

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

Jenkins Road / N St. Johns Church Road General Rezoning

Case Number: REZONE 2024-64

Application Type: General Rezoning

Applicant: HRP RRJ Hampstead, LLC

Owners: Cedar on the Green Rentals, LLC
North Carolina Department of Transportation (NCDOT)

Location: The six subject properties are located at the southeast corner of the intersection of Jenkins Road and N St. Johns Church Road, approximately two-tenths of a mile north of the intersection of US Hwy 17 and Jenkins Road in the Topsail Township.

Property ID #(s): 3293-76-1416-0000 (Cedar on the Green Rentals, LLC)
3293-76-0432-0000 (Cedar on the Green Rentals, LLC)
3293-76-1324-0000 (Cedar on the Green Rentals, LLC)
3293-76-1248-0000 (Cedar on the Green Rentals, LLC)
3293-76-1281-0000 (Cedar on the Green Rentals, LLC)
3293-76-2444-0000 (NC Department of Transportation)

Description: HRP RRJ Hampstead, LLC, applicant on behalf of Cedar on the Green Rentals, LLC, owner, and NCDOT, owner, is requesting the approval of a General Use Zoning Map Amendment to rezone six tracts of land totaling approximately 2.18 acres from the Residential Performance (RP) zoning district to the General Business (GB) district.

Current Zoning: Residential Performance (RP)

Board of County Commissioners/Planning Board Meeting/Technical Review Committee

PB: 4/3/2024, BOCC: 5/20/2024, TRC: N/A

Included: Application Materials, 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. X **Pre-submittal Meeting**
Date of Meeting 1/16/24
2. X **Signed Application**
3. X **Payment**
\$500 for the first 5 acres; \$10/ acre thereafter up to 1,000 acres; \$5 per acre thereafter
4. X **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.
4. X **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.
5. X **Digital Submission**
For all documents submitted in paper copy, bring a digital copy with paper submission.
6. X **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.
7. X **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.

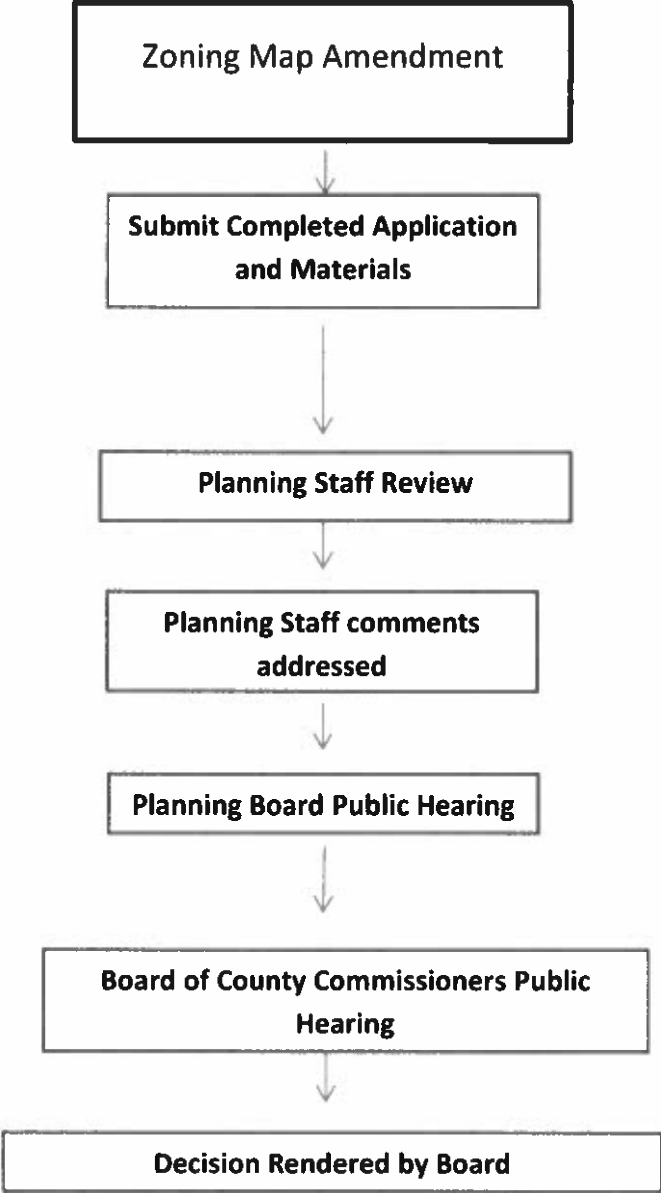
I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant

Printed Name Roger L. Young, Jr, Manager

Date 2/1/24

Staff Initials:	_____
Date:	_____



Zoning Map Amendment Specific Requirements

1. Application Submittal

- Application
- 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.
- All zoning requirements shall be met within the boundaries of the area being rezoned. If all of the requirements cannot be met on the site being rezoned, the rezoning shall be expanded to include all property necessary to meet zoning requirements.
- Must show substantial compliance with the goals and policies of the Comprehensive Land Use Plan.
- The rezoning application must contain a description and/or statement of the present and proposed zoning regulation or district boundary, and the name(s) and address(es) of the owner(s) of the property involved as required by General Statute.
- The applicant shall provide an accurate legal description or a map drawn to scale showing the property boundaries that are to be rezoned, in sufficient detail for the rezoning to be located on the Official Zoning Map.

2. Planning Board and Board of Commissioners Review Criteria (per Section 3.3.8)

- A. 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);
- B. 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;
- C. Whether the proposed change is consistent with the County's Comprehensive Land Use Plan and CAMA Land Use Plan or any other adopted land use document.
- D. Whether the proposed amendment is reasonable as it relates to the public interest.

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GENERAL USE REZONING



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 Zoning Map, also called a Rezoning, shall be made in accordance with the provisions of the Pender County UDO and shall follow the review process as shown in Figure 1 at the end of Section 3.4.
3. The County Commissioners shall approve or deny amendments to the Zoning Map of Pender County, as may be required from time to time.
4. 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 the UDO. An illustration containing a metes and bounds description is required.
5. All zoning requirements shall be met within the boundaries of the area being rezoned. If all of the requirements cannot be met on the site being rezoned, the rezoning 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.


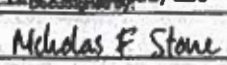
APPROVAL STANDARDS

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 the County's Comprehensive Land Use Plan and CAMA Land Use Plan or any other adopted land use document.
4. Whether the proposed amendment is reasonable as it relates to the public interest.



APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	ZMA 2024-64	Date	2/2/2024
Application Fee	\$ 500.00	Invoice	00038428
Pre-Application Conference		Hearing Date	PB 4.3.24 - BOCC 5.20.24
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	HRP RRJ Hampstead, LLC	Owner's Name:	Cedar on the Green Rentals, LLC Department of Transportation
Applicant's Address:	3 Keel St, Suite 2	Owner's Address:	256 Osprey Pl Wilmington, NC 28411 (Cedar)
City, State, & Zip	Wrightsville Beach, NC 28480	City, State, & Zip	1546 Mail Service Center Raleigh, NC 27611 (DOT)
Phone Number:		Phone Number:	
Email Address:	ryoung@harbourre.com	Email Address:	
Legal relationship of applicant to landowner: contract purchaser			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	32937604320000; 32937612810000; 32937613240000; 32937614160000; 32937624440000	Total property acreage:	+/- 2.18 acres
Current Zoning District:	RP	Proposed Zoning District:	G8
Project Address:	58 N St. Johns Rd; 565 St. Johns Rd; 4 parcels on Jenkins Road		
Description of Project Location:	6 parcels in Spring Branch Village located at the intersection of Jenkins Rd and N St. Johns Church Rd		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	1/31/24
Applicant's Name Printed	Roger L. Young, Jr., Manager of HRP RRJ Hampstead, LLC	Date:	
Owner's Signature		Date:	01/30/2024
Owner's Name Printed	MAXTON M. RAEFORD - REAL PROPERTY AGENT II Department of Transportation	Date:	01/30/2024
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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City, State, & Zip	Wrightsville Beach, NC 28480	City, State, & Zip	1546 Mail Service Center Raleigh, NC 27611 (DOT)
Phone Number:		Phone Number:	
Email Address:	ryoung@harboure.com	Email Address:	
Legal relationship of applicant to landowner: contract purchaser			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	32937604320000; 32937612480000 32937612810000; 32937613240000 32937614160000; 32937624440000	Total property acreage:	+/- 2.18 acres
Current Zoning District:	RP	Proposed Zoning District:	GB
Project Address:	58 N St. Johns Rd; 565 St. Johns Rd; 4 parcels on Jenkins Road		
Description of Project Location:	6 parcels in Spring Branch Village located at the Intersection of Jenkins Rd and N St. Johns Church Rd		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	2/1/24
Applicant's Name Printed	Roger L. Young, Jr., Manager of HRP RRJ Hampstead, LLC	Date:	
Owner's Signature		Date:	2/2/2024 2:13 PM EST
Owner's Name Printed	William F. Lee Managing Member	Nicholas F. Stone Member	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. 			

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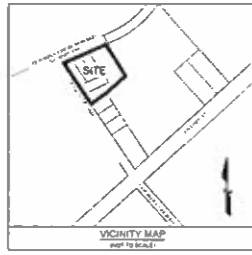
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Applicant's Address:	3 Keel St, Suite 2	Owner's Address:	256 Osprey Pl Wilmington, NC 28411 (Cedar)
City, State, & Zip	Wrightsville Beach, NC 28480	City, State, & Zip	1546 Mail Service Center Raleigh, NC 27611 (DOT)
Phone Number:		Phone Number:	
Email Address:	ryoung@harboure.com	Email Address:	
Legal relationship of applicant to landowner: contract purchaser			
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Property Identification Number (PIN):	32937604320000; 32937612480000 32937612810000; 32937613240000 32937614160000; 32937624440000	Total property acreage:	+/- 2.18 acres
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Description of Project Location:	6 parcels in Spring Branch Village located at the intersection of Jenkins Rd and N St. Johns Church Rd		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	2/1/24
Applicant's Name Printed	Roger L. Young, Jr., Manager of HRP RRJ Hampstead, LLC	Date:	
Owner's Signature		Date:	2/1/2024 10:03 AM EST
Owner's Name Printed	William F. Lee Managing Member	Nicholas Stone Member	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 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 checked="" type="checkbox"/>	Digital (.pdf) submission of all application materials		
<input 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 checked="" 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: \$ 500.00
Attachments Included with Application: (Please include # of copies)			
CD /other digital version	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large
			# of 11X17 20
			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 checked="" type="checkbox"/> Check # <u>2714</u>	
Application received by:	Daniel Adams		Date: 2/2/2024
Application completeness approved by:	Adam Moran		Date: 2/9/2024
Dates scheduled for public hearing:			
<input type="checkbox"/> Planning Board: 4.3.2024			
<input type="checkbox"/> Board of Commissioners: 5.20.2024			

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

NAME	ADDR	CITY	STATE	ZIP
NIXON JOSEPH L JR	157 N ST JOHNS CHURCH RD	HAMPSTEAD	NC	28443
DEPARTMENT OF TRANSPORTATION	1546 MAIL SERVICE CENTER	RALEIGH	NC	27611
HEFFERNAN DOUGLAS P	1205 WIND SOFT CT	LELAND	NC	28451
WASIELEWSKI RICHARD JOSEPH	1232 MALLARD BAY ROAD	HAMPSTEAD	NC	28443
CEDAR ON THE GREEN RENTALS LLC	256 OSPREY PL	WILMINGTON	NC	28411
SIDBURY IVORY	661 ST JOHN CHURCH RD	HAMPSTEAD	NC	28443
BETAG ALLAN J L/E	1300 HOLLIBEN ROAD	SEVERNA PARK	MD	21146
HANSLEY ANN LYNETTE	1807 DUSTY MILLER LN APT 1105	WILMINGTON	NC	28412
NIXON WILLIAM T SR	9119 US HWY 117 S	ROCKY POINT	NC	28457
CERVERA APRIL SAYHAN	614 SAINT JOHNS CHURCH ROAD	HAMPSTEAD	NC	28443
HAMPSTEAD 8AC LLC	1022 ASHES DR SUITE 201	WILMINGTON	NC	28405
PORTER DANIEL L	16366 RUSTY RUDDER DR	WOODBIDGE	VA	22191
HAMPSTEAD 504 LLC	PO BOX 2277	WILMINGTON	NC	28402
SHEPARD AMOS	14325 CLAYBON TERRACE	CHESTER	VA	23831
HEFFERNAN DOUGLAS P	1205 WIND SOFT CT	LELAND	NC	28451
LENNON LAWRENCE EDWARD	211 N 7TH ST	WILMINGTON	NC	28401
JLCP LLC	320 SIMMONS DR	WILMINGTON	NC	28411
MARSHALL DIANN	656 ST JOHNS CHURCH RD	HAMPSTEAD	NC	28443
HEFFERNAN DOUGLAS P	1205 WIND SOFT CT	LELAND	NC	28451
OAK RIDGE PROPERTIES AT OLDE POINT LLC	PO BOX 4014	WILMINGTON	NC	28406
JOHNSON RUDOLPH KENNEDY	117 N ST JOHNS CHURCH RD	HAMPSTEAD	NC	28443
WILLIAMS LONNIE ROBERT JR	85 N ST JOHNS CHURCH RD	HAMPSTEAD	NC	28443
MARSHALL CHARLES L	632 ST JOHN S CHURCH RD	HAMPSTEAD	NC	28443
CORBETT-WILSON BENTLEY J				
C/O SADIE PAMELA LENNON BLACK	609 ST JOHNS CHURCH RD	HAMPSTEAD	NC	28443
JONES PHYLLIS DIANNE	67 N ST JOHN CHURCH RD	HAMPSTEAD	NC	28443
HAYNES JOHN I	1408 VALMEAD CT	FAYETTEVILLE	NC	28312
NIXON GULA HRS				
C/O JOSEPH U BATTS	16805 US HWY 17	HAMPSTEAD	NC	28443



SITE DATA
 SITE ADDRESS(S): 565 ST JOHNS CHURCH ROAD, HAMPSSTEAD, NORTH CAROLINA

OWNER INFORMATION
 CEDAR ON THE GREEN RENTALS LLC
 796 OSPREY PLACE
 WILMINGTON, NC 28411

SITE AREA
 LOT 5 - 0.24 AC ± or 10,377 SQ FT ±
 LOT 6 - 0.24 AC ± or 10,578 SQ FT ±
 LOT 7 - 0.26 AC ± or 11,095 SQ FT ±
 LOT 8 - 0.25 AC ± or 10,780 SQ FT ±
 LOT 9 - 0.24 AC ± or 10,548 SQ FT ±
 LOT 10 - 0.24 AC ± or 10,392 SQ FT ±

PIN
 3293-76-1281-0000; 3293-76-1248-0000; 3293-76-1324-0000;
 3293-76-0432-0000 & 3293-76-1416-0000

DEED BOOK 4268 PAGE 46
MAP BOOK 10 PAGE 4

ZONING
 RP

SITE DATA
 SITE ADDRESS(S): 38 WEST JOHNS CHURCH ROAD, HAMPSSTEAD, NORTH CAROLINA

OWNER INFORMATION
 DEPARTMENT OF TRANSPORTATION
 1548 MAIL SERVICE CENTER
 RALEIGH, NC 27611

TOTAL SITE AREA
 0.88 AC ± or 39,825 SQ FT ±

PIN
 3293-76-2444-0000

DEED BOOK 4884 PAGE 2235 & 2738
MAP BOOK 10 PAGE 4

ZONING
 RP

SURVEY NOTES

- AREA CALCULATED BY COORDINATE METHOD
- HORIZONTAL DATUM (NAD 83 2011) AND VERTICAL DATUM (NAVD 83) WERE ESTABLISHED UTILIZING A TORCON HP800 SURVEY GRADE GPS RECEIVER OPERATING IN VRS MODE WITH REPEAT OBSERVATIONS
- ALL DISTANCES ARE HORIZONTAL, GROUND DISTANCES
- THE SUBJECT PARCEL IS LOCATED IN ZONE X - AREA OF IMPROVED FLOOD RISK - AS SHOWN BY FEMA PANEL NUMBER 3728293000 BEARING AN EFFECTIVE DATE OF 02/16/2022
- FIELD WORK COMPLETED ON NOVEMBER 17, 2023



LEGEND

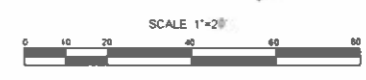
○ IPI	IRON PIPE FOUND	—	BOUNDARY LINE
○ IRI	IRON ROD FOUND	- - - - -	ADJOINING BOUNDARY LINE
● IRI	IRON ROD SET	— · — · —	RIGHT OF WAY
● IPI	PK NAIL FOUND		
○ IPI	PK NAIL SET		
○ IPI	CONCRETE MONUMENT FOUND		
○ IPI	COMPUTED POINT		

CERTIFICATE OF ACCURACY AND MAPPING

I, JOSHUA A. EXLINE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS DRAWING); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AS DRAWN FROM INFORMATION NOTED THAT THE RATIO OF PRECISION IS 1:10,000 AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA 121 NCAC 56 18001 THIS DATE 31st DAY OF JANUARY A.D. 2024.

I, JOSHUA A. EXLINE, CERTIFY THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET

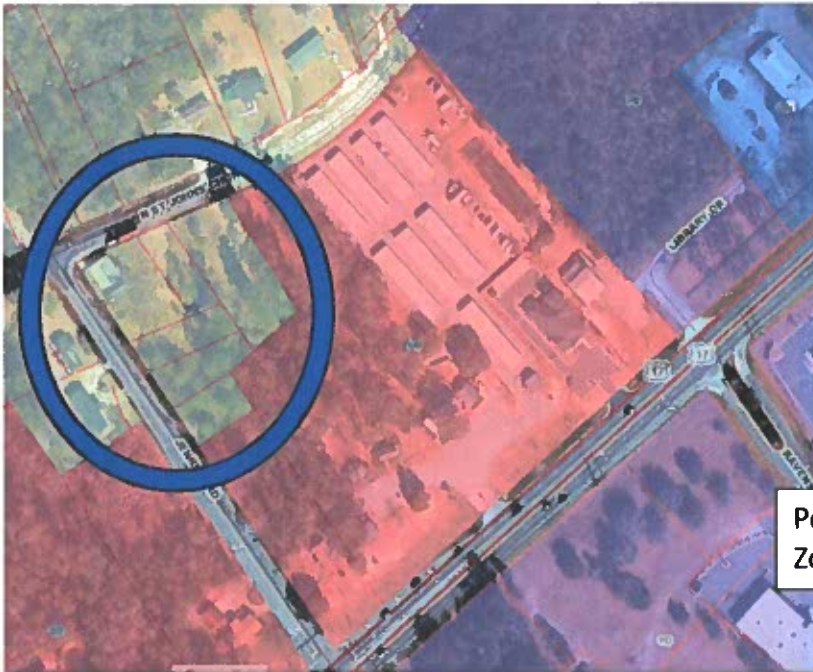
Joshua A. Exline
 JOSHUA A. EXLINE, PLS LICENSE NO. L-5421



REVISIONS	
CLIENT INFORMATION	
HARBOR REAL ESTATE PARTNERS 3 KEEPL STREET - UNIT 2 WRIGHTSVILLE, BEACHT, NC 28480	
PARAMOUNT 122 Carolina Drive Wilmington, North Carolina 28403 (910) 791-6707 (X) (910) 791-6740 (F) NC License # C-2846	
EXHIBIT FOR ZONING HAMPSSTEAD COMMERCIAL 565 ST JOHNS CHURCH ROAD TOPSAIL TOWNSHIP PENDER COUNTY, NC	
PROJECT STATUS CONCEPTUAL LAYOUT PRELIMINARY LAYOUT PRELIMINARY LAYOUT RELEASED FOR CONSTRUCTION	DRAWING INFORMATION DATE: 1/31/24 SCALE: AS SHOWN DRAWN BY: JAE CHECKED BY: JAE
SV-1	
PEI JOB# 23315 PE	

General Rezoning Narrative

This rezoning request is for approximately 2.18 acres of property located along St. Johns Church Road and Jenkins Road more specifically identified as Parcels: 3293-76-1281-0000; 3293-76-1248-0000; 3293-76-1324-0000; 3293-76-0432-0000; 3293-76-1416-0000; & 3293-76-24444-0000. The properties, owned by North Carolina Department of Transportation and Cedar on the Greens Rentals, LLC, are currently zoned Residential Performance (RP) but bordered on two sides by public rights of way and the other two side by General Business (GB) zoned properties.



Pender County
Zoning - GIS



Google Earth -
Aerial

The North Carolina Department of Transportation right of way project 54023.2.1 will relocate the intersection of St. Johns Church Road and Jenkins Road, widen the rights of way, and create medians. These state transportation improvements are necessary for access improvements into the Topsail Middle School and High School campus. While these improvements are necessary, the future widening significantly hinders the use of the remaining land in each parcel. In total, all six parcels lose a combined 0.74 acres of land to the right of way project.

In addition to the NCDOT project, the range of uses permitted under the GB zoning are substantially more appropriate for the area than the uses allowed in RP. The adjacent properties are currently used for storage, a dental office, a real estate agent office, a nail salon, a driving school, and a home goods store. Furthermore, under RP zoning, each parcel would potentially be allowed its own driveway, and driveways in the future NCDOT planned curve are dangerous and may not be allowed. Combining safety and zoning compliance, rezoning the land to GB allows a safer internal shared driveway for these parcels, promotes uses in keeping with the closest neighboring uses, and provides greater potential for the land to become zoning compliant.

This rezoning request would be appropriate for the area by allowing a development pattern similar to the current uses, adjacent properties, and the general neighborhood. This rezoning request would not adversely impact the health or safety of residents or workers in the area and would in fact improve the safety of the area.

Adequate public facilities and services exist to serve the needs of any permitted uses likely to be constructed as a result of the requested rezoning. Based on the above, the proposed rezoning is reasonable and in the public interest.

AUTHORITY FOR APPOINTMENT OF PERSON
TO ACT ON MY BEHALF

The undersigned owner, Department of Transportation, does hereby appoint Roger L. Young, Jr., of HRP RRJ Hampstead, LLC, to act on my behalf for the purpose of the Pender County Zoning Map Amendment Submission for 6 parcels in Spring Branch Village located at the intersection of Jenkins Rd and N St. Johns Church Rd, Hampstead, NC.

The owner does hereby covenant and agree that said person has the authority to do the following acts for and on behalf of the owner:

- (1) To submit a proper application and any supplemental materials and
- (2) To act on the owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition.

This appointment agreement shall continue in effect until final disposition of the application submitted in conjunction with this appointment.

OWNER:

DEPARTMENT OF TRANSPORTATION

Date: 01/30/2024

By: _____

Maxton M. Radford

Name: Maxton M. Radford

Title: Real Property Agent II

AGENT:

HRP RRJ HAMPSTEAD, LLC

Date: _____

1/31/24

By: _____

Roger L. Young, Jr.
Roger L. Young, Jr.

**AUTHORITY FOR APPOINTMENT OF PERSON
TO ACT ON MY BEHALF**

The undersigned owner, Cedar on the Green Rentals, LLC, does hereby appoint Roger L. Young, Jr., of HRP RRJ Hampstead, LLC, to act on my behalf for the purpose of the Pender County Zoning Map Amendment Submission for 6 parcels in Spring Branch Village located at the intersection of Jenkins Rd and N St. Johns Church Rd, Hampstead, NC.

The owner does hereby covenant and agree that said person has the authority to do the following acts for and on behalf of the owner:

- (1) To submit a proper application and any supplemental materials and
- (2) To act on the owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition.

This appointment agreement shall continue in effect until final disposition of the application submitted in conjunction with this appointment.

OWNER:

CEDAR ON THE GREEN RENTALS LLC

Date: _____

DocuSigned by:
By: William F. Lee
82A2036ED8C546B
William F. Lee, Managing Member

Date: _____

DocuSigned by:
By: Nicholas F Stone
CA7E160E383C41E
Nicholas Stone, Member

AGENT:

HRP RRJ HAMPSTEAD, LLC

Date: 2/2/24

By: 
Roger L. Young, Jr.