



NEW HANOVER COUNTY PLANNING & INSPECTIONS

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Application for **CONDITIONAL ZONING DISTRICT**

Petitioner Information	Property Owner(s) <i>If different than Petitioner</i>	Subject Property
Name Cindee Wolf	Owner Name College Road Dev. Ptrns, L.L.C.	Address 2608,2618&2624 N College
Company Design Solutions	Owner Name 2	Parcel ID(s) 324017.00.8285,5059&5301
Address PO Box 7221	Address 6626-C Gordon Road	Area 8.04 ac. +/-
City, State, Zip Wilmington, NC 28406	City, State, Zip Wilmington, NC 28411	Existing Zoning and Use (CUD) R-10
Phone 910-620-2374	Phone 910-799-3006 / Contact: Adam Sosne	Proposed Use (CZD) B-2 Self-Storage
Email cwolf@lobodemar.biz	Email adamsosne@yahoo.com	Land Classification Community Mixed-Use
Application Tracking Information <i>(Staff Only)</i>		
Case Number 2-17-01	Date/Time received: 2-2-17 - 12:30	Received by: BDA

APPLICATION OVERVIEW

In order to assist petitioners through the rezoning process, petitioners are highly encouraged to attend a pre-application conference prior to application submittal. Petitioners are requested to review the sections of the Zoning Ordinance specific to zoning amendments and conditional zoning districts prior to submission, and advised to contact Planning Staff with any questions. The following sections of the Zoning Ordinance pertain specifically to zoning amendments and conditional zoning districts:

- Section 55.3: Conditional Zoning Districts
- Section 110: Amending the Ordinance
- Section 111: Petitions
- Section 112: Approval Process

Applications for zoning amendments must first be considered by the New Hanover County Planning Board at a public hearing. The Planning Board will make a recommendation to the County Commissioners which will take final action on the permit application in a quasi-judicial public hearing. Attendance at all public hearings is required. The public hearings will allow staff, the applicant, proponents and opponents to testify in regards to the request. Unless otherwise published or announced, Planning Board meetings are held on the first Thursday of each month at 6:00PM in the Commissioner's Assembly Room at the Historic County Courthouse located at Third and Princess Streets, Wilmington, North Carolina. All meeting dates and application deadlines are published on the New Hanover County Planning website.

APPLICATION REQUIREMENTS

In order to assist petitioners through the rezoning process, petitioners are highly encouraged to attend a pre-application conference prior to application submittal. Applications must be reviewed by Planning Staff for completeness prior to being officially accepted. Applications must be submitted to Planning Staff at least twenty (20) working days before the Planning Board meeting at which the application is to be considered. In order to allow time to process, fees and review for completeness, applications will not be accepted after 5:00 PM on the deadline day. Once accepted, the Planning Board will consider the application at the assigned meeting unless the applicant requests a continuance.

For all proposals, in addition to this application, the following supplemental information and materials are required:

Required Information	Applicant Initial	Staff Initial
Copy of the New Hanover County Tax Map, which delineates the property requested for rezoning.	CAW	BA
Legal description (by metes and bounds) of property requested for rezoning.	CAW	BA
Copy of the subdivision map or recorded plat which delineates the property.	CAW	BA
Site Plan (8-24x36 copies for Planning Board; 8-24x36 copies for Commissioners) <ul style="list-style-type: none"> • Tract boundaries and total area, location of adjoining parcels and roads • Proposed use of land, structures and other improvements. For residential uses, this shall include number, height and type of units and area to be occupied by each structure and/or subdivided boundaries. For non-residential uses, this shall include approximate square footage and height of each structure, an outline of the area it will occupy and the specific purpose for which it will be used. • Development schedule including proposed phasing. • Traffic and Parking Plan to include a statement of impact concerning local traffic near the tract, proposed right-of-way dedication, plans for access to and from the tract, location, width and right-of-way for internal streets and location, arrangement and access provision for parking areas. • All existing and proposed easements, reservations, required setbacks, rights-of-way, buffering and signage • The one hundred (100) year floodplain line, if applicable • Location and sizing of trees required to be protected under Section 62 of the Zoning Ordinance • Any additional conditions and requirements, which represent greater restrictions on development and use of the tract than the corresponding General Use District regulations or other limitations on land which may be regulated by State law or Local Ordinance. • Any other information that will facilitate review of the proposed change (Ref. Article VII, as applicable) 	CAW	BA
A report of the required public information meeting outlined in Section 111-2.1.	CAW	BA
Authority for Appointment of Agent Form (if applicable)	CAW	BA
Fee - For petitions involving 5 acres or less, \$600. For petitions involving greater than 5 acres, \$700	CAW	BA

CRITERIA REQUIRED FOR APPROVAL OF A CHANGE OF ZONING

Conditional Use District Zoning is established to address situations where a particular land use would be consistent with the New Hanover County Land Use Plan and the Zoning Ordinance objective but for which none of the general zoning classifications which would allow that use are acceptable. The applicant should explain, with reference to attached plans (where applicable), how the proposed use satisfies these requirements. The applicant has the burden of proof and must provide sufficient evidence in order for the required findings to be met.

You must explain in the space below how your request satisfies each of the following requirements (attach additional sheets if necessary):

1. How would the requested change be consistent with the County's Policies for Growth and Development?

Policies for growth encourage continued efforts to attract & retain businesses. The proposal is to develop a self-storage facility along a busy commercial thoroughfare. Extending the business zone, but with conditional regulations is consistent with the concept of in-filling parcels where urban services are available.

2. How would the requested zone change be consistent with the property's classification on the Land Classification Map?

The site is in a "Community Mixed-use" land classification. The classification is intended for more intensive development where urban services are already in place. The provision of services for the existing or proposed residential neighborhoods in the vicinity maximizes the effectiveness in close proximity with the market it would serve.

3. What significant neighborhood changes have occurred to make the original zoning inappropriate, or how is the land involved unsuitable for the uses permitted under the existing zoning?

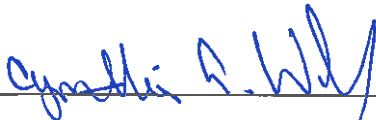
This section of N College Road is a busy corridor with a mixture of commercial uses. The existing plan for this parcel is an apartment complex. This proposal should have less impact on the surrounding area. Use of the tract will require full permitting & meeting Ordinance requirements.

4. List proposed conditions and restrictions that would mitigate the impacts of the proposed use(s).

The trip generation for a self-storage facility is much lower than many of the more intense business and residential uses that could be appropriate for this location. Bufferyards will mitigate any impacts to the adjacent residential uses. Streetyard plantings will meet the landscape requirements. The rezoning would maximize the effectiveness of commercial uses by assuring that land is available in proximity to the markets they serve.

If an applicant requests delay of consideration from the Planning Board or Board of County Commissioners before notice has been sent to the newspaper, the item will be calendared for the next meeting and no fee will be required. If delay is requested after notice has been sent to the newspaper, the Board will act on the request at the scheduled meeting and are under no obligation to grant the continuance. If the continuance is granted, a fee in accordance with the adopted fee schedule as published on the New Hanover County Planning website will be required.

By my signature below, I understand and accept all of the conditions, limitations and obligations of the Conditional Use District zoning for which I am applying. I understand that the existing official zoning map is presumed to be correct. I understand that I have the burden of proving why this requested change is in the public interest. I certify that this application is complete and that all information presented in this application is accurate to the best of my knowledge, information, and belief.



Cynthia Wolf / Design Solutions

Signature of Petitioner and/or Property Owner

Print Name