

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

Caison Building Addition CZMA Application Information Conditional Use Rezoning

Case Number: REZONE 2024-78

Application Type: Conditional Use Rezoning

Applicant: Donald Caison, Caison Yachts Inc

Owners: Mark Lewis

Location: On the east side of Lewis Road, approximately 0.3 miles south of the intersection of Lewis Road and Sloop Point Loop Road

Property ID #(s): 4224-02-0810-0000

Description & Total Area of Project: Conditional use rezoning request to allow a building addition on an existing boatyard for boat service, boat construction, boat sales, and office space uses on approximately 11.35 acres

Current Zoning: RP, Residential Performance

Technical Review Committee Meeting: 10/03/2024

Board of County Commissioners/Planning Board Meeting: TBD

Application Materials

Application Package

Narrative

Site Plan

Pender County Planning and Community Development

805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

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 8-29-24
2. **Signed Application**
3. **Payment**
Invoice will be generated after receipt of application for online payment. **Do not include check with application.** \$500 for the first 5 acres; \$10/ acre thereafter up to 1,000 acres; \$5 per acre thereafter (rounded up to the nearest whole acre)
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, provide a digital version. These may be emailed or uploaded to a share folder. *Physical media such as CD or USB drives will not be accepted.*
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 three 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 or company branding should be included on the envelopes.

