

**REPORT OF COMMUNITY MEETING REQUIRED BY
NEW HANOVER COUNTY ZONING ORDINANCE
FOR CONDITIONAL DISTRICT REZONINGS**

Location: 7957 Market Street

Proposed Zoning: Existing O&I / add SUP for Convenience Center

The undersigned hereby certifies that written notice of a community meeting on the above zoning application was given to the adjacent property owners set forth on the attached list by first class mail, and provided to the Planning Department for notice of the Sunshine List on August 16, 2016. A copy of the written notice is also attached.

The meeting was held at the following time and place: Tuesday, August 30, 2016,
In the Azalea Room of the New Hanover County Executive Center, 1241 Military Cutoff Road,
6:00 – 7:00 p.m.

The persons in attendance at the meeting were: Reference attached sign-in List &
supplemental contact by email

The following issues were discussed at the meeting: A brief synopsis of the proposed
Development of the tracts was given. There was extensive discussion about the status of
Raintree Road and that the community of Brickstone Estates would not want a connection to
this project.

As a result of the meeting, the following changes were made to the rezoning petition: The
Access drive connection to Raintree Road was eliminated, but a pedestrian walk provided.
Rather than pursue a business district rezoning of both tracts, a Special Use Permit has
been proposed for the frontage tract, and the rear tract will remain zoned for office &
institutional uses for the present.

Date: March 9, 2017
Applicant: Design Solutions
By: Cindee Wolf

Community Information Meeting

Buy Quick Center

Tuesday, August 30, 2016

Name	Address	Email (Optional)
Reid Jackson	118 Bump Along Rd.	reid.jackson@ncino.com
Raymond Brousseau	201 Meridethall Dr.	910-686-2107
Dennis McCull	138 Bump Along RD	dennismcCULL42@gmail.com
Kevin Cassel	7820 Sansberry Court	Kevin.Cassel@gmail.com
Rachael Cassel	7820 Sansberry Court	urbanek.rachael@gmail.com
Kelly Cromartie	7839 Bintree	KellianneCROMARTIE@gmail.com
Chevalier Cromartie	11	CCROMARTIE@ec.rr.net
Jan & Andy Fazzari	7831 Sansberry Ct	fazzari49@yahoo.com
JAMES FURR	7946 MARKET	b3w0_jfurr@CARTHLink.NET
MEREDITH & PAUL COLE	7827 Sansberry Ct	pcole129@gmail.com
Buddy Green	6643 Gordon Rd	Buddy@CCSLofNC.com

CWolf

From: CWolf <cwolf@lobodemar.biz>
Sent: Tuesday, August 30, 2016 10:11 AM
To: 'Reid Jackson'
Cc: 'Khalid Saleh'
Subject: RE: Bump Along Road Commercial Center

Mr. Jackson,

I understand your interest, and can certainly will try to answer your questions. I've inserted my responses below in **Bold Red**. Your representative is welcome to attend, but be assured that I will also include our correspondence in my required report of the meeting. This project scope has tripped the need for a Traffic Impact Analysis, which is also required prior to the rezoning process. It is underway, but time for completion is vague. My best guess for a process schedule would be petition submittal in October, a Planning Board public hearing in November, and Board of Commissioners public hearing for final approval in December or January. I will keep everyone that has responded to my letter and attends the meeting informed. You will also receive notice for both of those hearings directly from the County. Please don't hesitate to continue the dialogue after reviewing my answers below. Thanks! Cindee

From: Reid Jackson [mailto:reid.jackson@ncino.com]
Sent: Monday, August 29, 2016 5:07 PM
To: cwolf@lobodemar.biz
Subject: Bump Along Road Commercial Center

Hello Cindee,

I received a letter in the mail a few days ago outlining the proposed rezoning and development of a commercial center on Bump Along Rd. I purchased my property and home in February of this year at 118 Bump Along Rd., so I admittedly have some concerns around the impact of my property value due to the rezoning and completion of a commercial center so close to my residential property. I am unfortunately going to be out of town traveling for work tomorrow August 30th when the scheduled meeting will take place. I may send someone to represent me at the meeting, but was hoping I could get some questions answered over email and hopefully keep the dialogue open as things move along. Thank you in advance for addressing my questions and concerns. If there are any questions that I should direct to another party, please let me know.

