

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

Silo Ridge Lot 40 Front Setback Variance

Case Number: VAR 2024-18

Application Type: Variance

Applicant: McAdams Homes, LLC

Owners: Silo Ridge SFR, LLC

Location: The subject property is zoned PD, Planned Development and is located at 264 N. Limehurst Ridge at the corner of N. Limehurst Ridge and W. EINHORN TRAIL in the Silo Ridge community. The parcel may be further identified by Pender County PIN 3271-13-7513-0000.

Property ID #(s): 3271-13-7513-0000

Description: McAdams Homes, LLC, applicant, on behalf of Silo Ridge SFR, LLC, owner, is requesting a Variance from the standards of the Pender County Unified Development Ordinance. Specifically, the request is for a 4.2 foot encroachment into the required front yard setback to accommodate the placement of a single-family home.

Total Area of Project: 0.15

Current Zoning: PD, Planned Development

Technical Review Committee Meeting: N/A

Board of County Commissioners/Planning Board Meeting/Board of Adjustment:
7/17/2024

Application Materials

Application Package

Narrative

Site Plan

VAR 2024-18

Application

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Variance Submission

Applications will be considered for the Board of Adjustment hearing and reviewed 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 5/29/24
2. **Signed Application**
3. **Payment**
\$250
4. **Narrative**
A narrative shall be submitted to include the specific Ordinance Section for the requested variance.
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.
Adjacent Property List
The applicant shall provide a list of the owners of all properties located within 500-feet of the perimeter of the project bounds.
7. **Adjacent Property Envelopes**
The applicant shall provide a set of business envelopes addressed to each owner of all 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.

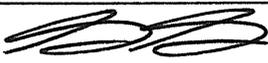
Signature of Applicant

Date 6/7/24

Printed Name Grady Garden

Staff Initials:	_____
Date:	_____

APPLICATION FOR VARIANCE

THIS SECTION FOR OFFICE USE			
Application No.	VA VAR-2024-18	Date	6/10/2024
Application Fee	\$ \$250.00	Invoice Number:	00040984
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	McAdams Homes, LLC	Owner's Name:	Silo Ridge SFR, LLC
Applicant's Address:	213 Racine rd	Owner's Address:	228 Main st, Suite 10
City, State, & Zip	Wilmington, NC 28443	City, State, & Zip	Venice, CA 90291
Phone Number:	910.798.3006	Phone Number:	805.620.2409
Email Address:	Grady@Mcadamshomes.net	Email Address:	info@banyanres.com
Legal relationship of applicant to landowner: Builder			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3271-13-7513-0000	Total property acreage:	.15
Zoning Classification:	PD	Variance Size:	4.2'
Variance Location & Address	264 Limehurst Ridge	Township:	Topsail
	Lot 40 Silo Ridge	Water Provider	Pender Utilities
Describe Variance and amount or type requested:	4.2' encroachment on front setback	Waste Water Provider:	Pluris
		NAICS (if applicable):	
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	6/7/24
Applicant's Name Printed	Grady Gordon	Date:	6/7/24
Owner's Signature		Date:	6/6/24
Owner's Name Printed	Ben Brosseau, Manager of Silo Ridge SFR LLC	Date:	6/6/24
NOTICE TO APPLICANT:			
<ol style="list-style-type: none"> 1. The Board of Adjustment shall review applications for a variance and shall be the approving authority for all requirements. 2. All applicants seeking a variance shall schedule a pre-application conference with the administrator to discuss the procedures, standards, and regulations required for variance approval. 3. An application for a variance shall be submitted in accordance with application requirements. 4. Once the application has been determined complete, the Administrator shall schedule a public hearing and give notice to adjoining/abutting property owners and aggrieved parties in the form of applicant supplied #10 envelopes with paid first class postage. 5. The applicant seeking the variance shall have the burden of presenting evidence sufficient to allow the Board of Adjustment to reach the conclusions set forth below (Findings), as well as the burden of persuasion on those issues. 6. Applicant must also submit the information described in the Variance Checklist provided below. 7. Applicant or agent authorized in writing must attend the public hearing. 8. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Board of Adjustment agrees to table or delay the hearing. 			
OFFICE USE ONLY			
<input type="checkbox"/> VA Fees \$250		Total Fee Calculation \$	
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:	
Date scheduled for public hearing:			