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

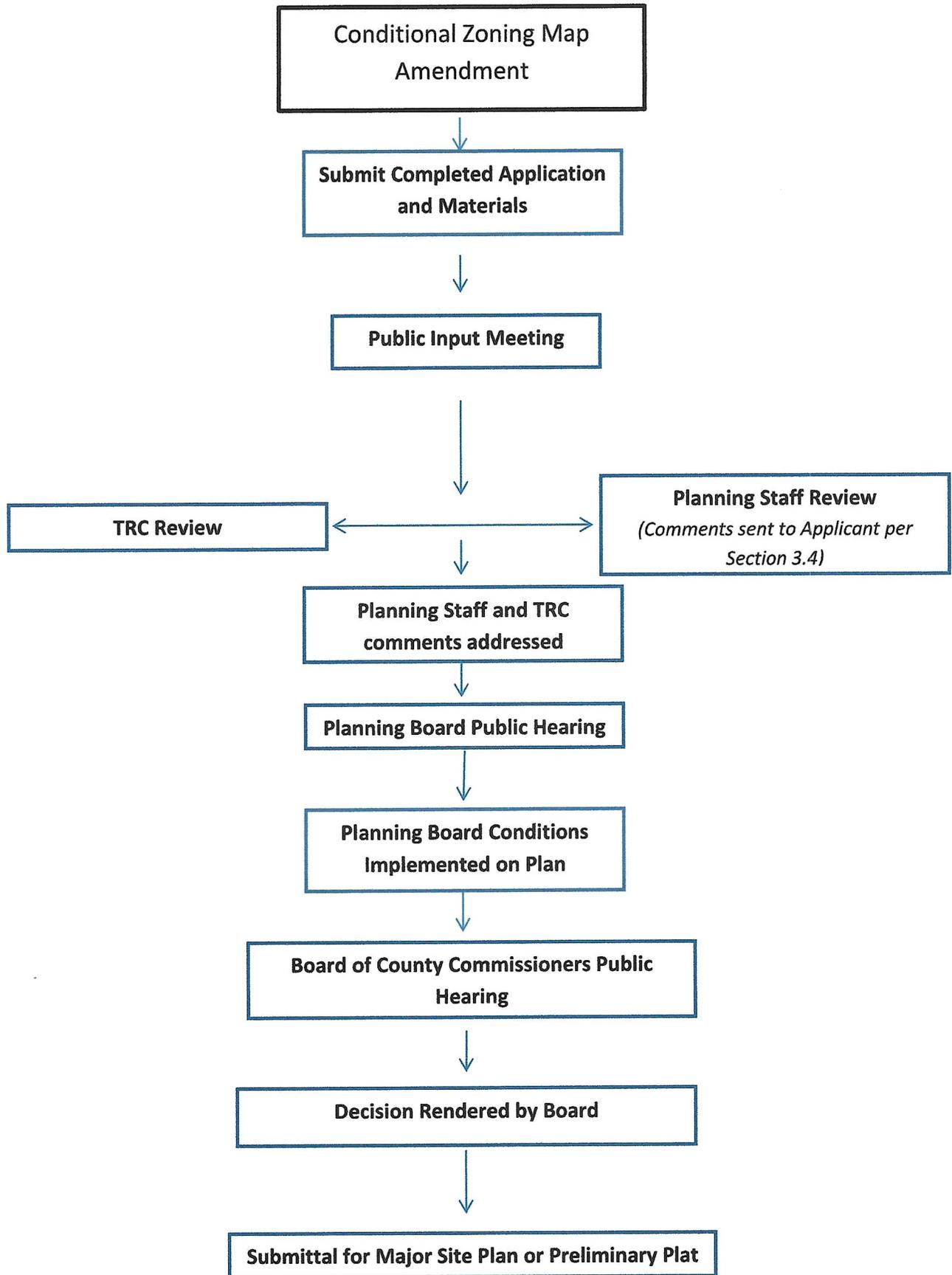
Signature of Applicant

Donald H. Carson Jr

Date 9/5/2024

Printed Name

Staff Initials:	_____
Date:	_____



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

CONDITIONAL REZONING

Intent

- A. Conditional zoning districts hereby included are to allow for the consideration of certain uses that are permitted uses in the underlying zoning district but due to their nature may not be appropriate for a particular location.
- B. A conditional zoning district is intended for a development that has a high level of certainty of being constructed and the most commonly expected application will contain a specified use or uses on small and large scale projects.
- C. Although, it is not intended to be used for speculative purposes, a conditional zoning district applicant may include as part of the application, a list of uses which will not be developed on the property.
- D. All uses listed as part of any application must be in the same format and description as listed in the Table of Permitted Uses.
- E. The following zoning district categories are approved to be assigned conditional zoning districts: PD, RP, RM, GB, OI, IT, IG (Reference Article 4 for Zoning District Descriptions).

Application

Except as provided herein, all applications to establish a conditional zoning district must follow the regulations prescribed in this section in addition to the standard rezoning process as described in Section 3.3, Rezoning of this Ordinance.

