

Pender County Planning and Community Development

Planning Division

805 S. Walker Street
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Nadeau/Earl Brown General Use Rezoning

Case Number: REZONE 2022-39

Application Type: General Use Rezoning

Applicant: Michael Nadeau

Owners: Earl Brown

Location: Along the western side of US HWY 17, approximately 665 feet from the intersection of US HWY 17 and Whitebridge Road.

Property ID #(s): 3282-31-1385-0000

Description: Request for the approval of a Zoning Map Amendment to rezone one tract totally approximately 2.06 acres of land from RA, Rural Agricultural zoning district to GB, General Business zoning district.

Current Zoning: RA, Rural Agricultural

Proposed Zoning: GB, General Business

Public Hearings

- **Planning Board**
 - January 4, 2023



- **Board of County Commissioners**
 - February 21, 2023

Application Materials

- Application Package
- Project Narrative

APPLICATION PACKAGE

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:	MICHAEL NADGAU	Owner's Name:	EARL BROWN
Applicant's Address:	15894 Hwy 17	Owner's Address:	7827 EXETER LANE
City, State, & Zip	HAMPSTEAD NC 28443	City, State, & Zip	COLUMBIA SC 29223
Phone Number:	910 620 1237	Phone Number:	803-760-9495
Email Address:	MIKE@CREATIVECOMMERCIAL.BIZ	Email Address:	EARLBROWN2@YAHOO.COM
Legal relationship of applicant to landowner: AGENT			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3292-31-1385-0000	Total property acreage:	1.85
Current Zoning District:	RA	Proposed Zoning District:	GB
Project Address:	13111 Hwy 17 HAMPSTEAD NC		
Description of Project Location:	ACROSS FROM WHITEBRIDGE SUBDIVISION		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	11/1/22
Applicant's Name Printed	MICHAEL NADGAU	Date:	
Owner's Signature		Date:	11/3/2022
Owner's Name Printed	EARL BROWN	Date:	
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 			

PROJECT NARRATIVE

REZONING NARRATIVE
13111 HIGHWAY 17
NOVEMBER 3, 2022


The Brown family purchased this land and built a home on it in 1944. Ms. Ellen Brown resided there until her passing earlier this year.


During their decades of ownership, the immediate area has been completely transformed, from the construction of a divided highway to the extension of water and sewer.

Twenty years ago, this lot and virtually all the surrounding area were zoned Rural Agricultural (RA). Over those two decades, however, every other lot has been rezoned while this one property owned by the Browns remains RA to this day.

The low-density housing envisioned by RA zoning was once appropriate but this high traffic highway frontage site is no longer suited for housing. The adjoining parcel to the South is zoned General Business (GB) and the land in the rear, to the West, is zoned Industrial Transition.

It is clear that RA is no longer appropriate and, given the Pender Future Land Use Plan targets this entire area for "Neighborhood Mixed Use", we believe rezoning to General Business is both logical and appropriate.


MICHAEL NADEAU

DocuSigned by:

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11/3/2022