

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 – Hansley Simpson, Rd.

Case Number: REZONE 2024-76

Application Type: General Use Rezoning

Applicant: Dominique Simpson

Owner: Henry Lee Hansley, Mildred Hayes, Walter Hansley

Location: The subject properties are located to the east of the cul-de-sac at the end of Hansley Simpson Road, approximately 0.3 miles west of the intersection of Borough Road and Hansley Simpson Road.

Property ID #(s): 2275-07-0721-0000, 2275-07-2615-0000

Description: General Use Rezoning request to rezone two parcels totaling 4.31 acres to be rezoned from RA, Rural Agricultural to RP, Residential Performance.

Current Zoning: RA, Rural Agricultural; RP, Residential Performance

Proposed Zoning: RP, Residential Performance

Technical Review Committee Meeting: N/A

Board of County Commissioners/Planning Board Meeting: TBD

Application Materials

Application

Narrative

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 _____
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, 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.
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 two sets 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. Do not include return address or company branding on envelopes.

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

Signature of Applicant Dominique Simpson Date 8/12/24
Printed Name Dominique Simpson

Staff Initials: _____
Date: _____

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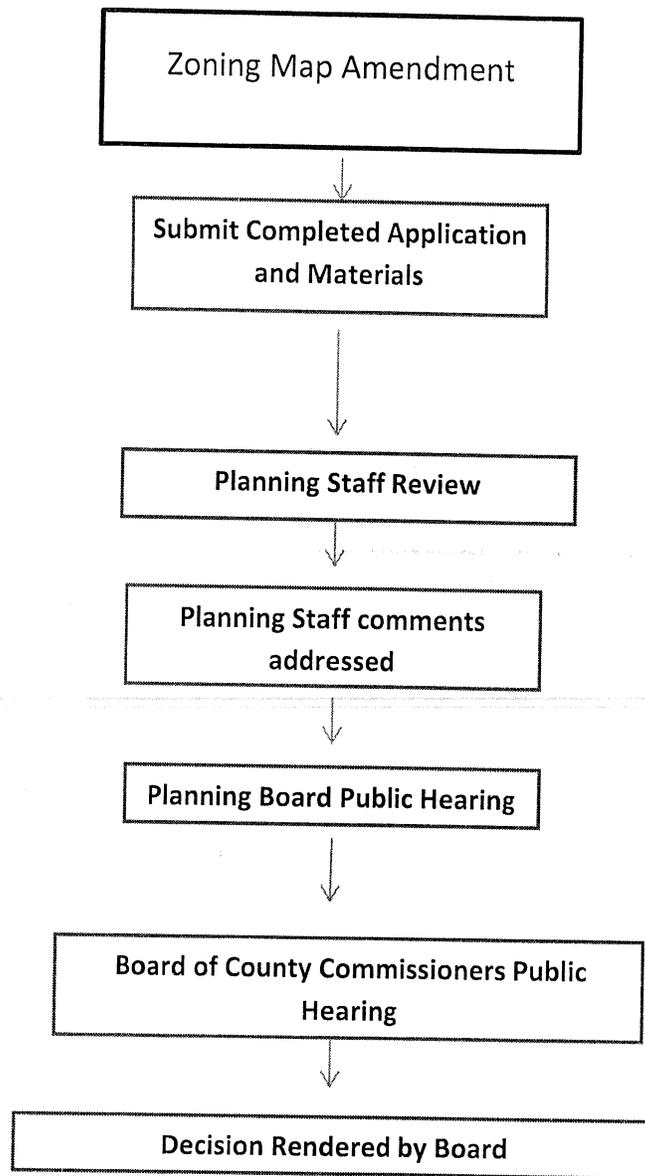
GENERAL USE REZONING

