

# 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

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## Renovation Church General Use Rezoning

**Case Number:** REZONE 2023-45

**Application Type:** General Use Rezoning

**Applicant:** Lenny Moore

**Owners:** Renovation Church

**Location:** The subject properties are located on the east side of US Hwy 17, south of the intersection of US Hwy 17 and Sloop Point Loop Road in the Topsail Township.

**Property ID #(s):** 4204-64-4115-0000, 4204-62-4957-0000, and 4204-62-2745-0000.

**Description:** Request for the approval of a Zoning Map Amendment to rezone three tracts totaling approximately 4.9 acres of land from PD, Planned Development RP, to GB, General Business zoning district.

**Current Zoning:** PD, Planned Development

**Proposed Zoning:** GB, General Business

### Public Hearings

- **Planning Board**
  - **April 4, 2023**, at 7:00 PM in the auditorium at the Pender County Hampstead Annex, 15060 US HWY 17, Hampstead.
- **Board of County Commissioners**
  - **May 15, 2023**, at 4:00 PM in the Pender County Public Assembly Room 805 S. Walker Street, Burgaw, NC.

### Application Materials

- Application Package
- Project Narrative
- Boundary Survey/Proposed Site Plan

### Staff Review

- Please see the website.

# **APPLICATION PACKAGE**

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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.       X             **Pre-submittal Meeting**  
Date of Meeting       January 24, 2023
2.       X             **Signed Application**
3.       X             **Payment**  
\$500 for the first 5 acres; \$10/ acre thereafter up to 1,000 acres; \$5 per acre thereafter
4.       X             **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.       X             **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.       X             **Digital Submission**  
For all documents submitted in paper copy, bring a digital copy with paper submission.
6.       X             **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.       X             **Adjacent Property Envelopes**  
The applicant shall provide a set 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.

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

Signature of Applicant

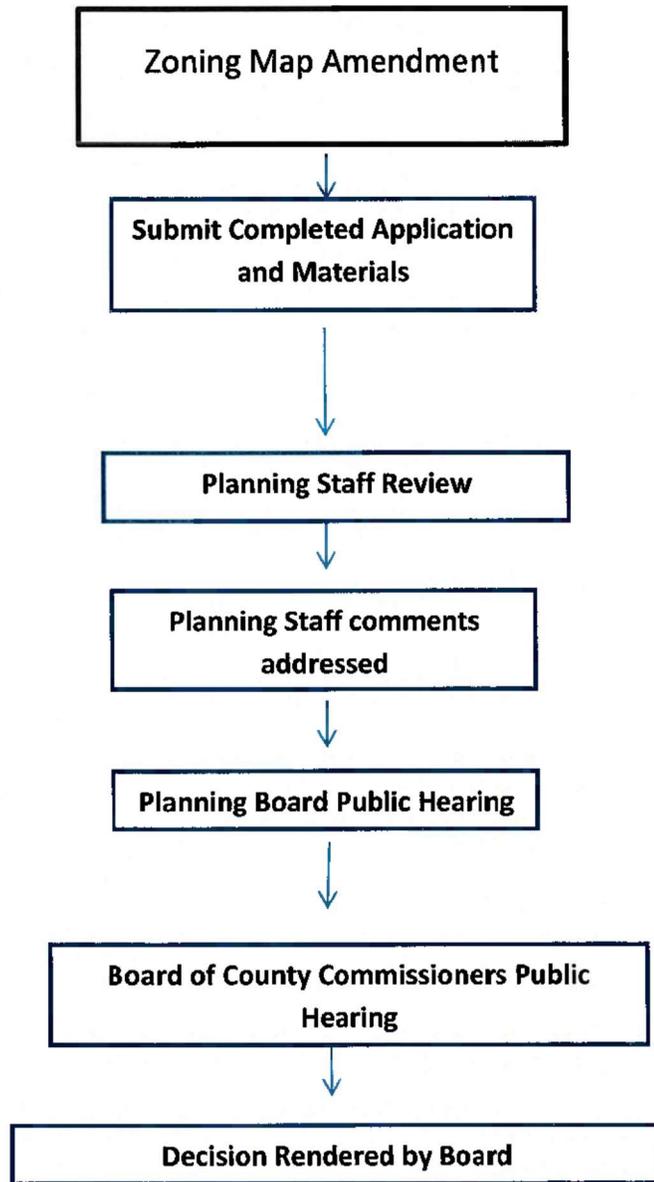
*Jonathan Colterell*

Date 1/30/2023

Printed Name

Jonathan Colterell

Staff Initials:	
Date:	