Public Input Meeting

Prior to scheduling a public hearing on the rezoning application, **the applicant must conduct one public input meeting and file a report of the results with the Administrator.**

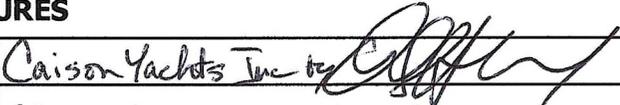
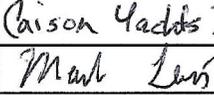
- 1. The report for the public hearing will include a summary of the public input meeting.
- 2. The applicant shall mail a notice for the public input meeting to adjoining property owners not less than ten (10) days prior to the scheduled meeting.
- 3. The notice shall include the time, date and location of the meeting as well as a description of the proposal.
- 4. The applicant's report of the meeting shall include:
 - a. A copy of the letter announcing the meeting.
 - b. A list of adjoining property owners contacted.
 - c. An attendance roster.
 - d. A summary of the issues discussed.
 - e. The results of the meeting including changes to the project's proposal, if any.

Review

When evaluating an application for the creation of a conditional zoning district, the Planning Board and Board of Commissioners shall consider the following:

- 1. The application's consistency to the general policies and objectives of the adopted Land Use Plan.
- 2. The potential impacts and/or benefits on the surrounding area, adjoining properties.
- 3. The report of results from the public input meeting.

