

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

Application Information General Use Rezoning – Christian Chapel Road

Case Number: REZONE 2024-74

Application Type: General Use Rezoning

Applicant: Wanda B. Wills

Owners: Darnell Bradley and Carlos and Tonya Moore

Location: US Hwy 17 and Christian Chapel Road, parcels are on the right side of the street if facing north at the corner of US Hwy 17 and Christian Chapel Road

Property ID #(s): 3281-19-7859-0000 & 3281-19-8786-0000

Description: General Use Rezoning application from the RP, Residential Performance zoning district to the GB, General Business zoning district.

Current Zoning: RP, Residential Performance

Proposed Zoning: GB, General Business

Technical Review Committee Meeting: N/A

Board of County Commissioners/Planning Board Meeting: September 4th, 2024

Application Materials

Application Package

Narrative

Site Plan

APPLICATION PACKAGE

APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	ZMA	Date	
Application Fee	\$	Invoice	
Pre-Application Conference		Hearing Date	
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Wanda B. Wills	Owner's Name:	Carlos & Tonya Moore
Applicant's Address:	6317 Cleander Drive Ste D	Owner's Address:	403 Lincoln Road
City, State, & Zip	Wilmington NC 28403	City, State, & Zip	Chesapeake VA 23320
Phone Number:	910-803-1418	Phone Number:	757-561-5661
Email Address:	wanda@spotrealestate.com	Email Address:	tonya.moore.757@gmail.com
Legal relationship of applicant to landowner: Broker/Realtor at Spot/Remax Executive, Representing owner.			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3281-19-7859-0000	Total property acreage:	0.64
		Total Acreage to be Rezoned:	0.64
Current Zoning District:	RP	Water Provider:	Pender County
		Waste Water Provider:	Phuris
Project Address:	Tract 2 Christian Chapel Rd	Proposed Zoning District:	General Business
Description of Project Location:	Hwy 17 and Christian Chapel Road	Township:	Topsail
		Road Type:	Public/Private/Both
SECTION 3: SIGNATURES			
Applicant's Signature	Wanda B. Wills	Date:	7-3-2024
Applicant's Name Printed	Wanda B. Wills	Date:	7-3-2024
Owner's Signature	T Moore	Date:	7/3/2024
Owner's Name Printed	Tonya Moore, Carlos Moore	Date:	7/3/2024
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 			

APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	ZMA	Date	
Application Fee	\$	Invoice	
Pre-Application Conference		Hearing Date	
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Wanda B. Wills	Owner's Name:	Darnell Bradley
Applicant's Address:	6317 Cleander Drive, Ste D	Owner's Address:	6314 Savannah Grace Dr,
City, State, & Zip	Wilmington NC 28403	City, State, & Zip	Huntersville, NC 28078
Phone Number:	910-803-1418	Phone Number:	301-233-9033
Email Address:	wanda@spotreal.estate.com	Email Address:	ddebbradley@att.net
Legal relationship of applicant to landowner: Broker realtor at Spot/Remax Representing owner. Executive.			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3281-19-8786-0000	Total property acreage:	0.64
		Total Acreage to be Rezoned:	0.64
Current Zoning District:	RP	Water Provider:	Pender County
		Waste Water Provider:	Plum's
Project Address:	Tract 1, Christian Chapel	Proposed Zoning District:	General Business
Description of Project Location:	Hwy 17 & Christian Rte. Chapel Road.	Township:	TOPSAIL
		Road Type:	Public/Private/Both
SECTION 3: SIGNATURES			
Applicant's Signature	<i>Wanda B. Wills</i>	Date:	7/2/2024
Applicant's Name Printed	Wanda B. Wills	Date:	7/2/2024
Owner's Signature	<i>Darnell Bradley</i>	Date:	7/2/2024
Owner's Name Printed	Darnell Bradley	Date:	7/2/2024
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 			

NARRATIVE

REZONING REQUEST TO PENDER COUNTY PLANNING AND DEVELOPMENT

June 2024

The Bradley-Moore families of Pender County are requesting to have their properties on Christian Chapel Road rezoned from Residential Performance (RP) to General Business (GB).

The properties are listed as follows:

- 1) Darnell and Diane Bradley
Pin # 3281-19-8786-0000
- 2) Carlos and Tonya Moore and family
Pin # 3281-19-7859-0000

