NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE
230 Government Center Drive, Suite 110
Wilmington, North Carolina
Telephone (910) 798-7165
FAX (910) 798-7053
planningdevelopment.nhcgov.com

CONDITIONAL ZONING DISTRICT
Application

Applicant/Agent Information	**Property Owner(s)** *If different than Applicant/Agent*
Name Michael V. Lee, Esq.	**Owner Name** Lloyd C. Brinkley, Jr. Et Al
Company Lee Law Firm	**Owner Name 2**
Address 3414 Wrightsville Avenue	**Address** 6223 Riptide Drive
City, State, Zip Wilmington, NC 28403	**City, State, Zip** Wilmington, NC 28403
Phone 910.399.3447	**Phone**
Email michael@leelawfirm.com	**Email**

Subject Property Information
Address/Location 106 Oak Ridge Lane , Wilmington, NC
Parcel Identification Number(s) R03618-002-001-000
Total Parcel(s) Acreage 2.507 AC +/-
Existing Zoning and Use(s) B-1 Conditional, Landscape Nursery
Future Land Use Classification Community Mixed Use

Application Tracking Information *(Staff Only)*		
Case Number Z17-11	**Date/Time received:** 11/06/2017	**Received by:** BS

Proposed Zoning, Use(s), & Narrative

Proposed Conditional Zoning District: B-1 **Total Acreage of Proposed District:** 2.507 +/-

Only uses allowed by right in the corresponding General Use District are eligible for consideration within a Conditional Zoning District. Please list the uses that will be allowed within the proposed Conditional Zoning District, the purpose of the district, and a project narrative (please provide additional pages if needed).

The subject property is in excess of 2 acres and is currently zoned as a B-1 Conditional Use District. Our request is for a modification to the existing B-1 Conditional Use District to allow the subject property to be developed as a AAA Car Care Center with the following uses contemplated: Automotive Service Station including an automated car wash (and related facilities), a service station and a retail office serving patrons of AAA.

Proposed Condition(s)

Within a Conditional Zoning District, additional conditions and requirements which represent greater restrictions on the development and use of the property than the corresponding General Use District regulations may be added. These conditions may assist in mitigating the impacts the proposed development may have on the surrounding community. Please list any conditions proposed to be placed on the Conditional Zoning District below. Staff, the Planning Board, and Board of Commissioners may propose additional conditions during the review process.

- Enhanced landscaping and buffering
- Preservation of trees are contemplated in accordance with site plan
- In addition to NCDOT requirements certain other NCDOT improvements are being considered which would improve the surrounding community.

Traffic Impact

Please provide the estimated number of trips generated for the proposed use(s) based off the most recent version of the Institute of Transportation Engineers (ITE) Trip Generation Manual. A Traffic Impact Analysis (TIA) must be completed for all proposed developments that generate more than 100 peak hour trips, and the TIA must be included with this application.

ITE Land Use: 948 - Automated Car Wash, 942 - Automobile Care Center, 943 - Automobile Parts & Service

Trip Generation Use and Variable (gross floor area, dwelling units, etc.): 948 - 3.8; 942 - 7.73; 943 - 7.73

AM Peak Hour Trips: N/A PM Peak Hour Trips: 78

CONSIDERATION OF A CONDITIONAL ZONING DISTRICT

The Conditional Zoning District procedure 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 and where only a specific use or uses is proposed. The procedure is intended primarily for use with transitions between zoning districts of very dissimilar character where a particular use or uses, with restrictive conditions to safeguard adjacent land uses, can create a more orderly transition benefiting all affected parties and the community-at-large. The applicant must explain, with reference to attached plans (where applicable), how the proposed Conditional Use Zoning District meets the following criteria.

1. How would the requested change be consistent with the County's policies for growth and development? (For example: the Comprehensive Plan and applicable small area plans)

   The policies for growth and development encourage projects which revitalize commercial corridors, provide a mix of uses and promote business success.

