

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

NC Hwy 210 Office & Institutional General Rezoning

Case Number: REZONE 2023-55

Application Type: General Rezoning

Applicant: Pender County Planning & Community Development

Owners: Pender County & International Properties & Investments, LLC

Location: The subject properties are located south of NC Hwy 210, across from Whispering Pines Court and approximately half of a mile north of the intersection of NC Hwy 210 and Peanut Road in the Topsail Township.

Property ID #(s): Pender County (PIN: 3282-28-1109-0000) & International Properties & Investments (PIN: 3282-29-4656-0000)

Description: Pender County Planning & Community Development, applicant on behalf of Pender County, owner, and International Properties & Investments, owner, is requesting the approval of a General Use Zoning Map Amendment to rezone two tracts of land totaling approximately 164.91 acres from the Residential Performance (RP) zoning district to the Office & Institutional (O&I) district.

Current Zoning: RP, Residential Performance

Technical Review Committee Meeting

N/A

Board of County Commissioners/Planning Board Meeting

PB: 10/3/2023, BOCC: 11/20/2023

Included: Application Materials, Application Package

APPLICATION PACKAGE

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Zoning Map Amendment Submission (Rezoning)

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. | <u> ✓ </u> | <p>Pre-submittal Meeting
Date of Meeting <u> 9/14/2023 </u></p> |
| 2. | <u> ✓ </u> | Signed Application |
| 3. | <u> n/a </u> | <p>Payment
\$500 for the first 5 acres; \$10/ acre thereafter up to 1,000 acres; \$5 per acre thereafter</p> |
| 4. | <u> ✓ </u> | <p>Requested Revision Boundary Map
Rezoning must correspond with the boundary lines of existing platted lots or tracts. Where the boundaries of a rezoning 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 zoning and other requirements of this Ordinance. An illustration containing a metes and bounds description is required.</p> |
| 4. | <u> ✓ </u> | <p>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.</p> |
| 5. | <u> ✓ </u> | <p>Digital Submission
For all documents submitted in paper copy, bring a digital copy with paper submission.</p> |
| 6. | <u> ✓ </u> | <p>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.</p> |
| 7. | <u> ✓ </u> | <p>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.</p> |

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant Adam Moran

Date 9/14/2023

Printed Name Adam Moran

Staff Initials:	<u> AM </u>
Date:	<u> 9/14/2023 </u>

APPLICATION FOR REZONING (Zoning Map Amendment)



THIS SECTION FOR OFFICE USE			
Application No.	ZMA 2023-55	Date	9/14/2023
Application Fee	\$ n/a	Invoice	n/a
Pre-Application Conference	n/a	Hearing Date	PB 10/3; BOCC 11/20
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Pender County	Owner's Name:	Pender County
Applicant's Address:	805 S. Walker Street	Owner's Address:	805 S. Walker Street
City, State, & Zip	Burgaw, NC 28425	City, State, & Zip	Burgaw, NC 28425
Phone Number:	910-259-1202	Phone Number:	910-259-1202
Email Address:	amoran@pendercountync.gov	Email Address:	amoran@pendercountync.gov
Legal relationship of applicant to landowner: Self			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3282-28-1109-0000	Total property acreage:	145
Current Zoning District:	Residential Performance	Proposed Zoning District:	Office & Institutional
Project Address:	NC HWY 210		
Description of Project Location:	The subject property is located on the south side of NC Hwy 210, directly across from Whispering Pines Court in the Topsail Township		
SECTION 3: SIGNATURES			
Applicant's Signature	<i>Adam Moran</i>	Date:	9/14/2023
Applicant's Name Printed	Adam Moran	Date:	9/14/2023
Owner's Signature		Date:	
Owner's Name Printed		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 			

Rezoning/Zoning Map Amendment Checklist

<input checked="" type="checkbox"/>	Signed application form		
<input type="checkbox"/> n/a	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 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"/> n/a	ZMA Fees: (<i>\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter</i>)		Total Fee Calculation: \$ n/a
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 :	Credit Card:	
n/a	<input type="checkbox"/> \$ _____	<input type="checkbox"/> Master Card <input type="checkbox"/> Visa	
		Check:	
		<input type="checkbox"/> Check # _____	
Application received by:	Adam Moran		Date:
			9/14/2023
Application completeness approved by:	Adam Moran		Date:
			9/14/2023
Dates scheduled for public hearing: <input checked="" type="checkbox"/> Planning Board: 10/3/2023 <input checked="" type="checkbox"/> Board of Commissioners: 11/20/2023			

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

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SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Pender County	Owner's Name:	International Properties & Investments
Applicant's Address:	805 S. Walker Street	Owner's Address:	893 Highlands Drive
City, State, & Zip	Burgaw, NC 28425	City, State, & Zip	Hampstead, NC 28443
Phone Number:	910-259-1202	Phone Number:	
Email Address:	amoran@pendercountync.gov	Email Address:	
Legal relationship of applicant to landowner: Self			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	3282-29-4656-0000	Total property acreage:	0.41
Current Zoning District:	Residential Performance	Proposed Zoning District:	Office & Institutional
Project Address:	NC HWY 210		
Description of Project Location:	The subject property is located on the south side of NC Hwy 210, directly across from Whispering Pines Court in the Topsail Township		
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Applicant's Signature		Date:	9/14/2023
Applicant's Name Printed	Adam Moran	Date:	9/14/2023
Owner's Signature		Date:	
Owner's Name Printed	Joe L. Reyes	Date:	
<u>NOTICE TO APPLICANT</u>			
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Payment Method:	Cash :	Credit Card:	Check:
n/a	<input type="checkbox"/> \$ _____	<input type="checkbox"/> Master Card <input type="checkbox"/> Visa	<input type="checkbox"/> Check # _____
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