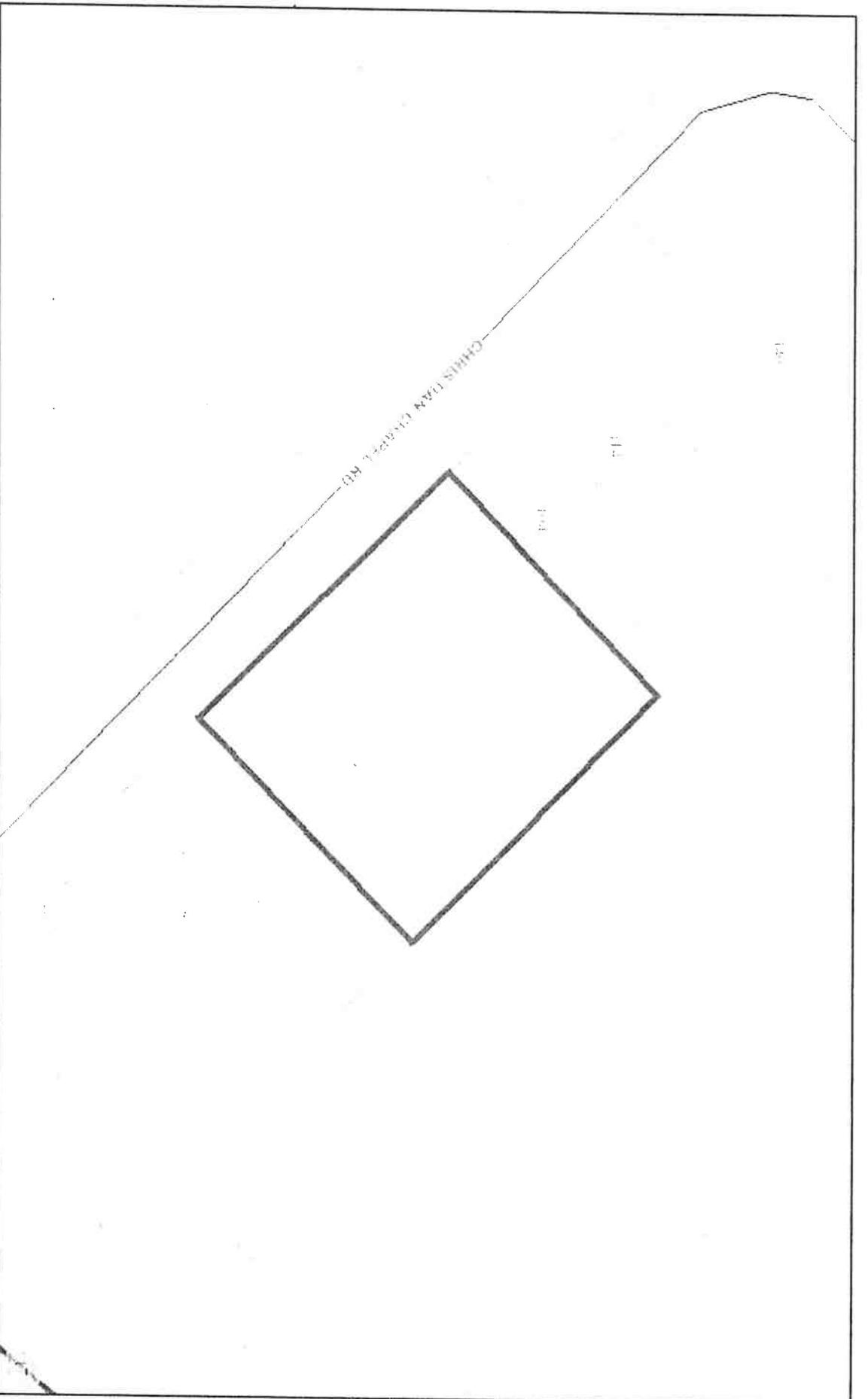
The families own two adjacent parcels of land. The Bradley property is 0.64 acres and fronts Highway 17, although entrance to the land is along Christian Chapel Road.

The Moore property sits immediately behind the Bradley parcel and is also 0.64 acres. Entrance to this property is also along Christian Chapel Road.

The Bradleys and Moores would like to have their properties rezoned to General Business to be more in line with the changing nature of land use in the area. There is tremendous commercial and residential growth in the Hampstead/Scotts Hill corridor along Highway 17 and this property is strategically located between the two communities. Much of the real estate along Highway 17, which is just steps from the Bradley and Moore properties, is zoned commercial. In fact, the 2.18 acre land tract at 12755 Highway 17 immediately next to both the Bradley and Moore tracts was recently rezoned from Residential Performance to General Business. That property is for sale and was recently listed as under contract.

The Moore and Bradley families think the rezoning request represents the highest and best use of their land. They strongly believe that rezoning to General Business would make both tracts of land more attractive to potential buyers.