APPLICATION FOR CONDITIONAL REZONING

THIS SECTION FOR OFFICE USE			
Application No.	ZMA-CD	Date	
Application Fee	\$	Invoice Number:	
Pre-Application Conference		Hearing Date	
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Caison Yachts Inc	Owner's Name:	Mark Lewis
Applicant's Address:	405 Lewis Road	Owner's Address:	668 Lewis Road
City, State, & Zip	Hampstead, NC 28443	City, State, & Zip	Hampstead, NC 28443
Phone Number:	910-270-6394	Phone Number:	910-520-5298
Email Address:	donniecaison@caisonyachts.com	Email Address:	marklewis@embarqmail.com
Legal relationship of applicant to landowner:	Tenant		
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	4224-02-0810-0000	Total property acreage:	11.35 acres
Current Zoning District:	RP	Proposed Zoning District:	CONDITIONAL GB
Project Address or Location:	405 Lewis Road, Hampstead, NC 28443		
Proposed Uses to be Considered (Include NAICS Code):			
Boat Service, Boat Building, Office, Boat Sales			
Proposed Uses to be Eliminated from Consideration (Include NAICS Code):			
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	9/5/24
Applicant's Name Printed	Caison Yachts Inc by Donald H. Caison Jr	Date:	9/5/24
Owner's Signature		Date:	9/5/24
Owner's Name Printed	MARK LEWIS	Date:	9/5/24
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 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 type="checkbox"/>	12 (11"x17") map copies to be distributed to the Planning Board					
<input 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 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 type="checkbox"/>	<p>A generalized site development plan shall include the following items:</p> <ul style="list-style-type: none"> <input checked="" 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 checked="" type="checkbox"/> All existing easements, reservations and rights of way. <input checked="" type="checkbox"/> Delineation of all Areas of Environmental Concern including but not limited to federal jurisdictional wetlands. <input checked="" 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 checked="" type="checkbox"/> All proposed setbacks, buffers, screening and landscaping. <input type="checkbox"/> Phasing. <input type="checkbox"/> Signage. <input type="checkbox"/> Outdoor lighting. <input checked="" 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: (<i>\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter</i>) 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:		Check:		
		<input type="checkbox"/> Master Card <input type="checkbox"/> Visa		<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:	

Conditional Rezoning Standards Checklist

When submitting a conditional rezoning application, the site plan and supporting materials must provide proposed standards for a variety of standards which are guided by the zoning district. This may be by requesting custom standards or by requesting the existing standards of an existing general use zoning district. Please provide proposed standards for:

<input type="checkbox"/>	Maximum density
<input type="checkbox"/>	Setbacks (Front, side, rear, corner)
<input type="checkbox"/>	Minimum lot width/Minimum chord length at the right-of-way for cul de sacs
<input type="checkbox"/>	Structure separation
<input type="checkbox"/>	Minimum lot size
<input type="checkbox"/>	Maximum building height
<input type="checkbox"/>	Permitted uses (Including NAICS code)
<input type="checkbox"/>	Buffer standards (Depth, number and type of vegetation per 100 linear feet)
<input type="checkbox"/>	Sign standards to the extent that the UDO's requirements are zoning district-specific

Where desired, the applicant must explicitly request varying standards for different uses within the conditional zoning district.

Conditional rezoning applications may not be used to vary from the general standards of the ordinance, including but not limited to:

- Traffic Impact Analysis thresholds
- Stormwater regulations
- Open space/recreational unit requirements
- Street design standards
- Off-street parking standards
- HOA requirements
- Water and wastewater requirements

The Pender County Planning Board and Board of County Commissioners may approve or deny the request entirely, or approve with modifications. Additionally, In approving a petition for the reclassification of property to a conditional zoning district, the Planning Board may recommend, and the Board of Commissioners request that the applicant add reasonable and appropriate conditions to the approval of the petition.

NARRATIVE

Proposal

Caison Yachts Inc is requesting a conditional zoning map amendment to add a building to the existing boatyard operation located at 405 Lewis Road. The proposed building will be built where boat service and boat construction is already being performed. The proposed building would be 60ft x 100ft with 25ft eaves. The proposed uses: boat service, boat building, boat sales, and office are the same as the current uses of the site.

