

# 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](http://www.pendercountync.gov)

## Carlson Tracts General Use Rezoning

**Case Number:** REZONE 2023-45 FLUMA

**Application Type:** General Use Rezoning

**Applicant:** DR. Horton Inc.

**Owners:** Mary Beth Morgan Carlson

**Location:** The subject properties are located along US Hwy 17 approximately 0.8 miles north of Scotts Hill Loop Road. The subject properties are located within the Topsail Township.

**Property ID #(s):** 3271-64-5893-0000, 3271-65-9054-0000

**Description:** Request for the approval of a Zoning Map Amendment to rezone approximately 20.13 acres across two tracts from the RP, Residential Performance zoning district to the PD, Planned Development zoning district.

**Current Zoning:** Medium Density Residential and Neighborhood Mixed Use

**Proposed Zoning:** Regional Mixed Use

### Public Hearings

- **Planning Board**
  - **April 4**, at 7:00 PM in the auditorium at the Pender County Hampstead Annex, 15060 US HWY 17, Hampstead.
- **Board of County Commissioners**
  - TBD

### Application Materials

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

### Staff Review

- Staff Report for the April 4, 2023 Planning Board meeting to be uploaded once distributed to Planning Board members for review.

Case Planner: Greg Feldman, (910) 259-1734; [gfeldman@pendercountync.gov](mailto:gfeldman@pendercountync.gov)

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## **Comprehensive Plan Future Land Use Map Amendment**


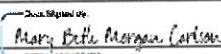
### **GENERAL**

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 Future Land Use Map shall be made in accordance with the provisions of the Pender County Comprehensive Land Use Plan.
3. The County Commissioners shall approve or deny amendments to the Future Land Use Map of Pender County, as may be required from time to time.
4. Amendments must correspond with the boundary lines of existing platted lots or tracts.
5. All zoning requirements shall be met within the boundaries of the area being reclassified. If all of the requirements cannot be met on the site, the amendment 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 any other adopted land use document.
4. Whether the proposed amendment is reasonable as it relates to the public interest.

## Application for Future Land Use Amendment

THIS SECTION FOR OFFICE USE			
Application No.	<b>CPMA</b>	Date	
Application Fee	\$	Invoice Number:	
Pre-Application Conference		Hearing Date	
<b>SECTION 1: APPLICANT INFORMATION</b>			
Applicant's Name:	DR Horton, Inc.	Owner's Name:	Carlson, Mary Beth Morgan
Applicant's Address:	4049 Belle Terre Blvd.	Owner's Address:	8139 Market Street
City, State, & Zip	Myrtle Beach, SC 29579	City, State, & Zip	Wilmington, NC 28411
Phone Number:	843 737 2904	Phone Number:	910-520-3333
Email Address:	WHRiddick@drhorton.com	Email Address:	carolinacarlsonsgmail.com
Legal relationship of applicant to landowner:	Purchaser / Developer		
<b>SECTION 2: PROJECT INFORMATION</b>			
Property Identification Number (PIN):	3271-64-5893-0000 3271-65-9054-0000	Total property acreage:	20.13
Current FLU Classification	Med. Density Residential & Neighborhood MU	Proposed FLU Classification:	Regional Mixed Use
Project Address:	11471 US Hwy 17, Wilmington, NC 28411		
Description of Project Location:	From Wilmington, N on Hwy 17, 0.83 miles past Blake Farm Blvd & turn left onto gravel drive. Go past Duke transfer station and property is on your right.		
<b>SECTION 3: SIGNATURES</b>			
Applicant's Signature		Date:	2/1/2023
Applicant's Name Printed	Elizabeth shelton	Date:	2/1/2023
Owner's Signature		Date:	2/1/2023
Owner's Name Printed	Mary Beth Morgan Carlson	Date:	2/1/2023
<b><u>NOTICE TO APPLICANT</u></b>			
<ol style="list-style-type: none"> <li>1. Applicant must also submit the information described on the 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>			

### 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 <b>first class</b> 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.		
<b>Office Use Only</b>			
<input type="checkbox"/>	Plan Amendment: \$250	Total Fee Calculation: \$	
<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 # _____
Application received by:		<b>Date:</b>	
Application completeness approved by:		<b>Date:</b>	
Dates scheduled for public hearing : <input type="checkbox"/> <b>Planning Board:</b> <input type="checkbox"/> <b>Board of Commissioners:</b>			

