\_\_

**APPLICATION FOR REZONING (Zoning Map Amendment)**

THIS SECTION FOR OFFICE USE			
Application No.	ZMA REZONE 2023-52	Date	5/3/2023
Application Fee	\$ 500.00	Invoice	00033226
Pre-Application Conference	N/A	Hearing Date	PB Aug 1, BOCC Oct 16
<b>SECTION 1: APPLICANT INFORMATION</b>			
Applicant's Name:	Brian Nadeau	Owner's Name:	Roland Dixon, Jr.
Applicant's Address:	15894 US Hwy 17	Owner's Address:	54 Chase Ln
City, State, & Zip	Hampstead, NC 28443	City, State, & Zip	Rocky Point, NC 28457
Phone Number:	910-622-6258	Phone Number:	910-352-1694
Email Address:	brian@creativecommercial.biz	Email Address:	roland.dixon37@gmail.com
Legal relationship of applicant to landowner: Agent			
<b>SECTION 2: PROJECT INFORMATION</b>			
Property Identification Number (PIN):	3281-19-9924-0000	Total property acreage:	2.2 Acres
Current Zoning District:	Residential Performance (RP)	Proposed Zoning District:	General Business (GB)
Project Address:	12755 US Highway 17		
Description of Project Location:	2.2 acre parcel on Highway 17 in Hampstead, adjacent to the southern side of 12825 US Highway 17.		
<b>SECTION 3: SIGNATURES</b>			
Applicant's Signature		Date:	5/3/23
Applicant's Name Printed	Brian Nadeau <small>DocuSigned by:</small>	Date:	5/3/23
Owner's Signature	Roland Dixon, Jr.	Date:	5/2/2023
Owner's Name Printed	<small>C52788952C924BF...</small> Roland Dixon, Jr.	Date:	5/2/2023
<b>NOTICE TO APPLICANT</b>			
<ol style="list-style-type: none"> <li>1. Applicant must also submit the information described on the Rezoning Checklist.</li> <li>2. Applicant or agent authorized in writing must attend the public hearing.</li> <li>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.</li> <li>4. All fees are non-refundable</li> <li>5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda</li> </ol>			

## Rezoning/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 and tax abstract, all adjacent property owners, including property owners directly across any road or road easement, and owners of the property under consideration for rezoning.					
<input checked="" type="checkbox"/>	Two (2) business size envelopes legibly addressed with <b>first class</b> 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 to be rezoned, in sufficient detail to for the rezoning to be located on the Official Zoning Map.					
<input checked="" type="checkbox"/>	18 (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"/>	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.					
<b>Office Use Only</b>						
<input type="checkbox"/>	<b>ZMA Fees:</b> ( <i>\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter</i> )			<b>Total Fee Calculation:</b> \$		
<b>Attachments Included with Application: (Please include # of copies)</b>						
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
<b>Payment Method:</b>	<b>Cash :</b> <input type="checkbox"/> \$ _____		<b>Credit Card:</b> <input type="checkbox"/> Master Card <input type="checkbox"/> Visa		<b>Check:</b> <input type="checkbox"/> Check # _____	
<b>Application received by:</b>					<b>Date:</b>	
<b>Application completeness approved by:</b>					<b>Date:</b>	
Dates scheduled for public hearing: <input type="checkbox"/> <b>Planning Board:</b> <input type="checkbox"/> <b>Board of Commissioners:</b>						

**RETURN COMPLETED APPLICATION TO:**  
Pender County Planning & Community Development  
805 South Walker Street  
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## **REZONING NARRATIVE**

### **12755 HIGHWAY 17**

**April 3, 2023**

This undeveloped 2.2+/- acre property is located on Highway 17 about 150' north of Christian Chapel Road in Hampstead.

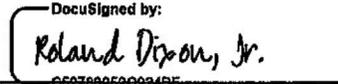
Currently zoned Residential Performance (RP), we are requesting a change to General Business (GB), recognizing this is the most appropriate designation given the frontage on the high traffic highway as well as the zoning surrounding this parcel.

This parcel has Industrial Transition (IT) zoning on two sides and Highway 17 on the front. The fourth side of the property is largely bordered by vacant land that appears to be wetlands.

The Pender Future Land Use Plan designates the subject property as well as the surrounding properties as "Neighborhood Mixed Use", which supports business development.



**Brian Nadeau**  
Applicant

DocuSigned by:  
  
0627000620024BF...  
**Roland Dixon, Jr.**  
Owner

# **SITE PLAN**

Pender County



May 2, 2023