Existing Conditions

The existing site is currently being used as a boat service, boat building, boat storage and office for Caison Yachts Inc. The site has been used for these same purposes for over 75 years. The new building will help Caison Yachts Inc to continue to improve the appearance of the facility.

Operational Characteristics

Caison Yachts Inc operates from 7:30am to 4:30 pm Monday through Friday, closed on the weekends except for emergencies. There will be no change in the operational hours.

Caison Yachts Inc Adjoining Property Owners

Parcel Number	Property Address	Owner	Mailing Address	City	State	Zip
4214-82-9979-0000	201 TWIN OAKS DR	CROMLEY ROBERT L JR	201 TWIN OAKS DR	HAMPSTEAD	NC	28443
4214-83-7282-0000	145 TWIN OAKS DR	LUTHER PHILLIP	145 TWIN OAKS DR	HAMPSTEAD	NC	28443
4214-83-8144-0000	163 TWIN OAKS DR	CONRAD STEVEN JAMES	163 TWIN OAKS DR	HAMPSTEAD	NC	28443
4214-83-9007-0000	183 TWIN OAKS DR	BROWN CAMDEN MICHAEL	183 TWIN OAKS DR	HAMPSTEAD	NC	28443
4214-83-9289-0000	212 LEWIS RD	HART MARC W	212 LEWIS ROAD	HAMPSTEAD	NC	28443
4214-83-9306-0000	194 LEWIS RD	MCQUIRK JMES W	194 LEWIS ROAD	HAMPSTEAD	NC	28443
4214-92-0933-0000	219 TWIN OAKS DR	BARNES TIMOTHY WARD	405 SWANN TRAIL CLAYTON	CLAYTON	NC	27527
4214-92-1807-0000	235 TWIN OAKS DR	REXRODE WENDY D	235 TWIN OAKS	HAMPSTEAD	NC	28443
4214-92-1871-0000	253 TWIN OAKS DR	JONES CHRISTOPHER W	253 TWIN OAKS DRIVE	HAMPSTEAD	NC	28443
4214-92-2755-0000	269 TWIN OAKS DR	KIRCHER JOSHUA M	269 TWIN OAKS DR	HAMPSTEAD	NC	28443
4214-92-3607-0000	289 TWIN OAKS DR	MIZRAHI MATTHEW	289 TWIN OAKS DR	HAMPSTEAD	NC	28443
4214-92-3926-0000	296 LEWIS RD	PAYNE MATTHEW D	296 LEWIS ROAD	HAMPSTEAD	NC	28443
4214-92-3991-0000	314 LEWIS RD	BREENE BEVERLY	314 LEWIS RD	HAMPSTEAD	NC	28443
4214-92-4853-0000	332 LEWIS RD	RADEWICZ THOMAS ANTHONY II	332 LEWIS ROAD	HAMPSTEAD	NC	28443
4214-93-0242-0000	228 LEWIS RD	FOSTER HOLLY BANKS	228 LEWIS ROAD	HAMPSTEAD	NC	28443
4214-93-1089-0000	262 LEWIS RD	SMITH BRIAN P	503 FRESHMEADOW LN	NORTH DIGHTON	MA	02764
4214-93-1116-0000	246 LEWIS RD	MERRITT JASON CASSIUS	246 LEWIS RD	HAMPSTEAD	NC	28443
4214-93-2043-0000	278 LEWIS RD	HUMPHREYS CHRISTOPHER S	278 LEWIS ROAD	HAMPSTEAD	NC	28443
4214-92-6449-0000	345 TWIN OAKS DR	SASSER WILLIAM	2004 COLEMAN DR	WINTERVILLE	NC	28590
4214-92-6637-0000	408 LEWIS RD	LEWIS ELIZABETH MORRIS	408 LEWIS RD	HAMPSTEAD	NC	28443
4224-01-2833-0000	615 LEWIS RD SW	PRICE CYNTHIA I	1408 MCCUISTON DRIVE	BURLINGTON	NC	27215
4224-01-3998-0000	363 TWIN OAKS DR	PECAN GROVE PLANTATION HOA INC	PO Box 4408	GREENSBORO	NC	27404
4214-92-5379-0000	668 LEWIS RD SW	OGDEN DANIEL MARK	363 TWIN OAKS DR	HAMPSTEAD	NC	28443
4224-01-0772-0000	668 LEWIS RD SW	LEWIS GLENN M	668 LEWIS RD SW	HAMPSTEAD	NC	28443
4224-02-0107-0000	1321 LEWIS RD	STATE OF NORTH CAROLINA	1321 MAIL SERVICE CENTER	RALEIGH	NC	27699
4214-83-8898-000L	599 MOORES LANDING RD	LEWIS GLENN MATTHEW	585 LEWIS RD	HAMPSTEAD	NC	28443
4224-02-9597-0000	581 MOORES LANDING RD	JONES JEFFREY EARLE T AL	581 MOORES LANDING RD	HAMPSTEAD	NC	28443
4224-12-1443-0000	581 MOORES LANDING RD	MARTIN ROBERT J TRUSTEE	2056 DEER ISLAND LANE	WILMINGTON	NC	28405
4224-12-2394-0000	585 MOORES LANDING RD	PORTER SAMUEL COLE TRUSTEE	585 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
4224-12-1625-0000	573 MOORES LANDING RD	PORTER SAMUEL COLE TRUSTEE	585 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
4224-12-3423-0000	0 MOORES LANDING RD OFF	PORTER SAMUEL COLE TRUSTEE	585 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
4224-02-8744-0000	586 MOORES LANDING RD	BAXLEY RONALD LEE	494 MOORES LANDING RD	HAMPSTEAD	NC	28443
4224-02-9821-0000	494 MOORES LANDING RD	PORTER SAMUEL COLE	'585 MOORE'S LANDING RD'	HAMPSTEAD	NC	28443
4224-02-7991-0000	494 MOORES LANDING RD	RIVENBARK STEPHANIE ANN	494 MOORES LANDING RD	HAMPSTEAD	NC	28443