2. How would the requested Conditional Zoning District be consistent with the property's classification on the Future Land Use Map located within the Comprehensive Plan?

   The site is designated as "community mixed use" under the FLUP. Small scale office and retail developments are preferred in community mixed use and the site is appropriately located where infrastructure is or will be in place to enhance the needs of surrounding community.

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?

   The corridor along Market Street is undergoing various improvements from both and infrastructure and development perspective and this project would be consistent with the current growth in the area while protecting the interests of SHOD.

ACKNOWLEDGEMENT AND SIGNATURES

By my signature below, I understand and accept all of the conditions, limitations and obligations of the Conditional Zoning District zoning for which is being applied. 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.

If applicable, I also appoint the applicant/agent as listed on this application to represent me and make decisions on my behalf regarding this application during the review process. The applicant/agent is hereby authorized on my behalf to:

1. Submit an application including all required supplemental information and materials;
2. Appear at public hearings to give representation and commitments; and
3. Act on my behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of this application.

Signature of Property Owner(s)	**Print Name(s)**
Signature of Applicant/Agent	**Print Name** Michael V. Lee

NOTE: Form must be signed by the owner(s) of record. If there are multiple property owners a signature is required for each owner of record.

If an applicant requests delay of consideration from the Planning Board or Board of County Commissioners before notice has been sent to the newspaper (approximately 2-3 weeks before the hearing), 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.

APPLICATION REQUIREMENTS

Staff will use the following checklist to determine the completeness of your application. Please verify all of the listed items are included and confirm by initialing under "Applicant Initial". If an item is not applicable, mark as "N/A". Applications must be complete in order to process for further review.

	Required Information	Applicant Initial	Staff Initial
1	Complete Conditional Zoning District application.		BS
2	Application fee – ($600 for 5 acres or less, $700 for more than 5 acres. An additional $300 fee must be provided for applications requiring TRC review).		BS
3	Community meeting written summary.		BS
4	Traffic impact analysis (for uses that generate more than 100 peak hour trips).		N/A BS
5	Legal description (by metes and bounds) or recorded survey Map Book and Page reference of the property requested for rezoning.		BS
6	Site Plan including the following elements: • 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).		BS
7	1 hard copy of ALL documents AND 8 hard copies of the site plan. Additional hard copies may be required by staff depending on the size of the document/site plan.		BS
8	1 PDF digital copy of ALL documents AND plans.		BS

NEW HANOVER COUNTY
PLANNING &

AUTHORITY FOR APPOINTMENT OF AGENT

230 Government Center Drive
Suite 110
Wilmington, NC 28403
910-798-7165 phone
910-798-7053 fax
www.nhcgov.com

Please note that for quasi-judicial proceedings, either the land owner or an attorney must be present for the case at the public hearing.

The undersigned owner does hereby appoint an authorized the agent described herein as their exclusive agent for the purpose of petitioning New Hanover County for a variance, special use permit, rezoning request, and/or an appeal of Staff decisions applicable to the property described in the attached petition. The Agent is hereby authorized to, on behalf of the property owner:

1. Submit a proper petition and the required supplemental information and materials
2. Appeal at public meetings to give representation and commitments on behalf of the property owner
3. Act on the property owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition applicable to the New Hanover County Zoning Ordinance.

Agent Information	**Property Owner(s)**	**Subject Property**
Name Michael V. Lee	**Owner Name** Lloyd C. Brinkley, Jr., et al	**Address** 106 Oak Ridge Lane
Company Lee Law Firm PLLC	**Owner Name 2**	**City, State, Zip** Wilmington, NC
Address 3414 Wrightsville Avenue	**Address** 6223 Riptide Drive	**Parcel ID** R03618-002-001-000
City, State, Zip Wilmington NC 28403	**City, State, Zip** Wilmington NC 28403	
Phone 910-399-3447	**Phone**	
Email michael@leelawfirm.com	**Email**	
Application Tracking Information	**(Staff Only)**	
Case Number Reference:	**Date/Time received:**	**Received by:**

This document was willfully executed on the 2 day of November, 2017.

