

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

East 17 Application Information General Use Rezoning

Case Number: REZONE 2024-81

Application Type: General Use Rezoning

Applicant: Shon Wicker

Owners: Lynlee Properties LLC

Location: On the southbound lane side of US Highway 17 across from the intersection of US HWY 17 and Perkins Dr.

Property ID #(s): 4226-64-9978-0000

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

Total Area of Project: 1.37 ac

Current Zoning: RP, Residential Performance

Proposed Zoning: GB, General Business

Technical Review Committee Meeting: N/A

Board of County Commissioners/Planning Board Meeting: 02/04/2024

Application Materials

Application Package
Narrative
Site Plan

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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**
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 to the nearest whole acre*)
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, including the applicant, and subject property owner, 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 the applicant, the owner, and each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with first class postage adhered. 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 *Shon R Wicker*

Date 12/06/24

Printed Name Shon R Wicker

Staff Initials:	_____
Date:	_____

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:	Shon Wicker	Owner's Name:	Lynlee Properties LLC
Applicant's Address:	133 Cove Side Lane	Owner's Address:	6540 Highland Rd
City, State, & Zip	Hampstead NC 28443	City, State, & Zip	Rocky Point NC 28587
Phone Number:	910-376-0323	Phone Number:	910-675-3983
Email Address:	Shon@staycationpoolsnc.com	Email Address:	lynnleeproperties@hotmail.com
Legal relationship of applicant to landowner: None			

SECTION 2: PROJECT INFORMATION

Property Identification Number (PIN):	4226-64-9978-0000	Total property acreage: (rounded up to the nearest whole acre)	2
		Total Acreage to be Rezoned:	2
Current Zoning District:	RP	Water Provider:	Private Well
		Waste Water Provider:	Private Septic
Project Address:	US Hwy 17	Proposed Zoning District:	GB
Description of Project Location:	US Hwy 17	Township:	Topsail
		Road Type:	Public/Private/Both

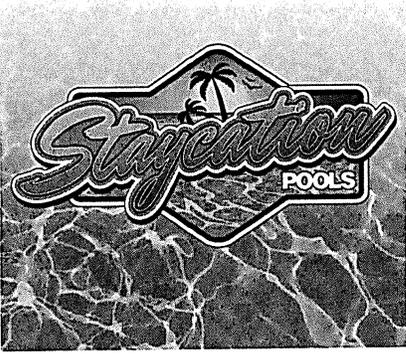
SECTION 3: SIGNATURES

Applicant's Signature		Date:	12/06/24
Applicant's Name Printed	Shon R Wicker	Date:	12/06/24
Owner's Signature		Date:	
Owner's Name Printed		Date:	