4224-02-7948-0000	430 MOORES LANDING RD	RIVENBARK STEPHANIE ANN	494 MOORES LANDING RD	HAMPSTEAD	NC	28443
4224-02-5990-0000		LEWIS MARK L	112 MCVICOR ST	SNEADS FERRY	NC	28460
4224-02-3886-0000		LEWIS MARK L	112 MCVICOR ST	SNEADS FERRY	NC	28460
4224-03-6078-0000	452 MOORES LANDING RD	CLEWIS ANTHONY R	452 MOORES LANDING RD	HAMPSTEAD	NC	28443
4224-03-5138-0000	410 MOORES LANDING RD	WESTFIELD PETER M	410 MOORES LANDING RD	HAMPSTEAD	NC	28443
4224-03-2394-0000		LEWIS MARK L	112 MCVICOR ST	SNEADS FERRY	NC	28460
4224-03-3462-0000	354 MOORES LANDING RD	MILLIS DAVID K & ELIZABETH	354 MOORES LANDING RD	HAMPSTEAD	NC	28443
4224-03-4268-0000		LEWIS MARK L	112 MCVICOR ST	SNEADS FERRY	NC	28460
4214-94-7035-0000	192 MOORES LANDING RD	GUNN DAVID L	192 MOORES LANDING RD	HAMPSTEAD	NC	28443
4214-93-8927-0000	216 MOORES LANDING RD	HELMS JAMES M	216 MOORES LANDING RD	HAMPSTEAD	NC	28443
4214-93-9836-0000	230 MOORES LANDING RD	WHITNEY JONATHAN	230 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
4224-03-0774-0000	268 MOORES LANDING RD	'O'BRIEN EDWARD ET AL'	567 AIREDALE TRL	GARNER	NC	27529
4224-03-1645-0000	280 MOORES LANDING RD	COLLEY NICOLE LYNN	280 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
4224-03-2527-0000	308 MOORES LANDING RD	HAWMONDS JAMES W JR	308 MOORES LANDING RD	HAMPSTEAD	NC	28443
4224-03-3408-0000	344 MOORES LANDING RD	HILL HERMAN	4145 WILLIAMS MILL RD	BURLINGTON	NC	27215
4214-91-9711-0000	690 LEWIS RD SW	HOLT PHILLIP COURTNEY	690 LEWIS RD SW	HAMPSTEAD	NC	28443
4214-91-7975-0000	OAK VIEW LN	JONES LEE ANDREW JR	1185 ST JOHNS CHURCH RD	HAMPSTEAD	NC	28443
4214-92-6019-0000	OAK VIEW LN	VERKA VIOREL	301 WILLINGHAM RD	MORRISVILLE	NC	27560
4224-01-5833-0000	611 LEWIS RD SW	PECAN GROVE PLANTATION HOA INC	PO Box 4408	GREENSBORO	NC	27404
4224-01-6909-0000	579 LEWIS RD	SLOOP POINT MARINA OWNERS ASSOCIATION IN	6331 OLEANDER DR	WILMINGTON	NC	28403
4224-02-9396-0000	611 MOORES LANDING RD	TROUTMAN DAVID L	611 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
4224-02-6630-0000		MAGRINI JONATHAN	477 MOORES LANDING ROAD	HAMPSTEAD	NC	28443
4224-02-7669-0000	626 MOORES LANDING RD	HARBIN GRADY LON II	'626 MOORE'S LANDING RD'	HAMPSTEAD	NC	28443
4224-03-1386-0000		LEWIS MARK L	112 MCVICOR STREET	SNEADS FERRY	NC	28460
4224-02-7017-0000		LEWIS GLENN MATTHEW	585 LEWIS RD	HAMPSTEAD	NC	28443
4224-02-0810-0000	143 LEWIS RD	LEWIS MARK	668 LEWIS RD	HAMPSTEAD	NC	28443
4224-02-7174-0000	LEWIS RD	LEWIS MARK W	405 LEWIS RD	HAMPSTEAD	NC	28443
4224-02-7345-0000	653 MOORES LANDING RD	MELTON STERLING RAY JR	1635 PATSY LANE	WILMINGTON	NC	28405
4224-02-8257-0000	643 MOORES LANDING RD	MELTON STERLING RAY JR	1635 PATSY LANE	WILMINGTON	NC	28405