GENERAL

1. An applicant shall be required to schedule a pre-submittal meeting with the Administrator at least thirty (30) days prior to submission of an application.
2. Amendments to the Zoning Map, also called a Rezoning, shall be made in accordance with the provisions of the Pender County UDO and shall follow the review process as shown in Figure 1 at the end of Section 3.4.
3. The County Commissioners shall approve or deny amendments to the Zoning Map of Pender County, as may be required from time to time.
4. 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 the UDO. An illustration containing a metes and bounds description is required.
5. All zoning requirements shall be met within the boundaries of the area being rezoned. If all of the requirements cannot be met on the site being rezoned, the rezoning shall be expanded to include all property necessary to meet zoning requirements.
6. Must show substantial compliance with the goals and policies of the Comprehensive Land Use Plan and other adopted plans.

APPROVAL STANDARDS

1. Whether the range of uses permitted by the proposed change would be appropriate to the area concerned (including not being detrimental to the natural environment, not adversely affecting the health or safety of residents or workers in the area, not being detrimental to the use or development of adjacent property, and not materially or adversely affecting the character of the general neighborhood).
2. Whether adequate public facilities/services (i.e., water, wastewater, roads) exist, are planned, or can be reasonably provided to serve the needs of any permitted uses likely to be constructed as a result of such change.
3. Whether the proposed change is consistent with the County's Comprehensive Land Use Plan and CAMA Land Use Plan or any other adopted land use document.
4. Whether the proposed amendment is reasonable as it relates to the public interest.



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:	Dominique Simpson	Owner's Name:	Mildred Hayes
Applicant's Address:	5089 Blueberry Rd	Owner's Address:	812 Wachs Corner
City, State, & Zip	Cume NC 28435	City, State, & Zip	Burgaw NC.
Phone Number:	(910) 789-7767	Phone Number:	910-627-0077
Email Address:	Dominique.Simpson32@gmail.com	Email Address:	-
Legal relationship of applicant to landowner: owner niece			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	2265-97-879-000	Total property acreage:	1.16
	2275-07-2615-0000	Total Acreage to be Rezoned:	
Current Zoning District:	RA/RP	Water Provider:	
		Waste Water Provider:	
Project Address:		Proposed Zoning District:	
Description of Project Location:		Township:	Cume NC
		Road Type:	Public/Private/Both
SECTION 3: SIGNATURES			
Applicant's Signature	Dominique Simpson	Date:	8/12/24
Applicant's Name Printed	Dominique Simpson	Date:	8/12/24
Owner's Signature	Mildred Hayes	Date:	8-11-24
Owner's Name Printed	Mildred Hayes	Date:	8-11-24
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 			

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:	Domingue Simpson	Owner's Name:	Henry Lee Hansley SR.
Applicant's Address:	5089 Blueberry Rd	Owner's Address:	6076 Bell Williams 129
City, State, & Zip	Currie NC 28435	City, State, & Zip	Currie NC 28435
Phone Number:	(910) 789-7767	Phone Number:	910-465-4394
Email Address:	Domingue.Simpson32@gmail.com	Email Address:	

Legal relationship of applicant to landowner: grandchild

SECTION 2: PROJECT INFORMATION

Property Identification Number (PIN):	227507021000	Total property acreage:	2.28
Current Zoning District:	RA	Total Acreage to be Rezoned:	
		Water Provider:	
		Waste Water Provider:	
Project Address:		Proposed Zoning District:	
Description of Project Location:		Township:	Currie NC
		Road Type:	Public/Private/Both

SECTION 3: SIGNATURES

Applicant's Signature	Domingue Simpson	Date:	8/12/24
Applicant's Name Printed	Domingue Simpson	Date:	8-12-24
Owner's Signature	Henry Hansley Sr	Date:	8-11-24
Owner's Name Printed	Henry HANSELEY SR	Date:	8-11-24