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

135 Silance Rd
Jacksonville, NC 28540
910.378.7015
www.staycationpoolsnc.com



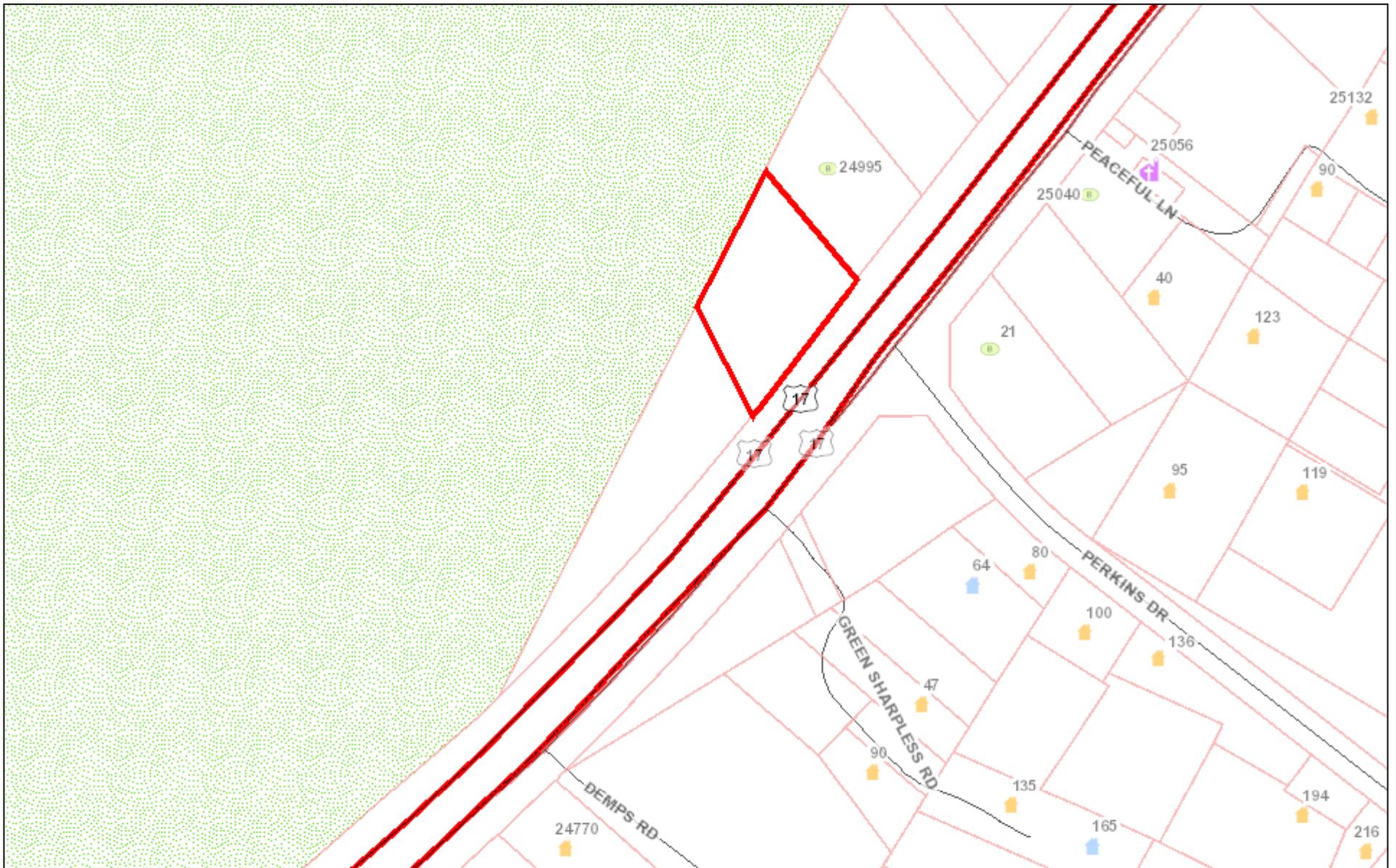
Statement of Use

December 5, 2024

RE: PIN 4226-64-9978-0000

Present Use: RP
Proposed Use: GB

Staycation Pools NC would like to use this property as a secondary sales office. Our primary location is 135 Silance Rd, Jacksonville, NC 28540. We have been in business for 30 years. The intention is to use the property to provide an office for our pool/spa sales as well as pool/spa products.



PIN: 4226-64-9978-0000

Owner: LYNNLEE PROPERTIES LLC

6540 HIGHSMITH ROAD
ROCKY POINT, NC 28457

Deed Ref: 4756/1756

Property

Address: US 17 HWY

Description: TRACT A PER MB 74 PG 41 /S US HWY 17

Sale Price: \$11,500

Sale Date: 6/24/2021

Plat: 00740041

Account No: 1013553

Township: TOPSAIL

Subdivision:

Tax Codes: G01 F32 R40

Acres: 1.37

Land Value:

Building Value:

Total value:

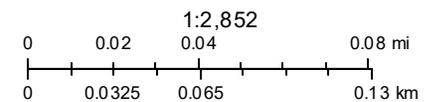
Deferred Value:

Exempt Amount: EXEM_AMT

PCL Class: R

Heated Sq Feet:

Pender County



1 inch = 238 feet

6/24/2021