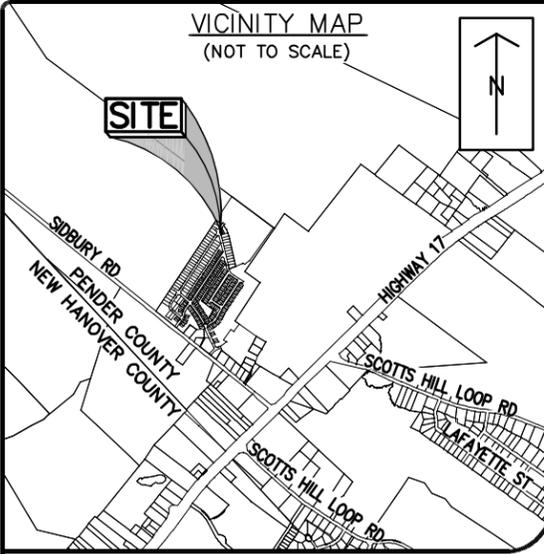
VAR 2024-18

Narrative

264 Limehurst Ridge is located in the Silo Ridge Neighborhood of Southern Pender County. Positioned on the corner of Limehurst Ridge and West Einkorn the "Lakeview" house plan sits facing West towards Limehurst Ridge. The home was originally positioned in a manner that would not meet the rear zoning setbacks, so the adjacent property lines were adjusted to bring the lot into compliance. At this point construction began on the home. The slab was then poured as a right hand garage based on the home owner's preference. Believing the "corner yard" setbacks apply we felt we are in compliance with the Pender County UDO. After further discussion with Pender County Planning it was determined that the corner setback would not apply, instead the "front yard" setback would be applicable. For this reason, we are requesting a variance of 4.2' on the front yard setbacks.

VAR 2024-18

Attachment 9 – Foundation Survey



LEGEND

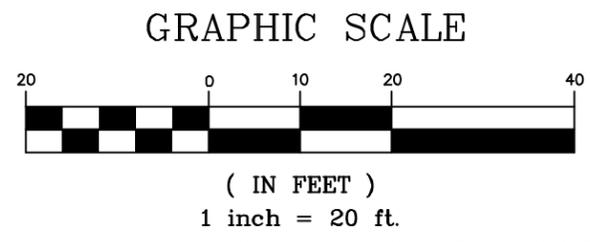
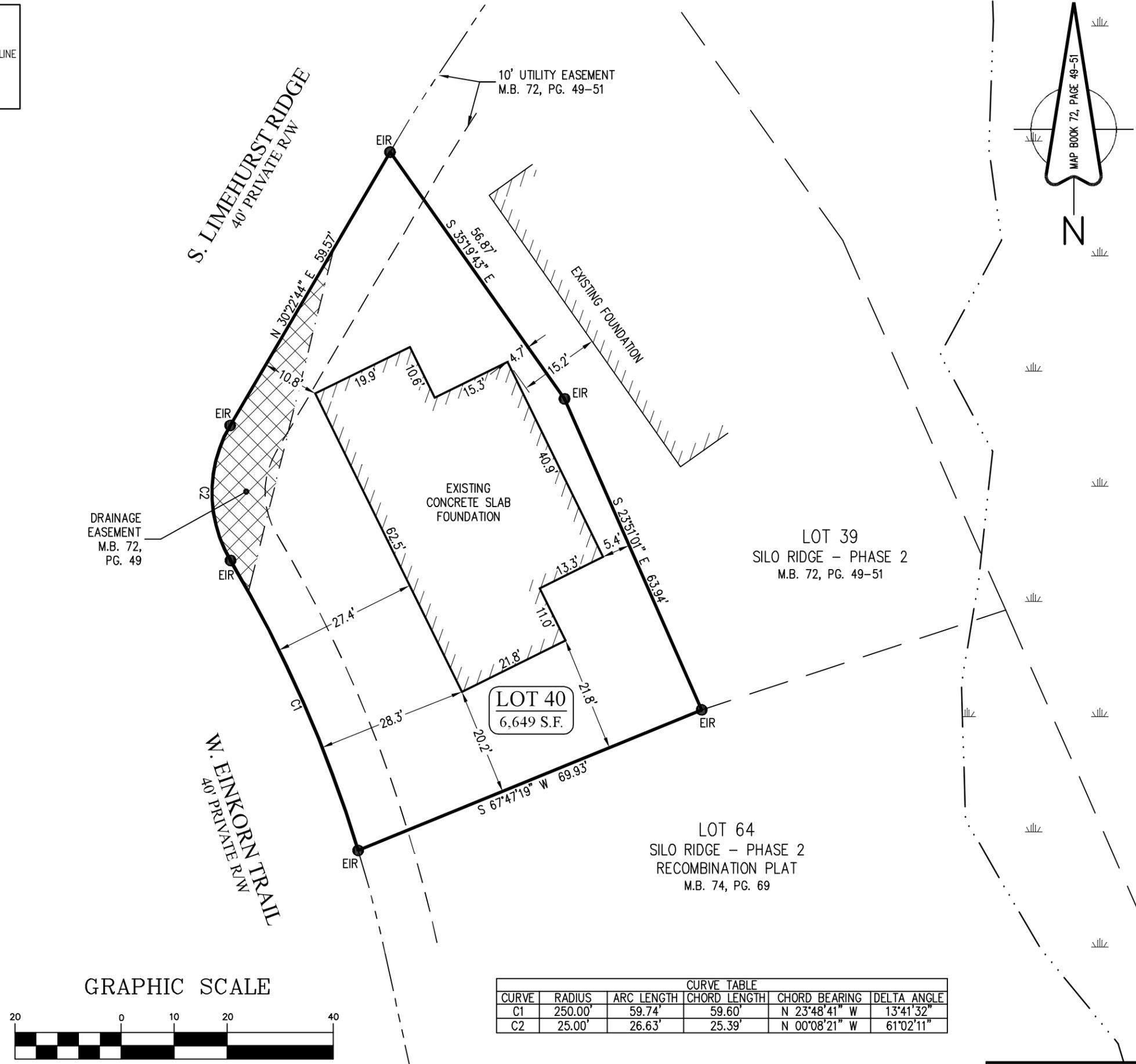
- EIR EXISTING IRON REBAR
- ADJOINING PROPERTY LINE
- BOUNDARY LINE
- - - RIGHT-OF-WAY LINE
- - - EASEMENT LINE