SITE PLAN(S)



PIN: 3281-19-7859-0000

Owner: MOORE, CARLOS BERNELL ET AL

C/O TONYA MOORE

CHESAPEAKE, VA 23320

Deed Ref: 4629/1476

Sale Price:

Sale Date: 09/29/2016

Plat: NOPLAT

Account No: 972684

Township: TOPSAIL

Subdivision:

Tax Codes: G01 F29 R40

Acres: 0.64

Land Value:

Building Value:

Total Value:

Deferred Value:

Exempt Amount: EXEM_AMT

PCL Class: R

Heated Sq Feet:

Pender County

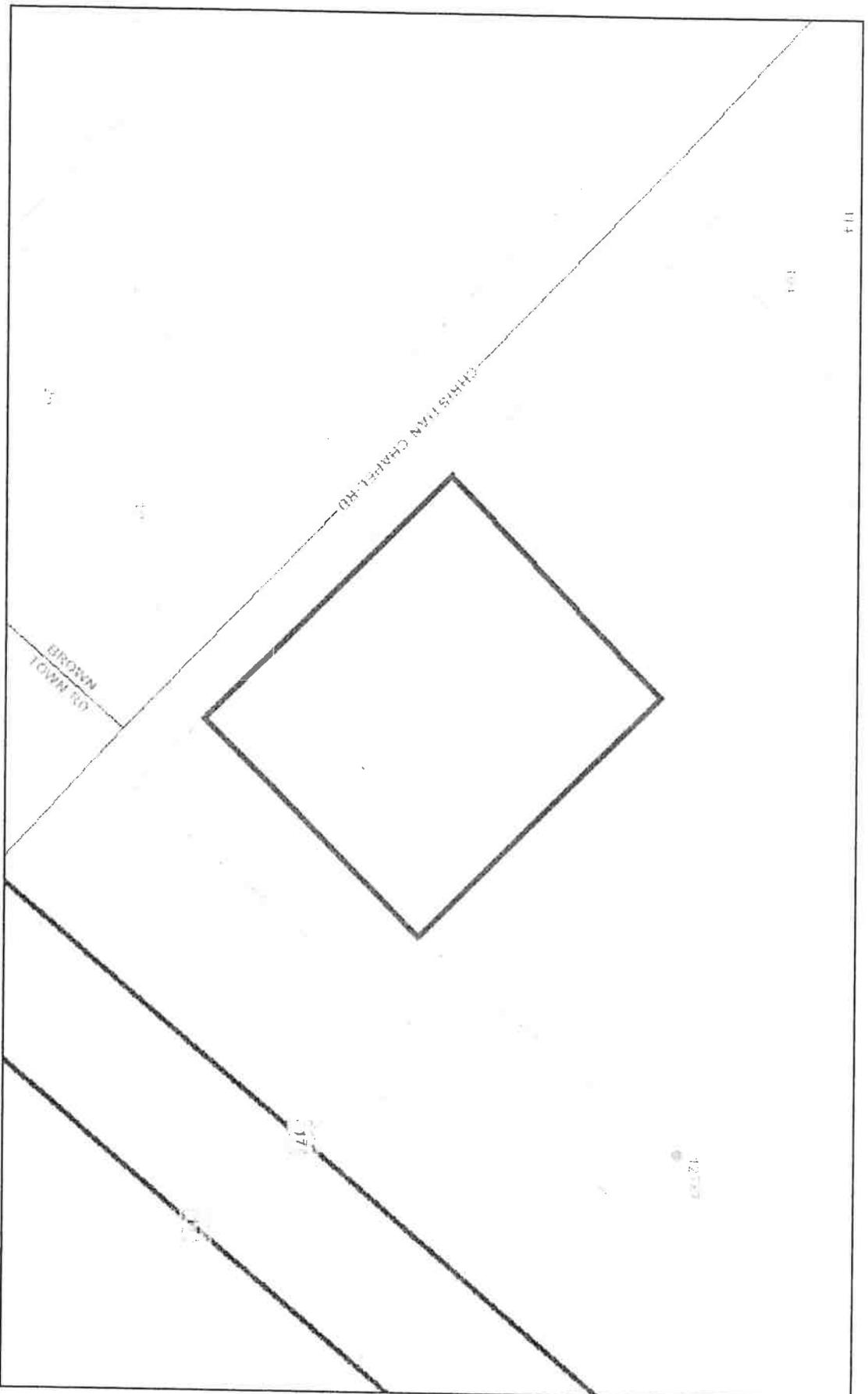


1 inch = 70 feet

09/29/2016



Property Address: CHRISTIAN CHAPEL RD
Description: 640 ACRES



PIN: 3281-19-8786-0000

Owner: BRADLEY, EMILY B LIFE ESTATE

140 CHRISTIAN CHAPEL RD
 HAMPSTEAD, NC 28443

Deed Ref: 899/198

Sale Price:

Sale Date: 05/20/1993

Plat: 00140061

Account No: 2408

Township: TOPSAIL

Subdivision:

Tax Codes: G01 F29 R40

Acres: 0.64

Land Value:

Building Value:

Total Value:

Deferred Value:

Exempt Amount: EXEM_AMT

PCL Class: R

Heated Sq Feet:

Pender County



1 inch = 71 feet

05/20/1993



Property Address: CHRISTIAN CHAPEL RD
 Description: TR 1 PB 14/61 EMILY & HOSEA BRADLEY DIVISION