

Thomas H. Johnson, Jr.
Member
Admitted in NC

June 5, 2017

Via U.S. Mail

Re: Corrected Meeting Date
Proposed Zoning Map Amendment
7957 Market Street
Parcel ID# R03600-003-042-006

Dear Neighbor:

The Carroll Companies, Inc. on behalf of Liberty Baptist Church of Wilmington, Inc. (hereinafter referred to as "Owner") is proposing to submit an Application for Zoning Map Amendment to rezone the property located at 7957 Market Street from its existing zoning of O&I (Office and Institutional) to (CUD) B2 (Conditional Use District-Highway Business) to construct a mini-warehouse facility. A proposed site plan is enclosed for your review.

In an effort to inform nearby property owners of the details for the proposed site, on behalf of the Owner, Nexsen Pruet will be hosting a Community Meeting on Monday, June 12th, 2017 from 6:00 p.m. to 7:00 p.m. in the Fellowship Hall of Liberty Baptist Church, 7957 Market Street, Wilmington, NC 28405. We invite you to attend this meeting to hear more about the proposal.

Should you have any questions regarding our project, please feel free to contact me at 919-653-7807 or by email at tjohnson@nexsenpruet.com.

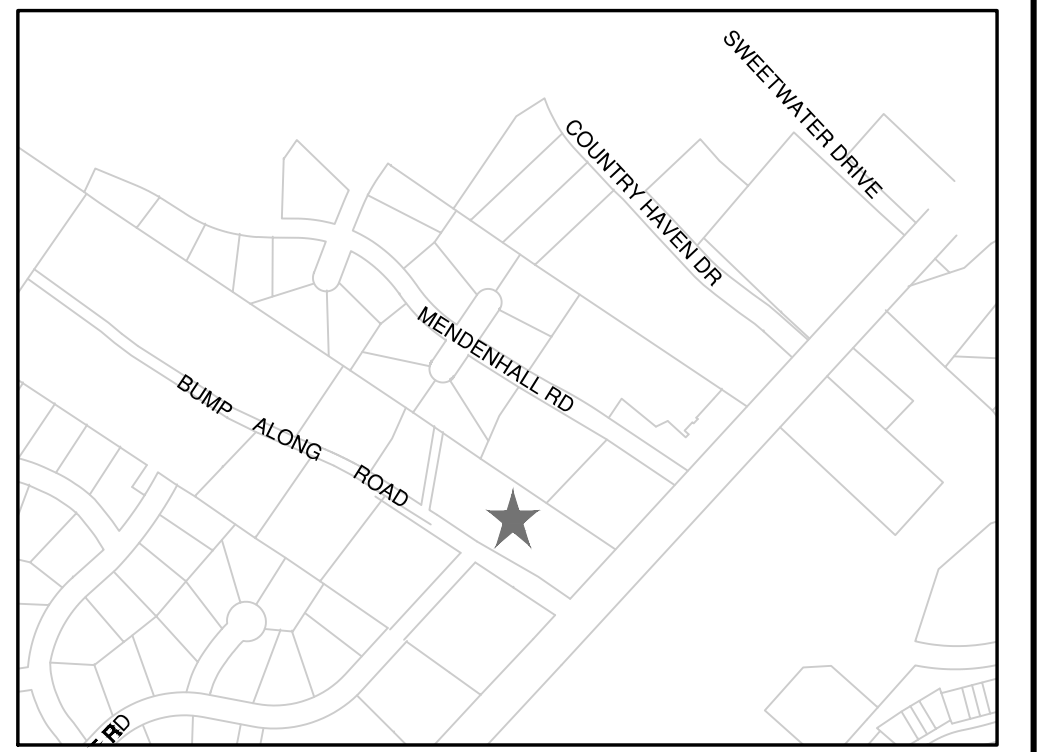
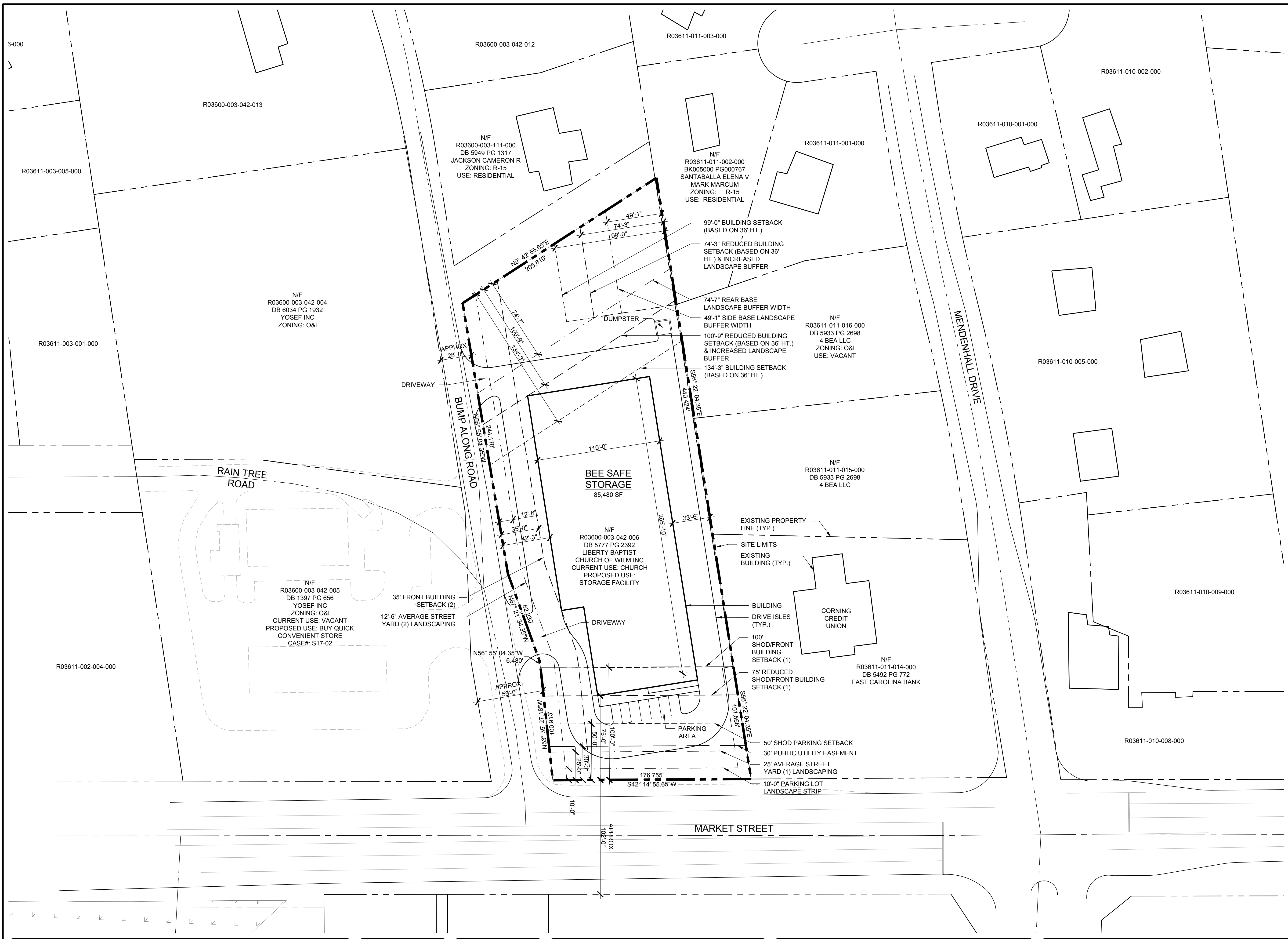
Sincerely,



