

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

Country Club Drive Future Land Use Map Amendment

Case Number: REZONE 2023-42

Application Type: Future Land Use Map Amendment

Applicant: McAdams Homes, LLC

Owners: McAdams Homes, LLC

Location: The subject properties are located on the west side of Country Club Drive, south of Transfer Station Road, in the Topsail Township and may be further identified by Pender County PINs 4203-25-5746-0000 and 4203-35-3108-0000.

Property ID #(s): 4203-25-5746-0000 & 4203-35-3108-0000

Description: Request for approval of a Future Land Use Map (FLUM) Amendment changing the Future Land Use Category from Low Density Residential to Medium Density Residential to allow for increased residential density.

Current Zoning: PD, Planned Development

Current Future Land Use Classification: Low Density Residential

Proposed Zoning: PD, Planned Development

Current Future Land Use Classification: Medium Density Residential

Public Hearings

- **Planning Board**
 - **March 7, 2023**, at 7:00 PM in the auditorium at the Pender County Hampstead Annex, 15060 US HWY 17, Hampstead.
- **Board of County Commissioners**
 - TBD

Case Planner: Justin Brantley, (910) 259-1529; jbrantley@pendercountync.gov

Application Materials

- Application Package
- Project Narrative
- Boundary and Topography Survey

Staff Review

- Staff Report for the March 7, 2023 Planning Board meeting to be uploaded once distributed to Planning Board members for review.

APPLICATION MATERIALS

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Future Land Use Plan Amendment Submission

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 November 29, 2022
2. **Signed Application**
3. **Payment**
\$250
4. **Requested Revision Boundary Map**
Amendment must correspond with the boundary lines of existing platted lots or tracts. Where the boundaries of a 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 future land use designation 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, please bring a digital copy with paper submission
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 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 

Date January 5, 2023

Printed Name McAdams Homes, LLC
Adam Sosne, Member

Staff Initials:	<u>JB</u>
Date:	<u>1/25/23</u>

Application for Future Land Use Amendment

THIS SECTION FOR OFFICE USE			
Application No.	CPMA REZONE 2023-42 FLUMA	Date	1/25/2023
Application Fee	\$ 250.00	Invoice Number:	00031015
Pre-Application Conference	11/29/2022	Hearing Date	3/7/2023 (PB) & 4/17/2023 (BC)
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	McAdams Homes, LLC	Owner's Name:	McAdams Homes, LLC
Applicant's Address:	6626 Gordon Road, Unit C	Owner's Address:	6626 Gordon Road, Unit C
City, State, & Zip	Wilmington, NC 28411	City, State, & Zip	Wilmington, NC 28411
Phone Number:		Phone Number:	
Email Address:		Email Address:	
Legal relationship of applicant to landowner:			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	4203-25-5746-0000 & 4203-35-3108-0000	Total property acreage:	4203-25-5746-0000 - 27.07 acres 4203-35-3108-0000 - 2.57 acres Total - 29.64 +/- acres
Current FLU Classification	LDR	Proposed FLU Classification:	MDR
Project Address:	Country Club Drive		
Description of Project Location:	Parcel 1: 2.57 acres Parcel 2: 27.07 acres		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	January 5, 2023
Applicant's Name Printed	McAdams Homes, LLC, Adam Sosne, Member	Date:	January 5, 2023
Owner's Signature		Date:	January 5, 2023
Owner's Name Printed	McAdams Homes, LLC Adam Sosne, Member	Date:	January 5, 2023
NOTICE TO APPLICANT			
<ol style="list-style-type: none"> 1. Applicant must also submit the information described on the 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 			

Future Land Use 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 first class postage for each of the adjacent and abutting property owners on the above list. (total of 16 envelopes with stamps)					
<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.					
Office Use Only						
<input type="checkbox"/>	Plan Amendment: \$250	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:						