Owner 1 Signature

Owner 2 Signature

COMMUNITY MEETING REPORT
106 Oak Ridge Lane
B-1 Conditional Zoning District

The Community Meeting was held November 2, 2017 from 7:00 p.m. to 8:00 p.m. at the Lutheran Church of Reconciliation located at 7500 Market Street, Wilmington, NC. The Applicant was in attendance along with the others listed in the community meeting sign in sheet attached. There were many concerns addressed. Of those, a list follows:

1. Hours of operation were discussed and the concern relating to the proximity to the neighborhood.
2. One resident in particular was concerned about the access to the site from Greenview Drive as it was across the street from her home.
3. Residents expressed concerns as to noise and light from the project.
4. Residents were concerned about traffic related issues: Market Street, Greenview Drive and concerns that service personnel may drive down Oak Ridge Lane to test vehicles.
5. Concerns were raised as to buffering on the back (or West) of the project.
6. Concerns were raised about saving the Oak Trees along Oak Ridge Lane.

The Applicant discussed the following:

1. Hours of operation for other similar projects operated by AAA.
2. The various DOT improvements pending for Market Street along with the requirements as to the access points to the site from both Oak Ridge Lane and Greenview Drive.
3. The Applicant expressed a desire to save the trees along Oak Ridge Lane if possible.
4. The Applicant is looking at various site plan revisions (to the extent possible) to accommodate as many concerns as possible from residents. Those include the following: relocation of access points, buffering from different boundaries, modifications necessary to save oak trees, to provide additional buffer to one resident in particular on Greenview Drive, etc.
5. Possibly providing signage on Oak Ridge Lane at the back of the project to identify that the road is private and open only to residents and guests of residents.

Written notice of a community meeting on the above 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 October 18, 2017. A copy of the written notice and adjacent owner's list is also attached.

AAA Car Care Center
Community Meeting
November 2, 2017

Name	Address	Email	Phone
Kim Keskitalo	213 Greenview	kbreschar@gmail.com	
Louis Gardarmove	7539 Elmont Ct	Louie3532.net	
James & Carole Merker	200 Oak Ridge Ln	cmerkerson@ec.rr.com	
Coleman Corzine	208 Oak Ridge Ln	ctc8535@gmail.com	
Justive Chew	208 Oak Ridge Ln	justivedonnachew@gmail.com	
Noelle & Alex Parker	205 Greenview Dr	ncs3221@gmail.com	
Lenin Romero	212 Oak Ridge Lnd	leninromero@gmail.com	
Charles & Kathy Davis	314 Greenview Dr		910-686-9538
Michael & Kimberly Bru	114 Greenview Dr		910-250-4084
Brett Jarrett	PO Box 1235, Sparta, NC	bjarrett@mpvre.com	
Hansen Matthews	2524 Independence Blvd	hansen@mwmrealestate.com	

LeeLawFirm
PLLC

October 18, 2017

To: Adjacent Property Owners

From: Robbie B. Parker

RE: Notice to Interested Parties of Community Meeting – AAA Car Care Center

The purpose of this meeting is to cover the proposed modifications to the B-1 conditional zoning district for development of a AAA Car Care Center and Car Wash on land located at 106 Oak Ridge Lane, Wilmington, North Carolina. An exhibit of the concept site plan is attached.