Thomas H. Johnson, Jr.

THJ/dnh
Enclosure

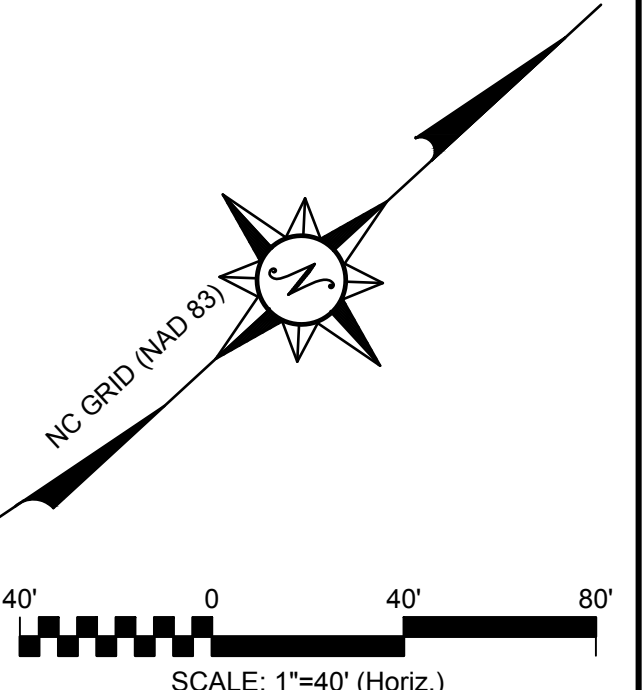
- Charleston
- Charlotte
- Columbia
- Greensboro
- Greenville
- Hilton Head
- Myrtle Beach
- Raleigh**