Is there any contact information or way for me to contact the party that is interested in developing the land?

The owner / developer is Khalid Saleh. He can be contacted at email ksaleh3350@aol.com - and I am copying him with this response.

Can I get a copy of the application from the developer/interested party?

There is no application as yet because the County requires that we have the community information meeting prior to acceptance of a rezoning submittal.

How can I determine the economic impact to my property value if something like this is put in place?

The subject property is obviously along the busy road corridor, and I feel sure that its current non-residential zoning was taken into consideration when your appraisal was done. The existing conditions are the sub-standard Bump Along roadway & the Church with little to no plantings or buffering from your property - while your yard is fenced and well-landscaped. If approved, this project will provide an expanded width of roadway back to the Raintree Road connector drive, a properly designed street intersection to Market Street, and full buffering and landscaping to meet County regulations. In my experience, residential subdivision developers these days are anxious to have small-scale retail opportunities at the entry points to their projects as a convenience selling point for new home owners.

I noticed the subject property would need to be rezoned, what type of rezoning would need to take place and what is the property zoned as of today?

The property is currently zoned Office & Institutional (O&I) which allows a reasonably wide range of uses, such as drug stores, banks & boat / RV storage by right. The convenience store would be permitted by Special Use Permit. With the purpose of a more transparent & comprehensive project, and to allow a few more complimentary retail uses, we felt that a "Conditional Zoning District" to Neighborhood Business (B-1) would be the more appropriate process to pursue. As explained in my letter, a CZD rezoning shows you what the layout will be, guarantees improvements, and can limit the uses.

Has the land been sold to the party that is thinking about developing it?

My client has owned the property since 2013.

What is the projected timeline for the project if it were to move forward?

I will defer to him, but I believe that the convenience facility would move forward as soon as possible. The rear commercial strip would probably be a second phase - usually pending pre-leasing of users.

What kind of barriers/buffers have been discussed around the subject property?

The boundary facing your property, and also the rear & opposite side adjacent to residential zones, would have a 20' bufferyard. That can include dense plantings or both a solid fence & evergreen plantings to provide visual screening. The Bump Along frontage towards Market Street from the Raintree Road connector, and the Market Street frontage, will meet the County streetyard planting requirements. There are also requirements for shading and decorative plantings interior to the sites.

What kind of businesses/retail offices have been discussed or have any?

The convenience store is fairly straightforward as a use. Part of the self-imposed conditions we intend to offer for the rear commercial center are limiting those uses to the basics of office, restaurant, miscellaneous retail, and personal services.

Regards,

Reid Jackson

Senior Sales Engineer | www.ncino.com

m. 919.631.7376





Transmittal

August 16, 2016

To: Adjacent Property Owners

From: Cindee Wolf

Re: Bump Along Road Commercial Center

The owner of a property within 500 feet of yours is interested in developing a convenience store and retail center at the corner of Market Street and Bump along Road. This proposal would require a Conditional Zoning District rezoning from New Hanover County.

A Conditional Zoning District allows particular uses to be established only in accordance with specific standards and conditions pertaining to each individual development project. Essentially, this means that only that use, structures and layout of an approved proposal can be developed. An exhibit of the plan layout and surrounding area is attached.

The County requires that the developer hold a meeting for all property owners within 500 feet of the tract boundary, and any and all other interested parties. This provides neighbors with an opportunity for explanation of the proposal and for questions to be answered concerning project improvements, benefits and impacts.

A meeting will be held on Tuesday, August 30th, in the Azalea Room of the New Hanover County Executive Center, 1241 Military Cutoff Road (behind the County Library), 6:00-7:00 p.m. If you cannot attend, you are also welcome to contact me at telephone # 620-2374, or email cwolf@lobodemar.biz with comments and/or questions.

We appreciate your interest in the project and look forward to being a good neighbor and an asset to the community.

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