CERTIFICATE OF ACCURACY & MAPPING
 I HEREBY CERTIFY THAT THE FOUNDATION SURVEY OF THE EXISTING SITE SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND ACCURATELY REPRESENTS THE OBSERVABLE EVIDENCE THEREOF AT THE TIME OF THIS SURVEY; AS RECORDED IN MAP BOOK 72 ON PAGE 49; THAT THE RATIO OF PRECISION IS 1:10,000+ AND THAT THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" (21 NCAC 56.1600)

Miles O. McCall III
 MILES O. MCCALL III - PROFESSIONAL LAND SURVEYOR (L-3518)
 THIS 20th DAY OF MAY, 2024

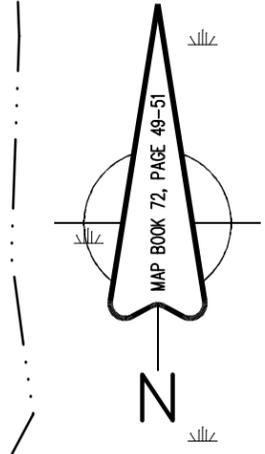


- GENERAL NOTES**
- THIS IS A FOUNDATION SURVEY.
 - BEARINGS FOR THIS MAP ARE REFERENCED TO MAP CABINET 72, PAGE 49-51.
 - PROPERTY IS ZONED: PD.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - UNITS ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 - AREA BY COORDINATE GEOMETRY.
 - NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
 - THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 - FLOOD NOTE:** AS DETERMINED BY GRAPHIC PLOTTING, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP #3720327100 J, EFFECTIVE DATE FEBRUARY 16, 2007.
 - COUNTY PARCEL ID: 3271-13-7513-0000.
 - TOTAL SITE AREA: 0.15± ACRES
 - SITE ADDRESS: 264 S LIMEHURST RDG.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	250.00'	59.74'	59.60'	N 23°48'41" W	13°41'32"
C2	25.00'	26.63'	25.39'	N 00°08'21" W	61°02'11"



TRANSYSTEMS
 101 ALTIMAN HALL DRIVE, SUITE 210, WILMINGTON, NORTH CAROLINA 28403-5233, E.T.L.E. COMPANY LICENSE # 2024, TRANSYSTEMS CORPORATION

LOT 40
 SILO RIDGE SUBD. - PHASE 2
 RECOMBINATION PLAT
 PENDER COUNTY NORTH CAROLINA
 TOPSAIL TOWNSHIP

FOUNDATION SURVEY
 McADAMS HOMES

PREPARED FOR: McADAMS HOMES

NO. REVISION: _____

DESIGNER: N/A
 DRAWN BY: EBS
 CHECKED BY: MDMC

DATE BY: _____

SCALE: 1" = 20'
 DATE: 5/10/2024
 JOB NO: 303230147

SHEET NO: 1/1

JOB NO: 303230147
REF: A303402623