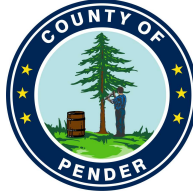


APPLICATION PACKAGE

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

Groves Point Development Information General Use Rezoning

Case Number: REZONE 2023-48

Application Type: General Use Rezoning

Applicant: Brian Nadeau

Owners: Gregory Noland & Mary Noland

Location: The subject properties are located on the east side of US Hwy 17, South of the intersection of US Hwy 17 and Groves Point Drive in the Topsail Township.

Property ID #(s): 4215-67-9491-0000; 4215-77-0227-0000

Description: Request for the approval of a Zoning Map Amendment to rezone one tract totaling approximately 2.5 acres of land from RP, Residential Performance zoning district to GB, General Business zoning district.

Current Zoning: RP, Residential Performance

Proposed Zoning: GB, General Business

Public Hearings

- **Planning Board**
 - **June 6, 2023**, at 7:00 PM in the Administrative Office Building Room 145, 805 South Walker Street, Burgaw, N.C. 28425.
- **Board of County Commissioners**
 - **July 10, 2023**, at 7:00 PM in the Administrative Office Building Room 145, 805 South Walker Street, Burgaw, N.C. 28425.



Application Materials

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

Staff Review

- Staff Report for the June 6, 2023, Planning Board meeting to be uploaded once distributed to Planning Board members for review.

APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	ZMA REZONE-2023-48	Date	3/27/23
Application Fee	\$ \$500	Invoice	00032217
Pre-Application Conference	N/A	Hearing Date	PB-6/6/23 BOCC-7/10/23
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Brian Nadeau	Owner's Name:	Gregory Noland & Mary Noland
Applicant's Address:	15894 US Hwy 17	Owner's Address:	3514 Crymes Rd
City, State, & Zip	Hampstead, NC 28443	City, State, & Zip	Meherrin, VA 23954
Phone Number:	910-622-6258	Phone Number:	434-607-1463
Email Address:	brian@creativecommercial.biz	Email Address:	gregk.noland@gmail.com
Legal relationship of applicant to landowner: Real Estate Broker			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	4215-67-9491-0000; 4215-77-0227-0000	Total property acreage:	2.5 Acres
Current Zoning District:	Residential Performance (RP)	Proposed Zoning District:	General Business (GB)
Project Address:	22550 US Hwy 17		
Description of Project Location:	2.5 acre parcel located at the corner of Hwy 17 and Groves Point Drive. Located 2/3 acre south of intersection of Hwy 17 & Hwy 210		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	3/13/23
Applicant's Name Printed	DocuSigned by: Brian Nadeau	Date:	3/13/23
Owner's Signature		Date:	3/14/2023
Owner's Name Printed	A121D2E2C6D7489... Gregory Noland	Date:	3/14/2023
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 			

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 first class 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 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"/>	ZMA Fees: (<i>\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter</i>)		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:			

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

PROJECT NARRATIVE

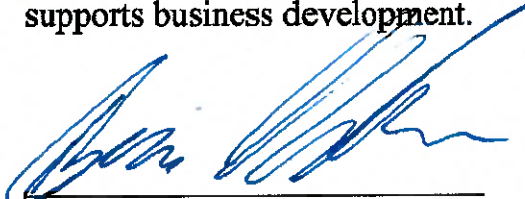
REZONING NARRATIVE
22550 HIGHWAY 17
MARCH 13, 2023

This undeveloped 2.5+/- acre property is located at the corner of Highway 17 and Groves Point Road, about 300' from the Town of Surf City boundary.

Currently zoned Residential Performance (RP), we are requesting a change to General Business (GB), recognizing this is the most appropriate designation given the frontage on the high traffic highway and the extensive commercial uses already established nearby.

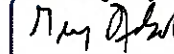
The adjoining parcel to the South has GB zoning, as do ten parcels directly across the street. To the North, within the Town of Surf City, there are many business uses now in place.

Given this area's proximity to the major Highway 17 and Highway 210 intersection, the Pender Future Land Use Plan designates the subject property, and its surroundings, for "Neighborhood Mixed Use", which supports business development.



Brian Nadeau
Applicant

DocuSigned by:



A12102E2C8D7488

Gregory Noland
Owner

SITE PLAN(S)

Pender County



March 10, 2023

1:1,261