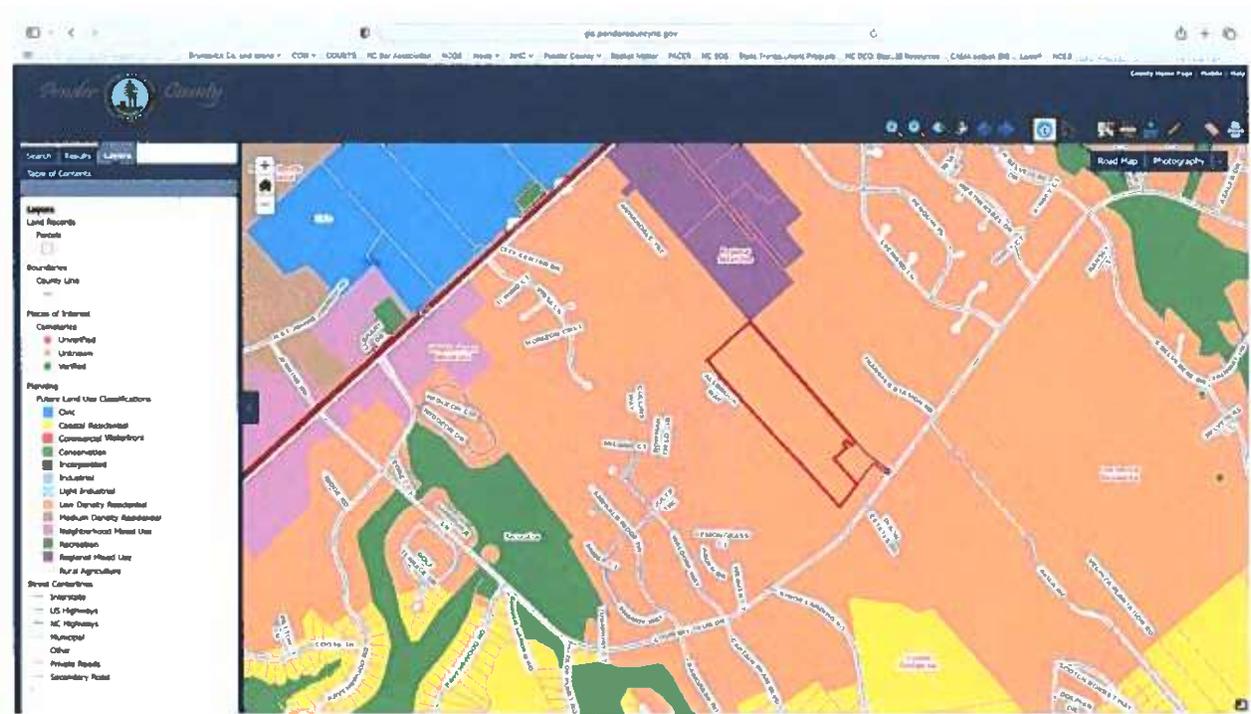
A description and/or statement of the present and proposed zoning regulation or district boundary and stating why the request is being made and any information that is pertinent to the case.

The applicant, McAdams Homes, LLC is requesting a modification of the Future Land Use Map classification for parcels 4203-25-5746-0000 and 4203-35-3108-0000 from Low Density Residential (LDR) to Medium Density Residential (MDR) to allow for increased residential density from two units per acre to up to six units per acre which will also allow for a more creative land plan and diversity of housing types. The parcels are zoned Planned Development (PD).

The neighboring properties, while designated LDR, are currently permitted for over two units per acre as the approvals vested before the County Commissioners modified the five unit per acre density calculation in the PD zoning district. The text amendment was intended to allow for greater density in PD developments since the projects are required to receive approval of a Mater Development plan. However, the text amendment restricted the lower density residential categories even if the property is zoned PD.

The property is also located in close proximity to the north for an area designated as regional mixed-use parcel.

This modification will provide an area of transition between the higher density land use designations to the north on highway 17 to the lower density land use designations to the south closer to the coastal resources.



- A. 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);**

The requested change from Low Density Residential (LDR) to Medium Density Residential (MDR) does not change the range of uses as both permit single family detached, single family attached and can permit duplexes and townhouses. LDR development density is two dwelling units per acre or less while MDR development density is three to six dwelling units per acre. MDR may allow neighborhood scale commercial but only as part of a planned community.

The requested change in density is not detrimental to the natural environment; does not adversely affect the health or safety of area residents; and is appropriate for this area since the requested modification only slightly increases the allowed density which is in conformity with neighboring residential project densities.

- B. 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;**

Low Density Residential (LDR) is appropriate where water and sewer services may not be available. Both services are available on the property subject to this requested modification to Medium Density Residential (MDR). The project is accessed directly from Country Club Drive (SR-1565), a public right of way maintained by the North Carolina Department of Transportation. LDR and MDR are both appropriate Future Land Use Map designations based on the transportation infrastructure.

- C. 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; and**

The County's Comprehensive Land Use Plan calls for clustering of residential developments. This project and the proposed modification would cluster a residential project in an area with similar residential projects currently constructed or planned and permitted for construction.

The proposed modification from LDR to MDR is supported by many policies in the County's Comprehensive Plan with a few specific as follows:

Policy 5.1.D: Focused Growth and Development: The County supports a growth pattern that includes low density single-family residential communities, but also allows for the strategic placement of higher density residential, mixed uses, and commercial development to accommodate and support future population growth, where necessary infrastructure exists or is planned.

The area under review has the necessary infrastructure to support the request.

Policy 5.1.V: Residential Development: The County supports a range of housing types and development at appropriate densities and locations that are compatible with their surroundings and are in accordance with the future land use map.