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## **GENERAL USE REZONING**

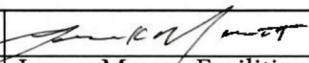
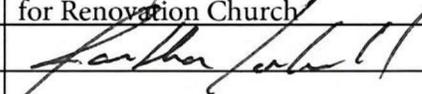
### **GENERAL**

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			
<b>Application No.</b>	<b>ZMA</b>	<b>Date</b>	
<b>Application Fee</b>	<b>\$</b>	<b>Invoice</b>	
<b>Pre-Application Conference</b>		<b>Hearing Date</b>	
<b>SECTION 1: APPLICANT INFORMATION</b>			
<b>Applicant's Name:</b>	Lenny Moore, Facilities Director for Renovation Church	<b>Owner's Name:</b>	Same
<b>Applicant's Address:</b>	16579 Highway 17	<b>Owner's Address:</b>	Same
<b>City, State, &amp; Zip</b>	Hampstead, NC 28443	<b>City, State, &amp; Zip</b>	Same
<b>Phone Number:</b>	(910) 389-8600	<b>Phone Number:</b>	Same
<b>Email Address:</b>	lenny@renochurch.org	<b>Email Address:</b>	Same
<b>Legal relationship of applicant to landowner:</b> Director of Facilities for the Owner			
<b>SECTION 2: PROJECT INFORMATION</b>			
<b>Property Identification Number (PIN):</b>	4204-64-4115-0000    4204-62-2745-0000 4204-63-4576-0000    4204-62-4957-0000	<b>Total property acreage:</b>	24.63 acres
<b>Current Zoning District:</b>	Mostly GB with some PD	<b>Proposed Zoning District:</b>	All GB
<b>Project Address:</b>			
<b>Description of Project Location:</b>	Assemblage of proeprties for Renovation Church Hwy 17 at Sloop Point Road		
<b>SECTION 3: SIGNATURES</b>			
<b>Applicant's Signature</b>		<b>Date:</b>	1/30/23
<b>Applicant's Name Printed</b>	Lenny Moore, Facilities Director for Renovation Church	<b>Date:</b>	
<b>Owner's Signature</b>		<b>Date:</b>	1/30/2023
<b>Owner's Name Printed</b>	Pastor Jonathan Cockrell	<b>Date:</b>	
<b>NOTICE TO APPLICANT</b>			
<ol style="list-style-type: none"> <li>1. Applicant must also submit the information described on the Rezoning Checklist.</li> <li>2. Applicant or agent authorized in writing must attend the public hearing.</li> <li>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.</li> <li>4. All fees are non-refundable</li> <li>5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda</li> </ol>			

## Rezoning/Zoning Map Amendment Checklist

<input checked="" type="checkbox"/>	Signed application form		
<input checked="" type="checkbox"/>	Application fee		
<input checked="" 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 checked="" type="checkbox"/>	Two (2) business size envelopes legibly addressed with <b>first class</b> 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 to be rezoned, in sufficient detail to for the rezoning to be located on the Official Zoning Map.		
<input checked="" type="checkbox"/>	18 (11"x17") map copies to be distributed to the Planning Board		
<input checked="" 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 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.		
<b>Office Use Only</b>			
<input type="checkbox"/>	<b>ZMA Fees:</b> (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter)		<b>Total Fee Calculation:</b> \$ _____
<b>Attachments Included with Application: (Please include # of copies)</b>			
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
<b>Payment Method:</b>	<b>Cash :</b> <input type="checkbox"/> \$ _____		<b>Credit Card:</b> <input type="checkbox"/> Master Card <input type="checkbox"/> Visa
			<b>Check:</b> <input type="checkbox"/> Check # _____
<b>Application received by:</b>			<b>Date:</b>
<b>Application completeness approved by:</b>			<b>Date:</b>
Dates scheduled for public hearing:			
<input type="checkbox"/> <b>Planning Board:</b>			
<input type="checkbox"/> <b>Board of Commissioners:</b>			

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

# **PROJECT NARRATIVE**

March 23, 2023

Dear Pender County Planning Board  
and Pender County Commissioners:

Rezoning of ~~24.63~~ 4.87 Acres to GB (Large tract (PIN: 4204-63-4576-0000) is already zoned GB. Approximately 4.87 acres are petitioned to be rezoned.

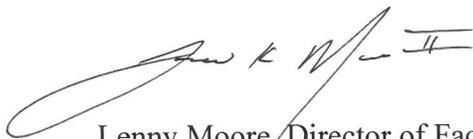
This correspondence shall accompany the Rezoning Application for Renovation Church and shall serve as the narrative for the rezoning request. This property is an assemblage of parcels owned by multiple entities for the purpose of establishing a church campus.