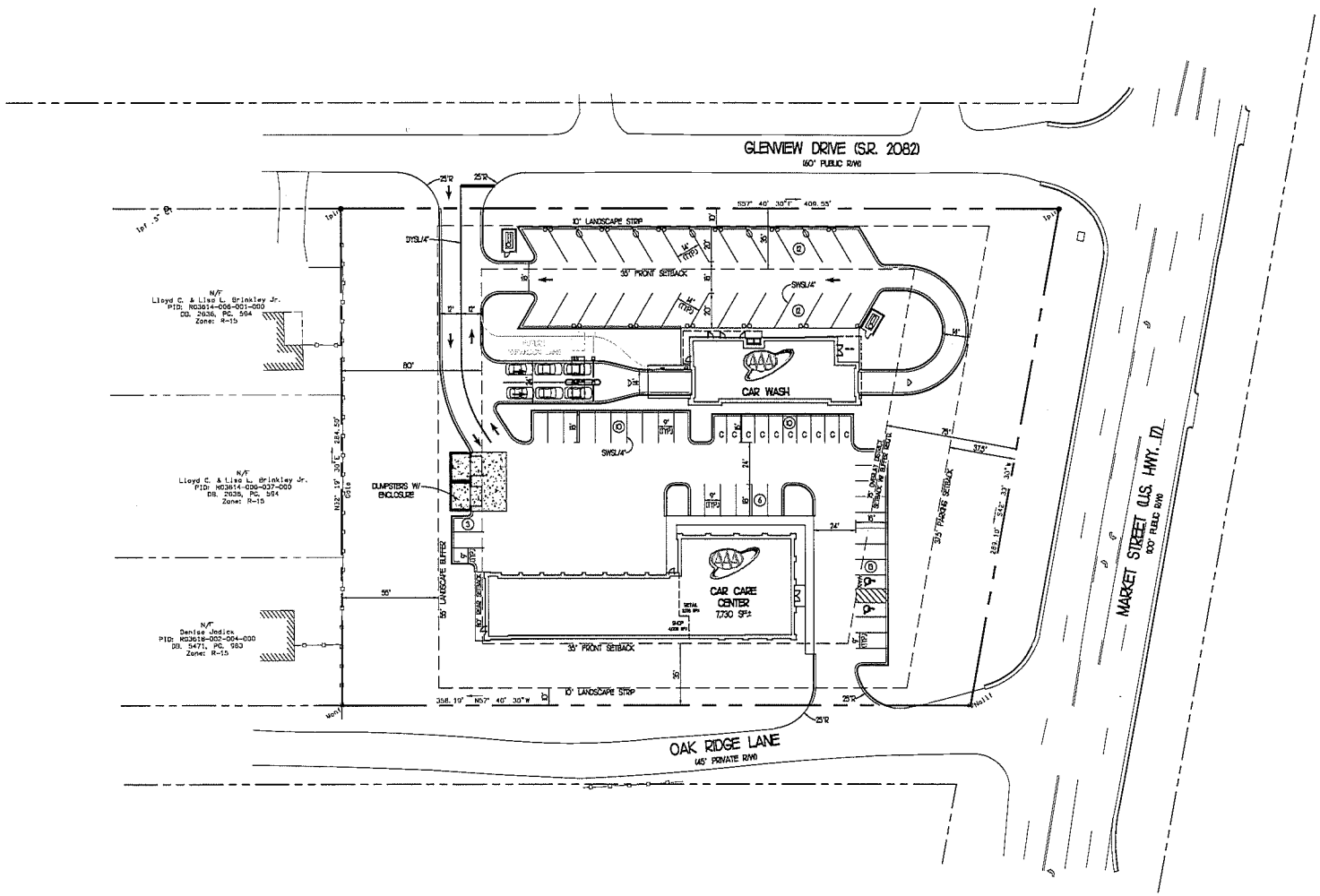
The County requires that the developer hold a meeting for all property owners within 500 feet of the tract boundary, and any and all other interested parties. This provides neighbors with an opportunity for explanation of the proposal and for questions to be answered concerning project improvements,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

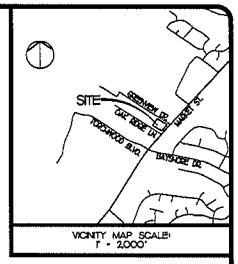
A meeting will be held on Thursday, November 2, 2017, at Lutheran Church of Reconciliation, 7500 Market Street, Wilmington, NC, 7:00-8:00 p.m. If you cannot attend, you are also welcome to contact me at telephone (910) 399-3447, or email at Robbie@leelawfirm.com with comments and/or questions.