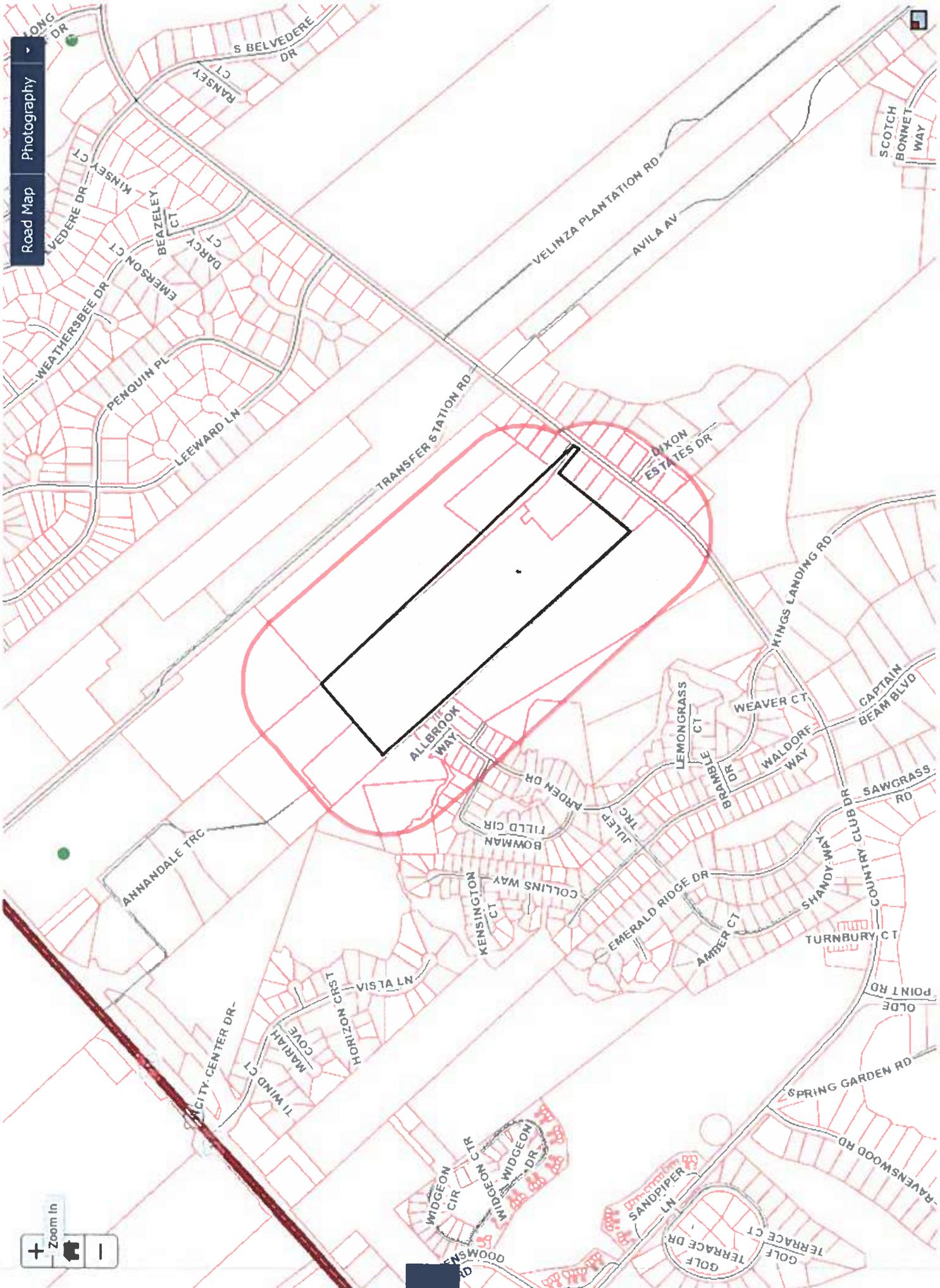
The proposal will allow a range of housing types at an appropriate density consistent with the surrounding neighborhoods.

Goal 5.1.Z: Cluster Development Incentive: The County supports the clustering of residential development within the residential future land use categories for the preservation of coastal natural resources, prime agricultural lands, or wildlife habitat areas.

The request clusters residential development within the current appropriate future land use category of residential and does not request a change to the land use classification of any coastal or agricultural lands.

D. Whether the proposed amendment is reasonable as it relates to the public interest.

The requested modification is reasonable and in the public interest as the density is compatible with surrounding neighborhoods and current infrastructure exists to support the residential neighborhood and slight density increase. The proposal would allow for a greater range of housing types and assist with the County's need to meet residential housing demands in an appropriate location which is accessed from an NCDOT maintained right of way but in an area clustered with other residential neighborhoods.