The core property has been zoned GB for quite some time. However; ~~two~~ three of the parcels are currently zone PD:

1. 3.05 acre rear parcel is zoned PD and is designated for regional storm water retention. The applicant has been advised that the retention pond must be zoned GB, just as the balance of the property.
2. 1.0 acre parcel on the hard corner is zoned PD. This property has a deed restriction against fuel sales and convenient stores because it was once owned by the owners of the convenient store across Sloop Point Road.
3. Reference third PIN as part of Rezoning application (PIN: 4204-62-2745-0000) totaling approximately 0.82 acres according to Pender County GIS.

The applicant has coordinated with its engineers and NCDOT to effect the safest means of ingress and egress to the property as evidenced by the attached masterplan. By rezoning all of this property to GB, the applicant will be able to achieve their master plan of selling outparcels to raise additional capital for completing the Renovation Church Campus development.

Respectfully Submitted,

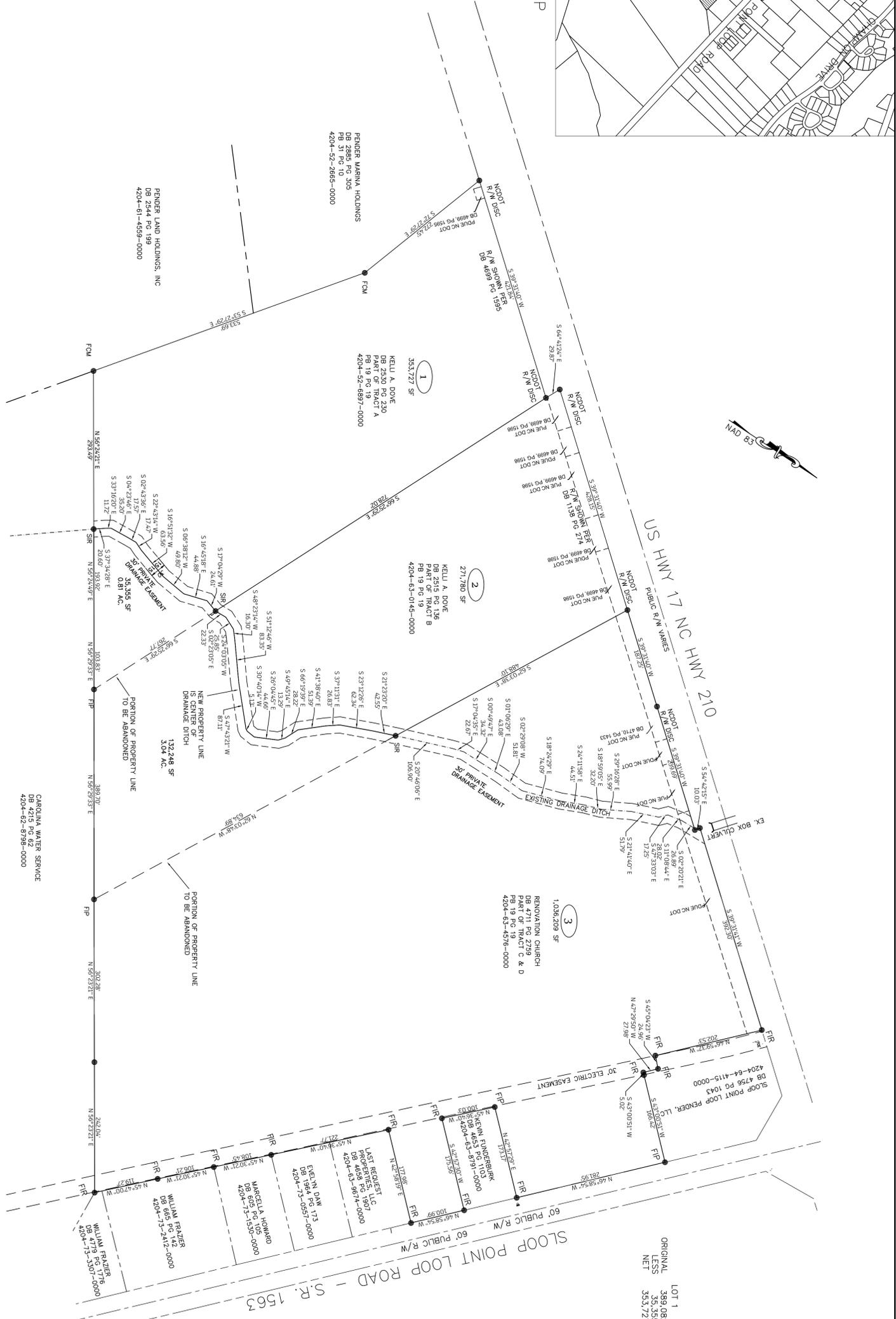
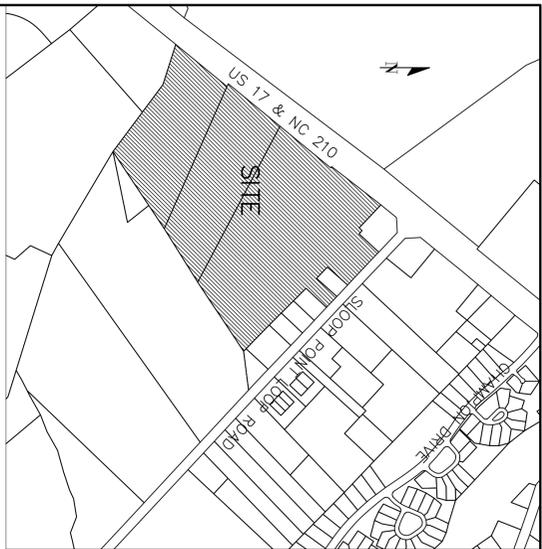


