



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'	75'-0"
- 25% REDUCTION = 75'	75'-0"
REAR (ALL AT ADJ. RESIDENTIAL)	
- BUILDING HEIGHT = 36'	
- BASE SETBACK = 134'-3"	100'-9"
- 3.73 X 36 = 134.28	
- REDUCTION WITH INCREASE BUFFER = 100'-9"	100'-9"
SIDE (AT ADJ. RESIDENTIAL)	
- BUILDING HEIGHT = 36'	74'-3"
- BASE SETBACK = 99'-0"	N/A
- 2.75 X 36 = 99	
- REDUCTION WITH INCREASE BUFFER = 74'-3"	
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	74'-3"
- 99'-0" X 50% = 49'-11"	74'-3"
- INCREASED BUFFER TO SETBACK REDUCTION = 74'-3"	
SIDE	
- REQUIRED ADJACENT TO RESIDENTIAL	
- BASE WITH 50% BUILDING SETBACK	100'-9"
- 134'-3" X 50% = 74'-7"	100'-9"
- INCREASED BUFFER FOR SETBACK REDUCTION = 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

SEAL

MCKIM & CREED

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STORAGE AND WINE CELLAR

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	HORIZONTAL: 1" = 40'	DRAWING NUMBER: 1
DRAWN: TRC	VERTICAL: N/A	
DESIGNED: TRC		
CHECKED: RMC		
PROJ. MGR: RMC		
STATUS: FINAL DRAWINGS		