SITE DATA

PARCEL ADDRESS	7957 MARKET ST. WILMINGTON NC 28405
TAX PARCEL IDENTIFICATION NUMBER	R03600-003-042-006
SITE ACREAGE	2.01
CURRENT ZONING DISTRICT	I&O
CURRENT LAND USE	CHURCH
PROPOSED ZONING DISTRICT	B-2 (CUD)
PROPOSED LAND USE	STORAGE FACILITY
FLOOD ZONE	N/A
FLOOR AREA RATIO	
- BUILDING FLOOR AREA = 85,480 SF	
- SITE AREA = 87,556 SF	0.98
- 85,480 / 87,556 = 0.98	
BUILDING FLOOR AREA	85,480 SF
BUILDING HEIGHT	
- MAX REQUIREMENT PER ZONING = 40'	
- INCREASE HEIGHT ALLOWED WITH FLOOR AREA RATIO LESS THE 1.0	36' MAX
BUILDING SETBACKS	REQUIRED PROVIDED
FRONT	
- BASE SETBACK = 100'	
- 25% REDUCTION = 75'	75'-0" 75'-0"
REAR (ALL AT ADJ. RESIDENTIAL)	
- BUILDING HEIGHT = 36'	
- BASE SETBACK = 134'-3"	
- 3.73 X 36 = 134.28	
- REDUCTION WITH INCREASE BUFFER = 100'-9"	100'-9" 100'-9"
SIDE (AT ADJ. RESIDENTIAL)	
- BUILDING HEIGHT = 36'	
- BASE SETBACK = 99'-0"	
- 2.75 X 36 = 99	
- REDUCTION WITH INCREASE BUFFER = 74'-3"	74'-3" N/A
SIDE (ALL OTHER SIDES)	
- NONE REQUIRED ADJACENT TO NON-RESIDENTIAL	0' 38'-6" & 47'-3", SEE PLAN
LANDSCAPE BUFFERS	REQUIRED PROVIDED
REAR	
- REQUIRED ADJACENT TO RESIDENTIAL	
- BASE WITH 50% BUILDING SETBACK	
- 99'-0" X 50% = 49'-11"	
- INCREASED BUFFER TO SETBACK REDUCTION = 74'-3"	74'-3" 74'-3"
SIDE	
- REQUIRED ADJACENT TO RESIDENTIAL	
- BASE WITH 50% BUILDING SETBACK	
- 134'-3" X 50% = 74'-7"	
- INCREASED BUFFER FOR SETBACK REDUCTION = 100'-9"	100'-9" 100'-9"
STREET YARD LANDSCAPING	REQUIRED PROVIDED
FRONTAGE (1) (MARKET STREET)	
- PRIMARY FRONTAGE REQUIRES FULL AREA	25' AVERAGE 25' AVERAGE
FRONTAGE (2) BUMP ALONG ROAD	
- SECONDARY FRONTAGE REQUIRES HALF AREA	12.5' AVERAGE 12.5' AVERAGE

- NOTES:
- EXISTING INFORMATION ILLUSTRATED PER NEW HANOVER COUNTY GIS
 - PROPERTY BOUNDARY PER DEED BOOK 5777 PAGE 2392
 - TRAFFIC STATEMENT OF IMPACT - GIVEN THE BUILDING AREA, IT IS ANTICIPATED THE PROPOSED DEVELOPMENT WILL NOT GENERATE MORE THAN 100 TRIPS DURING THE PEAK HOUR AND THEREFORE A TRAFFIC IMPACT ANALYSIS WILL NOT BE REQUIRED. TO BE VERIFIED WITH NEW HANOVER COUNTY.
 - CONSTRUCTION SHALL BE NOT BE CONDUCTED IN MULTIPLE PHASES.



REV. NO.	DESCRIPTIONS	DATE

SEAL

243 North Front Street
Wilmington, North Carolina 28401
Phone: (910)343-1048, Fax: (910)251-8282
License: F-1222
www.mckimcreed.com

P.O. BOX 9846, GREENSBORO, N.C. PHONE (336) 274-8531

BEE SAFE STORAGE
NEW HANOVER COUNTY, NORTH CAROLINA

REZONING REQUEST

DATE: 05/24/2017	SCALE: 1"=40' (Horiz.)	M&C FILE NUMBER: CS-101
M&C PROJ. #: 0000-0000	DRAWN: TRC	DRAWING NUMBER: 1
DESIGNED: TRC	CHECKED: RMC	PROJ. MGR: RMC
STATUS: FINAL DRAWINGS		