NARRATIVE

Proposal

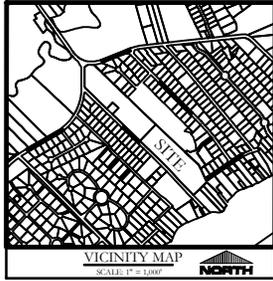
Caison Yachts Inc is requesting a conditional zoning map amendment to add a building to the existing boatyard operation located at 405 Lewis Road. The proposed building will be built where boat service and boat construction is already being performed. The proposed building would be 60ft x 100ft with 25ft eaves. The proposed uses: boat service, boat building, boat sales, and office are the same as the current uses of the site.

Existing Conditions

The existing site is currently being used as a boat service, boat building, boat storage and office for Caison Yachts Inc. The site has been used for these same purposes for over 75 years. The new building will help Caison Yachts Inc to continue to improve the appearance of the facility.

Operational Characteristics

Caison Yachts Inc operates from 7:30am to 4:30 pm Monday through Friday, closed on the weekends except for emergencies. There will be no change in the operational hours.



SITE INFORMATION

PROJECT ADDRESS: 405 LEWIS ROAD
HAMPSHIRE, NC 28443

PARCEL ID: 4224-02-0810-0000

PROPERTY OWNER: LEWIS, MARK
604 LEWIS ROAD
HAMPSHIRE, NC 28443

CURRENT ZONING: RP (RESIDENTIAL PERFORMANCE)

PROPOSED ZONING: CONDITIONAL GB

TOTAL SITE AREA: 211.35 ACRES OR 494,193.8 SF

PROPOSED USES: BOAT SERVICE
BOAT BUILDING
BOAT STORAGE
BOAT SALES
OFFICE

DIMENSIONAL STANDARDS

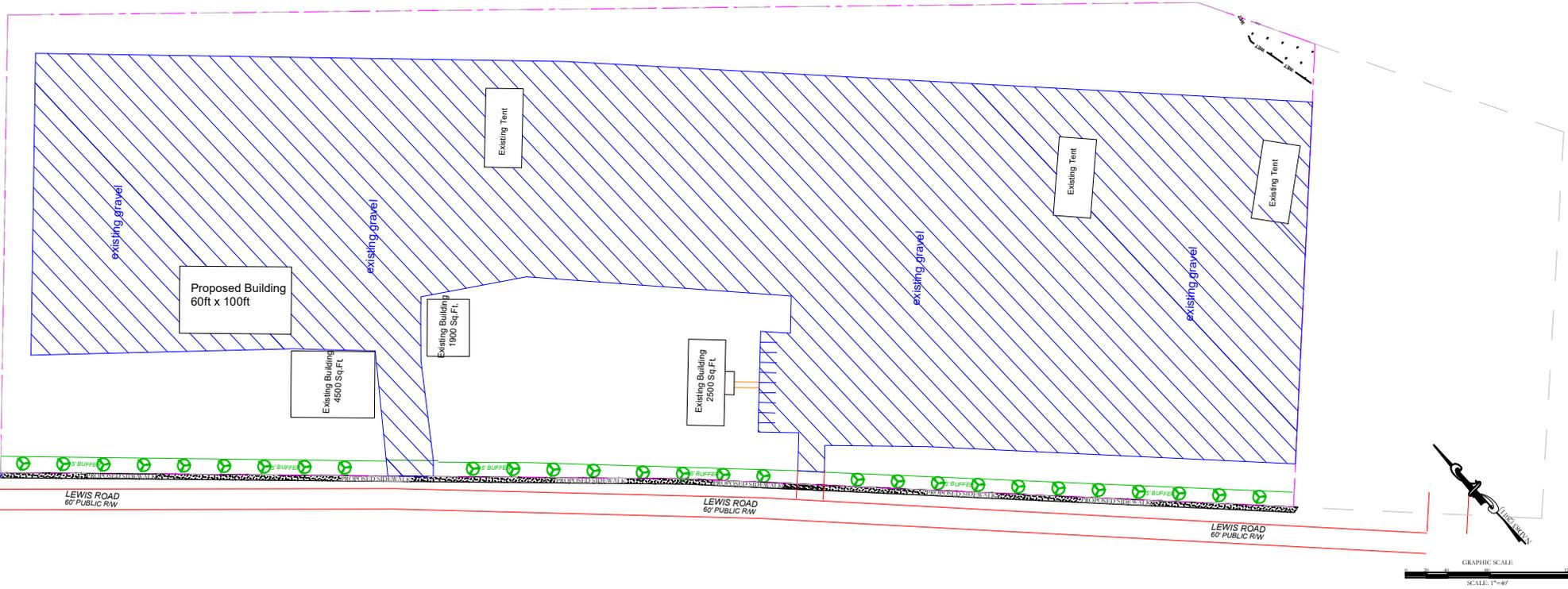
REAR SETBACKS:
FRONT: 25'
SIDE: 10'
REAR: 10'

UTILITIES

WATER AND SEWER SERVICES WILL BE PROVIDED BY PRIVATE WELL AND SEPTIC.

LEGEND

- REZONING BOUNDARY LINE
- EXISTING PROPERTY LINE
- EDGE OF BUFFER
- WETLAND BOUNDARY
- PROPOSED LANDSCAPING



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION