

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

Forest Sound Boat Storage Conditional Rezoning

Case Number: REZONE 2024-66

Application Type: Conditional Rezoning

Applicant & Owner: KG Plaza, LLC

Location: The subject property is located approximately a tenth of a mile east of US Hwy 17 and to the south of Forest Sound Rd, in the Topsail Township and may be further identified by PIN 3292-17-8903-0000.

Property ID #: 3292-17-8903-0000

Description: Private recreational vehicle (RV, Boats, campers, etc.) storage for residents of the Sanctuary at Forest Sound development.

Current Zoning: RM-CD 1, Residential Mixed Conditional

Technical Review Committee Meeting

04/04/2024

Planning Board Meeting

TBD

Board of County Commissioners Meeting

TBD

Included: Application, Narrative, Site Plan

APPLICATION PACKAGE

APPLICATION FOR CONDITIONAL REZONING

THIS SECTION FOR OFFICE USE			
Application No.	ZMA-CD	Date	3/1/24
Application Fee	\$ 1,055	Invoice Number:	38851
Pre-Application Conference		Hearing Date	TRC 4.4.24

SECTION 1: APPLICANT INFORMATION

Applicant's Name:	KG Plaza, LLC	Owner's Name:	Same as Applicant
Applicant's Address:	3722 Shipyard Blvd, Suite G	Owner's Address:	
City, State, & Zip	Wilmington, NC 28403	City, State, & Zip	
Phone Number:	910-791-6707 (rep)	Phone Number:	
Email Address:	bschuler@paramounte-eng.com (rep)	Email Address:	

Legal relationship of applicant to landowner: Same

SECTION 2: PROJECT INFORMATION

Property Identification Number (PIN):	3292-17-8903-0000	Total property acreage:	+/- 60.5 ac (parcel)
Current Zoning District:	RM-CD1	Proposed Zoning District:	RM-CD1
Project Address or Location:	Forest Sound Road		



Proposed Uses to be Considered (Include NAICS Code):

Recreational Vehicle Storage (493190)

Proposed Uses to be Eliminated from Consideration (Include NAICS Code):

All uses not listed above and/or on the site plan.

SECTION 3: SIGNATURES

Applicant's Signature		Date:	02/27/2024
Applicant's Name Printed	JACK CARLISLE	Date:	02/27/2024
Owner's Signature		Date:	02/27/2024
Owner's Name Printed	JACK CARLISLE	Date:	02/27/2024

NOTICE TO APPLICANT

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

Conditional (Zoning Map) Amendment Checklist

<input type="checkbox"/>	Signed application form
<input type="checkbox"/>	Application fee
<input type="checkbox"/>	A list of names and addresses, as obtained from the county tax listings & tax abstract, all adjacent property owners, including property owners directly across any road or road easement, & owners of the property under consideration for rezoning.
<input 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 type="checkbox"/>	Accurate legal description or a map drawn to scale showing the property boundaries that are to be rezoned, in sufficient detail to for the rezoning to be located on the Official Zoning Map.
<input type="checkbox"/>	12 (11"x17") map copies to be distributed to the Planning Board
<input 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 type="checkbox"/>	Public Input Meeting Report (Section 3.4.3 or see Public Input Meeting on the first page of this application)
<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.
<input type="checkbox"/>	All applications which specify an intended use must include a generalized site development plan drawn to a suitable scale, supporting information and text which specifies the use or uses intended for the property and any development standards to be approved concurrently with the rezoning application
<input type="checkbox"/>	<p>A generalized site development plan shall include the following items:</p> <ul style="list-style-type: none"> <input type="checkbox"/> A vicinity map drawn to a suitable scale which illustrates adjacent or nearby roadways, railroads, waterways & public facilities. <input type="checkbox"/> A (metes and bounds) boundary of the parcel or portion of the parcel to be rezoned and developed. <input type="checkbox"/> All existing easements, reservations and rights of way. <input type="checkbox"/> Delineation of all Areas of Environmental Concern including but not limited to federal jurisdictional wetlands. <input type="checkbox"/> For residential uses, the number of units, heights and a generalized location. For non-residential uses, the height, approximate footprint and location of all structures. <input type="checkbox"/> If a known use is proposed: Traffic impact report, parking and circulation plans illustrating dimensions, intersections and typical cross sections. <input type="checkbox"/> All proposed setbacks, buffers, screening and landscaping. <input type="checkbox"/> Phasing. <input type="checkbox"/> Signage. <input type="checkbox"/> Outdoor lighting. <input type="checkbox"/> Current zoning district designation and current land use status. <input type="checkbox"/> Other information deemed necessary by the Administrator, Planning Board, or Board of Commissioners, including but not limited to a Traffic Impact Analysis or other report from a subject matter expert.

Office Use Only

ZMA-CD Fees: (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter)				Total Fee Calculation: \$ 1,055		
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:	Taylor Davis				Date: 3/1/24	
Application completeness approved by:	Taylor Davis				Date: 3/1/24	
Dates scheduled for public hearing:	<input type="checkbox"/> Planning Board:			<input type="checkbox"/> Board of Commissioners:		

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Conditional Zoning Map Amendment Submission (Conditional 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. **Pre-submittal Meeting**
Date of Meeting February 22, 2024
2. **Signed Application**
3. **Payment**
\$500 for the first 5 acres; \$10/ acre thereafter up to 1,000 acres; \$5 per acre thereafter
4. **Generalized Site Development Plan**
*to be invoiced
All applications which specify an intended use must include a generalized site development plan drawn to a suitable scale, supporting information and text which specifies the use or uses intended for the property and any development standards to be approved concurrently with the rezoning application.
5. **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.
6. **Public Input Meeting Report**
*to be held at a later date
A meeting summary shall be submitted in accordance with the Unified Development Ordinance. This item is not required at the time of application submittal but must be received by the Administrator prior to any public hearings are noticed.
7. **Digital Submission**
For all documents submitted in paper copy, a digital copy shall be sent via email or digital drive.
8. **Adjacent Property List**
A list of names and addresses, as obtained from the county tax listings and tax abstract, to the owners of all properties located within 500-feet of the perimeter of the project bounds.
9. **Adjacent Property Envelopes**
The applicant shall provide two sets of business envelopes addressed to each of the owners of all properties located within 500-feet of the perimeter of the project bounds and accompanied with the amount of postage required for first class postage. No return address shall be placed on the envelopes at the time of submission.