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

Enclosure

3414 Wrightsville Avenue | Post Office Box 4548 (28406) | Wilmington, NC | 28403
O: 910.399.3447 – F: 910.338.9162 | www.LeeLawFirm.com | Attorneys and Counselors at Law





CONCEPTUAL SITE PLAN

SCALE 1" = 30'

REVISIONS	BY

FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497
fax 864-233-8915

PRELIMINARY NOT FOR CONSTRUCTION

AAA CAR CARE CENTER
OGDEN, NC
106 OAK RIDGE LANE, WILMINGTON, NC 28411
MPV PROPERTIES
2400 SOUTH BOULEVARD, #300
CHARLOTTE, NC 28203
(704) 248-2100

DRAWN	CRO
CHECKED	BTS
DATE	10/18/17
SCALE	AS NOTED
DRAWING	2

OWN1	OWNER_STR	OWN_CITY_ST	PHYS_ADDR	PHYS_CITY
BRINKLEY LLOYD C JR LISA L	6223 RIPTIDE DRIVE	WILMINGTON NC 28403	129 GREENVIEW DR	WM NC 28411
CAIN JASON P CHARLENE	206 GREENVIEW DR	WILMINGTON NC 28411	206 GREENVIEW DR	WM NC 28411
FOWLER MONA FAYE	118 GREENVIEW DR	WILMINGTON NC 28411	118 GREENVIEW DR	WM NC 28411
SCHMITT HENRY W ROSEMARY	7601 LOST TREE RD	WILMINGTON NC 28411	7601 LOST TREE RD	WM NC 28411
PARKER ALEXANDER L NOELLE C	205 GREENVIEW DR	WILMINGTON NC 28411	205 GREENVIEW DR	WM NC 28411
BRINKLEY LLOYD C JR LISA L	6223 RIPTIDE DR	WILMINGTON NC 28403	125 GREENVIEW DR	WM NC 28411
SHELLINGTON PROPERTIES INC	8600 BALD EAGLE LN	WILMINGTON NC 28411	7627 MARKET ST	WM NC 28411
MATARAZZO JOEL	7523 ELKMONT CT	WILMINGTON NC 28411	7523 ELKMONT CT	WM NC 28411
ACJW PROPERTIES LLC	8758 RAMSBURY WAY	WILMINGTON NC 28411	7633 MARKET ST	WM NC 28411
EDENS CHARLES RAY	7605 BERTHA RD	WILMINGTON NC 28411	7605 BERTHA RD	WM NC 28411
EDENS DANNY JACK PAMELA	202 GREENVIEW DR	WILMINGTON NC 28405	202 GREENVIEW DR	WM NC 28411
BRINKLEY LLOYD C JR ETAL	6223 RIPTIDE DR	WILMINGTON NC 28403	7589 MARKET ST	WM NC 28411
NORTON CAROL B	7605 LOST TREE RD	WILMINGTON NC 28405	7605 LOST TREE RD	WM NC 28411
PAPE GARRY RYAN ELIZABETH	7531 ELKMONT CT	WILMINGTON NC 28405	7531 ELKMONT CT	WM NC 28411
LEWIS THOMAS B TARA M	7509 LOST TREE RD	WILMINGTON NC 28411	7509 LOST TREE RD	WM NC 28411
LUCERO DESERAE L TROY A	7513 LOST TREE RD	WILMINGTON NC 28411	7513 LOST TREE RD	WM NC 28411
WILLIAMS MICHAEL J CHRISTINE H	209 GREENVIEW DR	WILMINGTON NC 28411	209 GREENVIEW DR	WM NC 28411
GUTHRIE ROBERT C REBECCA C	7525 ELKMONT CT	WILMINGTON NC 28411	7525 ELKMONT CT	WM NC 28411
BIGFORD TERESA J	7607 BERTHA RD	WILMINGTON NC 28405	7607 BERTHA RD	WM NC 28411
BLIZZARD VERNON LEE PATRICIA	7524 ELKMONT CT	WILMINGTON NC 28411	7524 ELKMONT CT	WM NC 28411
BANFORD TIMOTHY J	7535 ELKMONT CT	WILMINGTON NC 28411	7535 ELKMONT CT	WM NC 28411
BRINKLEY LLOYD C JR LISA L	6223 RIPTIDE DR	WILMINGTON NC 28403	201 GREENVIEW DR	WM NC 28411
CAIN JOHN A PATRICIA R	210 GREENVIEW DR	WILMINGTON NC 28411	210 GREENVIEW DR	WM NC 28411
BLAKE CHRISTOPHER R	4210 SCOTTS HILL LOOP RD	WILMINGTON NC 28411	100 PENDULA WAY	WM NC 28411
BRINKLEY LLOYD C JR LISA L	6223 RIPTIDE DR	WILMINGTON NC 28403	118 OAK RIDGE LN	WM NC 28411
MOTZ CHERYL M EIRIK D	7537 ELKMONT CT	WILMINGTON NC 28411	7537 ELKMONT CT	WM NC 28411
COTTAGES AT MARSHALL LLC	204 PALM COTTAGE DR	HAMPSTEAD NC 28443	103 MARSHALL CT	WM NC 28411
JORDAN BARBARA ANN	7590 MARKET ST	WILMINGTON NC 28405	7590 MARKET ST	WM NC 28411
7643 MARKET STREET LLC	7643 MARKET ST	WILMINGTON NC 28411	102 MARSHALL CT	WM NC 28411
PRIDGEN DARLENE R	631 CREEKWOOD RD	WILMINGTON NC 28411	7600 MARKET ST	WM NC 28411
BRINKLEY LLOYD C JR LISA L	6223 RIPTIDE DR	WILMINGTON NC 28403	121 GREENVIEW DR	WM NC 28411
COX LAWRENCE H ETAL	7613 LOST TREE RD	WILMINGTON NC 28411	7613 LOST TREE RD	WM NC 28411

COASTAL COMMUNITY BAPTIST CHURCH	PO BOX 12270	WILMINGTON NC 28405	7721 ALEXANDER RD	WM NC 28411
AVENT BARBARA M	102 PENDULA WAY	WILMINGTON NC 28405	102 PENDULA WAY	WM NC 28411
CARROLL TIMOTHY E ETAL	7528 ELKMONT CT	WILMINGTON NC 28405	7528 ELKMONT CT	WM NC 28411
WOJTOWICZ TRACY RONALD	7532 ELKMONT CT	WILMINGTON NC 28405	7532 ELKMONT CT	WM NC 28411
CARDAMONE LOUIS P ETAL	7539 ELKMONT CT	WILMINGTON NC 28411	7539 ELKMONT CT	WM NC 28411
RUEHLE DAVID G NORA S	7527 ELKMONT CT	WILMINGTON NC 28405	7527 ELKMONT CT	WM NC 28411
KEAN JAMIE WILLIAM	7521 LOST TREE RD	WILMINGTON NC 28411	7521 LOST TREE RD	WM NC 28411
SMITH GEORGE F	7517 LOST TREE RD	WILMINGTON NC 28411	7517 LOST TREE RD	WM NC 28411
BRUMSEY MICHAEL BENJAMIN KIMBERLY	114 GREENVIEW DR	WILMINGTON NC 28411	114 GREENVIEW DR	WM NC 28411
SHULER SARAH LEE	122 OAK RIDGE LN	WILMINGTON NC 28411	122 OAK RIDGE LN	WM NC 28411
GEIGER JOHN J BARBARA A	7609 LOST TREE RD	WILMINGTON NC 28405	7609 LOST TREE RD	WM NC 28411
PHILLIIPS LACY N KRISTOFFER W	7508 CAUTHEN WAY	WILMINGTON NC 28411	7508 CAUTHEN WAY	WM NC 28411
BASS WILLIAM R JUDY B	7701 LOST TREE RD	WILMINGTON NC 28411	7516 CAUTHEN WAY	WM NC 28411
CAPE FEAR PUBLIC UTILITY AUTHORITY	235 GOVERNMENT CENTER DR	WILMINGTON NC 28403	7543 ELKMONT CT	WM NC 28411
JORDAN BARBARA A	7590 MARKET ST	WILMINGTON NC 28411		
CHRISTS SANCTIFIED HOLY CHURCH	PO BOX 310	HAMPSTEAD NC 28443	7517 MARKET ST	WM NC 28411
CHRISTS SANCTIFIED HOLY CHURCH	6423 HAWKSBILL DR	WILMINGTON NC 28409	110 GREENVIEW DR	WM NC 28411
JADICK DENISE	114 OAK RIDGE LN	WILMINGTON NC 28405	114 OAK RIDGE LN	WM NC 28411
JORDAN BARBARA ANN	7590 MARKET ST	WILMINGTON NC 28405		
KESKITALO JONATHAN D KIMBERLY	213 GREENVIEW DR	WILMINGTON NC 28405	213 GREENVIEW DR	WM NC 28411
MERKERSON JAMES M JR CAROLE V	200 OAK RIDGE LN	WILMINGTON NC 28405	200 OAK RIDGE LN	WM NC 28411
GASTONE THOMAS F	7512 CAUTHEN WAY	WILMINGTON NC 28405	7512 CAUTHEN WAY	WM NC 28411
7643 MARKET STREET LLC	7643 MARKET ST	WILMINGTON NC 28411	7643 MARKET ST	WM NC 28411
ENGLISH MOOR AT WEST BAY EST ASSOC INC	3530 LEWIS LOOP RD	BOLIVIA NC 28422	7501 MARKET ST	WM NC 28411
WHITE FREDIA R LIFE ESTATE	204 OAK RIDGE LN	WILMINGTON NC 28405	204 OAK RIDGE LN	WM NC 28411
BAYSHORE ESTATES INC	PO BOX 3649	WILMINGTON NC 28406		
LUTHERAN CHURCH RECONCILIATION	7500 MARKET ST	WILMINGTON NC 28405	7500 MARKET ST	WM NC 28411

RAMEY KEMP & ASSOCIATES
TRANSPORTATION ENGINEERS

RAMEY KEMP & ASSOCIATES, INC.
5808 Faringdon Place, Suite 100
Raleigh, NC 27609
Phone: 919-872-5115
www.rameykemp.com

January 16, 2018

Todd Simmons, PE
Freeland & Kauffman, Inc.
209 West Stone Avenue
Greenville, SC 29609
E: TSimmons@fk-inc.com

Subject: Trip Generation Letter
AAA Car Wash - Ogden, North Carolina

Dear Mr. Simmons:

This letter provides trip generation information for the proposed AAA Car Wash site proposed along Market Street in Ogden, North Carolina. The proposed development is anticipated to consist of an automated car wash and car care facility.

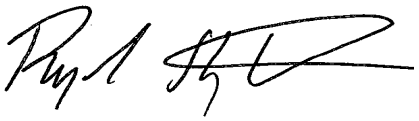
Average weekday daily, AM peak hour, PM peak hour, Saturday daily, and Saturday peak hour trips for the proposed development were determined by the NCDOT based on methodology contained within the ITE *Trip Generation Manual*, 9th Edition. Table 1 provides a summary of the trip generation potential for the proposed development. It should be noted that Table 1 provides two alternatives for the automobile care/service portion of the development. As shown in Table 1, the alternative using land use code 943 results in a total Saturday peak hour trip generation of 105 trips. The weekday AM and PM peak hour trip generation is less than 100 peak hour trips. The trip calculations in Table 1 do not account for the reduction in trips that occur for the current use.