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Search Results Layers

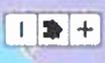
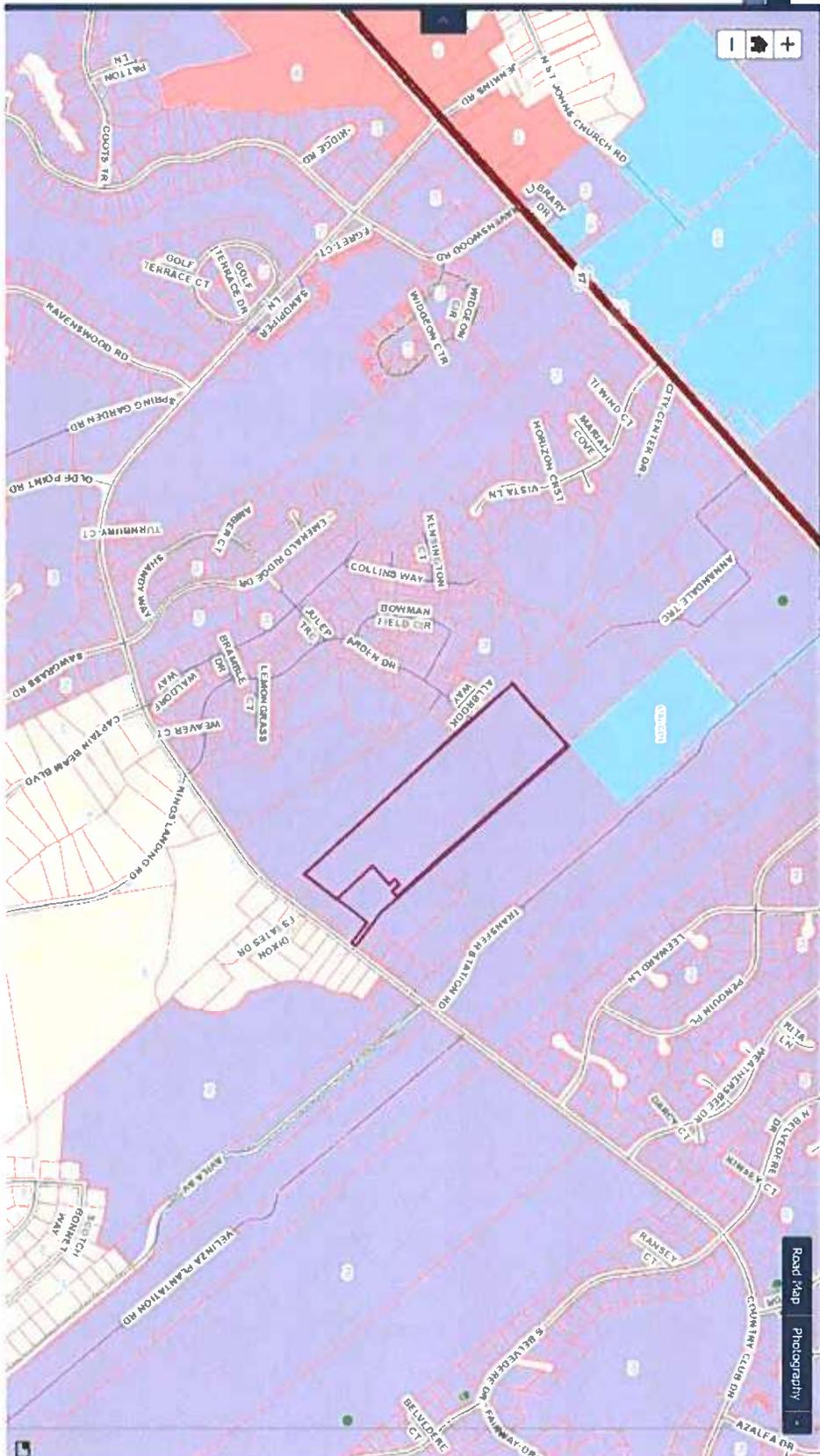
Table of Contents

- Unverified
- Unknown
- Verified

Planning

Banner County Zoning

- CZ-1
 - BC
 - GB
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 - GB-CD2
 - GB-CD3
 - GB-CD4
 - GI
 - INCORP
 - IT
 - IT-CD1
 - MH
 - OH
 - OH-CD1
 - OR-CD2
 - PD
 - RA
 - RA-CD 2
 - RA-CD1
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 - RA-CD2
 - RA-CD4
 - RP
- Street Categories
- Interstate
 - US Highways
 - NC Highways
 - Municipal
 - Other
 - Private Roads
 - Secondary Road



Road Map Photography

