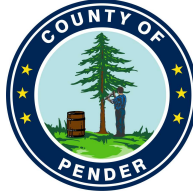


APPLICATION PACKAGE

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

Taylor Meadows Lands, LLC Information General Use Rezoning

Case Number: REZONE 2023-49

Application Type: General Use Rezoning

Applicant: Henry Nadeau

Owners: Taylor Meadows Lands, LLC

Location: The subject property is located along US Highway 17 at 14900 HWY 17, Hampstead, NC, approximately 0.3 miles North of the US HWY 17 and NC HWY 210 intersection.

Property ID #(s): 3292-08-0050-0000

Description: Request for the approval of a Zoning Map Amendment to rezone one tract totaling approximately 1.64 acres of land from RM-CDI, Residential Mixed Conditional zoning district to GB, General Business zoning district.

Current Zoning: RM-CDI, Residential Mixed Conditional

Proposed Zoning: GB, General Business

Public Hearings

- **Planning Board**
 - **June 6, 2023**, 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

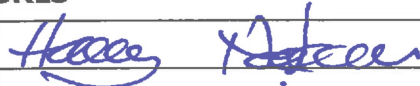
- Application Package
- Project Narrative
- Boundary Survey/Proposed Site Plan

Staff Review



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

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

APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	ZMA REZONE-2023-49	Date	4/6/2023
Application Fee	\$ \$500	Invoice	00032807
Pre-Application Conference	N/A	Hearing Date	PB-6/6/2023 BOCC-7/10/2023
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Henry Nadeau	Owner's Name:	Taylor-Meadows Lands, LLC
Applicant's Address:	P.O. Box 56	Owner's Address:	326 Howards Ln
City, State, & Zip	Hampstead, NC 28443	City, State, & Zip	Hampstead, NC 28443
Phone Number:	(910) 524-7184	Phone Number:	
Email Address:	Henry@CreativeCommercial.biz	Email Address:	MrsLTay@gmail.com
Legal relationship of applicant to landowner: Authorized Agent			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	#3292-08-0050-0000	Total property acreage:	1.64
Current Zoning District:	BM-CD1	Proposed Zoning District:	GB
Project Address:	14900 Hwy 17, Hampstead, NC		
Description of Project Location:	Vacant Development Lot w/ Hwy 17 Frontage.		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	4/5/23
Applicant's Name Printed	Henry Nadeau	Date:	
Owner's Signature		Date:	4/5/23
Owner's Name Printed	Linda Taylor For Taylor-Meadows Lands	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 			

APPLICATION FOR REZONING (Zoning Map Amendment)

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Application No.	ZMA	Date	4/6/2023
Application Fee	\$	Invoice	
Pre-Application Conference		Hearing Date	
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Applicant's Address:	P.O. Box 56	Owner's Address:	326 Howards Ln
City, State, & Zip	Hampstead, NC 28443	City, State, & Zip	Hampstead, NC 28443
Phone Number:	(910) 524-7184	Phone Number:	
Email Address:	Henry@CreativeCommercial.biz	Email Address:	MrsLTay@gmail.com
Legal relationship of applicant to landowner: Authorized Agent			
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Owner's Signature		Date:	4/5/23
Owner's Name Printed	Linda Taylor for Taylor-Meadows Lands	Date:	4/5/2023
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PROJECT NARRATIVE

REZONING NARRATIVE

APRIL 5, 2023

14900 Hwy 17

Hampstead, NC

The subject parcel requesting rezoning is a 1.64 acre lot fronting Hwy 17 +/-450 feet from the busy Hoover Road intersection in Hampstead.

Currently, Parcel #3292-08-0050-0000 is zoned RM-CD1 tied to a residential project in the rear. However, this site is isolated from the developable portion of the adjacent tract by substantial wetland slough and a steep change in elevation.

We propose to rezone the parcel to General Business (GB) to match the neighbors on Hwy 17 and across the street.

The County's Future Land Use Plan designates this entire parcel for "Regional Mixed Use" Development, consistent with the GB zoning designation.



Henry Nadeau

Applicant

DocuSigned by:

66C191D3638F4F3...

Linda Taylor

Owner

SITE PLAN(S)



PIN: 3292-08-0050-0000

Owner: 'TAYLOR MEADOWS' LANDS, LLC'
 326 HOWARDS LN
 HAMPSTEAD, NC 28443

Deed Ref: 4674/5

Property Address: US HWY 17
Description: PT PARCEL A PB 60/112 61/133

Sale Price: \$29,500

Sale Date: LAST_SALE_DATE

Plat: 00600112

Account No: 981271

Township: TOPSAIL

Subdivision: L E HOWARD DIVISION

Tax Codes: G01 F22 R40

Acres: 1.64

Land Value: \$131,700

Building Value: \$0

Total value: \$131,700

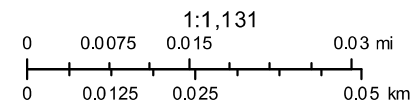
Deferred Value: \$0

Exempt Amount: 0

PCL Class: R

Heated Sq Feet:

Pender County



1 inch = 94 feet

07/01/2019