NOTICE TO APPLICANT

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:	Dominique Simpson	Owner's Name:	Walter Hansley Sr.
Applicant's Address:	5089 Blueberry Rd	Owner's Address:	15665 US Hwy 421 Bangor NC
City, State, & Zip	Cume NC 28435	City, State, & Zip	Bangor, NC 28425
Phone Number:	(910) 789-7707	Phone Number:	910-283-5520
Email Address:	Dominique.Simpson32@gmail.com	Email Address:	
Legal relationship of applicant to landowner: owner niece			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	22750090030000	Total property acreage:	1.72
	2275-07-2615-0000	Total Acreage to be Rezoned:	
Current Zoning District:	RA/RP	Water Provider:	
		Waste Water Provider:	
Project Address:		Proposed Zoning District:	
Description of Project Location:		Township:	Cume NC
		Road Type:	Public/Private/Both
SECTION 3: SIGNATURES			
Applicant's Signature	Dominique Simpson	Date:	8/12/24
Applicant's Name Printed	Dominique Simpson	Date:	8/12/24
Owner's Signature	Walter Hansley Sr.	Date:	8-11-24
Owner's Name Printed	Walter Hansley SR	Date:	8-11-24
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 			

Rezoning/Zoning Map Amendment Checklist

<input type="checkbox"/>	Signed application form					
<input type="checkbox"/>	Application fee					
<input 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 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 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 type="checkbox"/>	7 (11"x17") map copies to be distributed to the Planning Board					
<input type="checkbox"/>	5 (11"x17") map copies to be distributed to the Board of Commissioners					
<input type="checkbox"/>	Digital (.pdf) submission of all application materials					
<input 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.					
Office Use Only						
<input type="checkbox"/>	ZMA 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: <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:						

RETURN COMPLETED APPLICATION TO:
 Pender County Planning & Community Development
 805 South Walker Street
 P.O. Box 1519
 Burgaw, NC 28425

NARRATIVE

To whom it may concern, I Dominique Simpson have wrote this narrative as my self and my family members are filling out an application to do land rezoning for the land that is of Henry Lee Hansley Sr, Walter Hansley, and Mildred Hayes on Hansley Simpson rd in Currie NC. We are wanting to rezone the land and have it all re zoned to RP. Once this is completed my grandfather and equally divided my grand father would like to gift me 1 acre of land to put a house on.

SITE PLAN



PIN: 2275-07-0721-0000

Owner: HANSLEY, HENRY LEE
 6076 BELL & WILLIAMS RD
 CURRIE, NC 28435

Deed Ref: 4701/1522

Property Address:

Description: TR 2 PB 56/31 WALTER HANSLEY DIV

Sale Price:

Sale Date: 1/6/2020

Plat: 00560031

Account No: 963115

Township: GRADY

Subdivision:

Tax Codes: G01 F28 R40

Acres: 2.28

Land Value:

Building Value:

Total value:

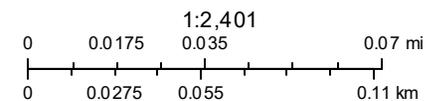
Deferred Value:

Exempt Amount: EXEM_AMT

PCL Class: R

Heated Sq Feet: 1053

Pender County



1 inch = 200 feet

1/6/2020





PIN: 2275-07-2615-0000

Owner: HANSLEY, WALTER
 15665 US HWY 421
 BURGAW, NC 28425

Deed Ref: 1373/35

Property Address: HANSLEY SIMPSON RD
Description: NORTHERN PT OF W HANSLEY REMNANT TRACT

Sale Price:

Sale Date: 8/12/1998

Plat:

Account No: 590142

Township: GRADY

Subdivision:

Tax Codes: G01 F28 R40

Acres: 2.04

Land Value:

Building Value:

Total value:

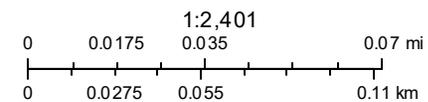
Deferred Value:

Exempt Amount: EXEM_AMT

PCL Class: R

Heated Sq Feet:

Pender County



1 inch = 200 feet

8/12/1998