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

Signature of Applicant

Date

02/27/2024

Printed Name

JACK CARLISLE

Staff Initials: _____

Date: _____

PROJECT NARRATIVE

PARAMOUNTE

ENGINEERING, INC.

Sanctuary at Forest Sound – Recreational Vehicle Storage Forest Sound Road (Parcel 3292-17-8903-0000) Conditional Rezoning Narrative & Supplemental Information

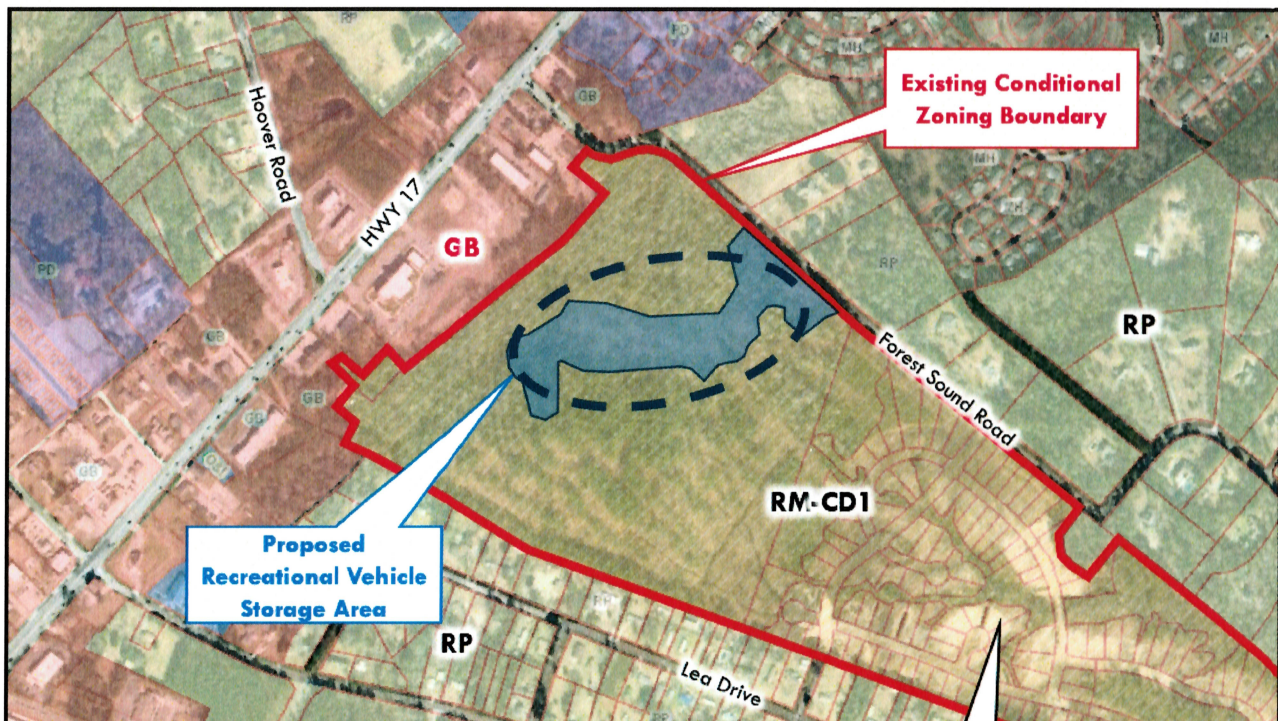
Owner/Applicant Information

KG Plaza, LLC
3722 Shipyard Blvd, Suite G
Wilmington, NC 28403

Agent Information

Paramounte Engineering, Inc.
122 Cinema Drive
Wilmington, NC 28403
bschuler@paramounte-eng.com
910-791-6707

Proposal



KG Plaza, LLC, is requesting to modify an existing conditional zoning district in order to allow for the residents of the Sanctuary at Forest Sound to store recreational vehicles (boats, RVs, campers, and trailers) within the development. The existing conditional district was approved in 2015 and allows for the development of 106 single-family homes.

The proposed storage area would not be open to the public and limited only to the property owners within the Sanctuary at Forest Sound. It will be located east of the existing lots on a vacant 60.5-acre parcel within the development. The storage area will be screened by existing wetlands and a proposed 30-foot street yard buffer. In addition, the storage area is setback over 160 feet from Forest Sound Road, allowing for adequate vehicle stacking and separation from the adjacent single-family homes.

As the use of the proposed storage will be limited to the residents of the Sanctuary at Forest Sound, it is not expected to generate enough trips to warrant a Traffic Impact Analysis (TIA).

Pender 2.0: Comprehensive Land Use Plan

The Comprehensive Plan classifies that subject site as Low Density Residential.



Desired uses within this classification include detached single-family, duplex, and townhome housing. In addition, recreation, parks, open space are promoted within the Low Density Residential classification.

Overall, the proposed zoning modification is consistent with the Comprehensive plan as it will support increased recreational opportunities for the residents of the Sanctuary at Forest Sound.

SITE PLAN