Lenny Moore, Director of Facilities  
Renovation Church



Pastor Jonathan Cockrell  
Renovation Church

# **SITE PLAN(S)**



AREA SUMMARY

LOT	ORIGINAL	LESS	NET	ORIGINAL	PLUS	NET	ORIGINAL	PLUS	NET
LOT 1	389,082 SF	35,355 SF	353,727 SF	404,028 SF	132,248 SF	271,780 SF	888,606 SF	35,355 SF	1,324,248 SF
LOT 2									
LOT 3									

SURVEY REFERENCE  
 DEED BOOK 4711 PAGE 2759  
 DEED BOOK 2515 PAGE 136  
 DEED BOOK 2530 PAGE 230  
 MAP BOOK 19 PAGE 19

SURVEY REFERENCE  
 MAP BOOK 31 PAGE 245  
 NEW HANOVER COUNTY REGISTRY

LEGEND

S/R	SET IRON ROD
F/R	FOUND IRON ROD
●	PROPERTY CORNER
□	FOUND CONCRETE MONUMENT

**CERTIFICATE OF SURVEY AND ACCURACY**

I, G ANDERSON GREENE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 455 PAGE 2759) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK 455 PAGE 2759 THAT THE RATIO OF PRECISION AS CALCULATED IS .430,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESSES MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 17<sup>TH</sup> DAY OF OCTOBER, A.D. 2022



SEAL OR STAMP  
 SURVEYOR  
 G. Anderson Greene  
 LICENSE NUMBER  
 L-3370

**CERTIFICATE:**  
 G.S. 47-30 (1)(1)  
 THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION.

6 ANDERSON GREENE, PLS 3370  
 10/19/22

**CERTIFICATE OF REGISTRATION**

STATE OF NORTH CAROLINA  
 COUNTY OF PENDER  
 REVIEW OFFICER OF PENDER COUNTY,  
 I, \_\_\_\_\_, N.C. CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS REFERRED MEETS ALL STATUTORY REQUIREMENTS FOR REGISTRATION.  
 DATE: \_\_\_\_\_ REVIEW OFFICER

**CERTIFICATE OF REGISTRATION**

STATE OF NORTH CAROLINA  
 COUNTY OF PENDER  
 REVIEW OFFICER OF PENDER COUNTY,  
 I, \_\_\_\_\_, N.C. CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS REFERRED MEETS ALL STATUTORY REQUIREMENTS FOR REGISTRATION.  
 DATE: \_\_\_\_\_ REVIEW OFFICER



(RECOMBINATION) MAP FOR RECORD

**RENOVATION CHURCH**  
 NORTH CAROLINA

OWNER: RENOVATION CHURCH  
 ADDRESS: PO BOX 1189 HAMPSTEAD, NORTH CAROLINA 28443  
 PHONE: \_\_\_\_\_

DESIGNED: \_\_\_\_\_  
 DRAWN: GAG  
 APPROVED: JHF

DATE: 10/06/22  
 SCALE: 1" = 100'  
 SHEET 10F 1

STRoud ENGINEERING, P.A.  
 1029 CINEMA DRIVE  
 WILMINGTON, NORTH CAROLINA 28403  
 (910) 815-0775 (910) 815-0593 FAX  
 C-0647