The property is currently occupied as a landscaping nursery. Since these trips will be removed when the new AAA car wash is constructed, the existing trips were calculated and subtracted from the new trip generation to determine the net trip increase on the roadway network. Trips for the existing nursery use were calculated based on methodology contained within the ITE *Trip Generation Manual*, 9th Edition. The total number of acres of the nursery property were estimated based on New Hanover County GIS property data.

As shown in Table 2, it is estimated the nursery site currently generates a total of 58 peak hour trips on a Saturday. Weekday AM and PM peak hour trips are much less. Also shown in Table 2 is the net new trips that would be added to the roadway network. The net new trips were calculated by subtracting the existing trips (nursery) from the proposed trips (AAA car wash). As shown in Table 2, the net new trips are well below the City's threshold for requiring a Traffic Impact Analysis (TIA), which is 100 peak hour trips.

If you should have any questions, please feel free to contact me at (919) 872-5115.

Sincerely,
Ramey Kemp & Associates, Inc.



Rynal G. Stephenson, P.E.
Regional Manager

NC Corporate License # C-0910

Table 1: ITE Trip Generation: Proposed Future Use

ITE Trip Generation: AAA Car Care Center												
Average Weekday Driveway Volumes					Weekday 24 Hour Two-Way	AM Peak Hour		PM Peak Hour		Saturday 24 Hour Two-Way	Peak Hour	
Land Use	ITE Land Use Code	Size		Type/ Method	Volume	Enter	Exit	Enter	Exit	Volume	Enter	Exit
Automated Car Wash	948	3.8	Th. Sq. Ft. GFA	Generator/ Rate	Info. not avail.	Info. not avail.	Info. not avail.	27	27	Info. not avail.	27	27
Automobile Care Center	942	7.73	Th. Sq. Ft. GLA	Adjacent/ Rate	Info. not avail.	11	6	11	13	183	Info. not avail.	Info. not avail.
OR												
Automobile Parts and Service Center	943	7.73	Th. Sq. Ft. GFA	Adjacent/ Rate	Info. not avail.	Info. not avail.	Info. not avail.	14	20	Info. not avail.	23	28
Total Trips								**38 *or* 41**	**40 *or* 37**			

Table 2: ITE Trip Generation: Existing Use and Difference

Land Use	ITE Code	Size		Type	Weekday 24-hour Two-Way	AM Peak Hour		PM Peak Hour		Saturday 24-Hour Two-Way	Saturday Peak Hour	
						Enter	Exit	Enter	Exit		Enter	Exit
Nursery (Garden Center)	817	2.5	Acres	Generator	270	12	11	13	13	387	29	29
DIFFERENCE (Net New Trips)					**N/A**	**N/A**	**N/A**	**28**	**27**	**N/A**	**21**	**26**

PARCEL DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING IN NEW HANOVER COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NAIL ON THE CORNER FORMING THE INTERSECTION OF THE NORTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF MARKET STREET (U.S. HIGHWAY 17) (100 FOOT PUBLIC RIGHT-OF-WAY) AND THE NORTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF OAK RIDGE LANE (45 FOOT PRIVATE RIGHT-OF-WAY) AND HAVING NC GRID COORDINATES OF N 195,685.63, E 2,359,283.67; THENCE ALONG THE NORTHEASTERLY MARGIN OF THE RIGHT-OF-WAY OF OAK RIDGE LANE N57°40'30"W A DISTANCE OF 358.19 FEET TO A MONUMENT, THENCE ALONG THE COMMON LINES OF JADICK, AND BRINKLEY N32°19'30"E A DISTANCE OF 284.50 FEET TO AN IRON PIN, THENCE ALONG THE SOUTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF GREENVIEW DRIVE (60 FOOT PUBLIC RIGHT-OF-WAY) S57°40'30"E A DISTANCE OF 409.55 FEET TO AN IRON PIN, THENCE ALONG THE NORTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF MARKET STREET S42°33'30"W A DISTANCE OF 289.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 109,212 S.F. OR 2.507 ACRES MORE OR LESS.