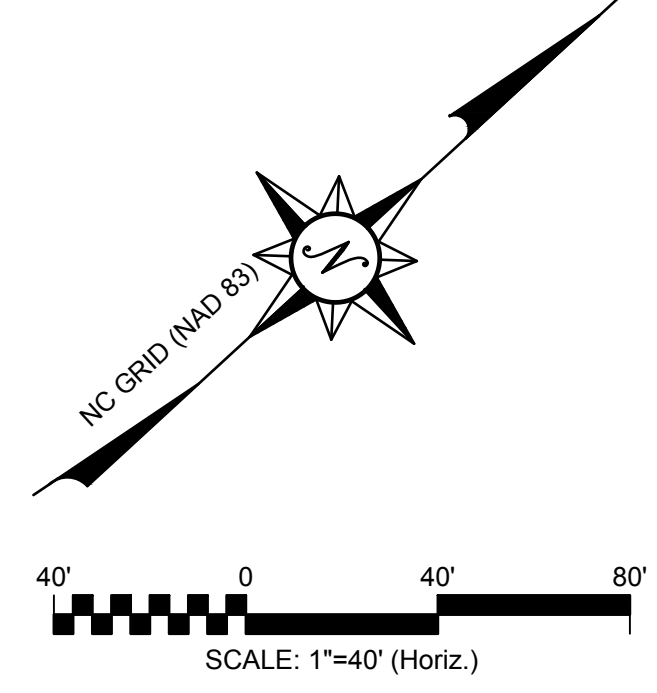


SITE DATA	
PARCEL ADDRESS	7957 MARKET ST. WILMINGTON NC 28405
TAX PARCEL IDENTIFICATION NUMBER	R03600-003-042-006
SITE ACREAGE	2.01 (87,556 SF)
CURRENT ZONING DISTRICT	O & I
CURRENT LAND USE	CHURCH
PROPOSED ZONING DISTRICT	B-2 (CUD)
PROPOSED LAND USE	STORAGE FACILITY
FLOOD ZONE	N/A
BUILDING FLOOR AREA	81,484 SF
FLOOR AREA RATIO	0.98
- BUILDING FLOOR AREA = 81,484 SF - SITE AREA = 87,556 SF - 81,484 / 87,556 = 0.98	
BUILDING HEIGHT	36' MAX
- MAX REQUIREMENT PER ZONING = 40' - INCREASE HEIGHT ALLOWED WITH FLOOR AREA RATIO LESS THE 1.0	
BUILDING SETBACKS	REQUIRED PROVIDED
FRONT (1) (MARKET STREET)	75'-0" 75'-0"
- BASE SETBACK = 100' (SHOD) - 25% REDUCTION = 75'	
FRONT (2) (BUMP ALONG ROAD)	35'-0" 42'-3"
- BASE SETBACK = 35' (B-2)	
REAR (ALL IS ADJ. TO RESIDENTIAL)	100'-9" 100'-9"
- BUILDING HEIGHT = 36' - BASE SETBACK = 134'-3" - 3.73 X 36 = 134.28 - REDUCTION WITH INCREASE BUFFER = 100'-9"	
SIDE (AT ADJ. RESIDENTIAL)	74'-3" N/A
- BUILDING HEIGHT = 36' - BASE SETBACK = 99' - 2.75 X 36 = 99 - REDUCTION WITH INCREASE BUFFER = 74'-3"	
SIDE (NOT ADJ. TO RESIDENTIAL)	25'-0" 33'-6"
- BASE SETBACK = 25' (SHOD)	
LANDSCAPE BUFFERS	REQUIRED PROVIDED
REAR	100'-9" 100'-9"
- REQUIRED ADJACENT TO RESIDENTIAL - BASE WIDTH 50% BUILDING SETBACK - 134'-3" X 50% = 74'-7" - INCREASED BUFFER FOR SETBACK REDUCTION = 100'-9"	
SIDE	74'-3" 74'-3"
- REQUIRED ADJACENT TO RESIDENTIAL - BASE WIDTH 50% BUILDING SETBACK - 99'-0" X 50% = 49'-1" - INCREASED BUFFER TO SETBACK REDUCTION = 74'-3"	
STREET YARD LANDSCAPING	REQUIRED PROVIDED
FRONTAGE (1) (MARKET STREET)	25' AVERAGE 25' AVERAGE
- PRIMARY FRONTAGE REQUIRES FULL AREA	
FRONTAGE (2) BUMP ALONG ROAD	12.5' AVERAGE 12.5' AVERAGE
- SECONDARY FRONTAGE REQUIRES HALF AREA	

- 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

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

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: 08/22/2017	SCALE: 1" = 40'	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