

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



TEXT AMENDMENT

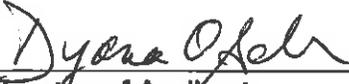
Application

Applicant Information		
Name	DYANA O. SCHOLZ	
Company	THE DOG CLUB OF WILMINGTON	
Address	2907 BLUE CLAY RD.	
City, State, Zip	CASTLE HAYNE, NC 28429	
Phone	910-232-5910	
Email	DYANASCHOLZ@GMAIL.COM	
Application Tracking Information (Staff Only)		
Case Number	Date/Time received:	Received by:
TA18-02	4-5-18	BJA

Subject Text	
Subject Ordinance (Zoning, Subdivision, etc.):	TEXT AMENDMENT
Chapter and Section(s):	TABLE OF PERMITTED USES

ACKNOWLEDGEMENT AND SIGNATURES

By my signature below, I understand and accept all of the conditions, limitations and obligations of the text amendment for which I am applying. I understand that I have the burden of proving why this requested change is reasonable and in the public interest, and is consistent with the County's Policies for Growth and Development. 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.


Signature of Applicant

DYANA O. SCHOLZ
Print Name

If an applicant requests delay of consideration from the Planning Board or Board of County Commissioners before notice has been sent to the newspaper, 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.

For Staff Only

Application Comments



|| TEXT AMENDMENT PROPOSAL

OBJECTIVE

Text Amendment Proposal
We would like to add 'P' for Kennels in I-2 in the Table of Permitted Uses.

The Opportunity

- Zoning in and around industrial zoned areas will allow for kennels to be away from residential homes, or businesses where they may prefer a quieter use of business.
- Potentially will add more opportunity for business growth to our county
- Majority of I-2 property is surrounded by like minded property allowing for kennels to operate without interfering with the quiet enjoyment of a private home.

The Solution

- Allow I-2 zoning to permit Kennels

Rationale

- Currently within the county, Kennels are permitted in B-1, B-2, I-2 and Airport Industrial. With special use allowance in Office & Institution and Rural Agriculture.
- Within the county, kennels currently are direct neighbors to residential communities (see Map 1)
- Ample I-2 zoned land, adding kennels as a permitted use would not obstruct other business growth which currently required I-2.

Current Uses in I-2

Zoning in I-2 currently permits a large range of uses.

- Livestock sales
- Stables
- Manufacturing
- Demolition / Landscape Landfill
- Small/Large Collection and processing of recycling

Within current allowed uses, Kennels would not be an abnormal addition.

Benefits

- Business growth without hindering current allowed functions
- Putting Kennels where this type of business would be a more appropriate neighbor
- Where residential is close in proximity, a kennel would be a much better neighbor than many of the already allowed uses.

CONCLUSION

The Dog Club of Wilmington has been operating in an existing warehouse zones B-2, with a residential neighbor approximately 50' from the property line. As a business we have always been very respectful of our neighbors and only operate within normal waking hours. We believe adding Kennels as Permitted use would ultimately structure this type of business within the confines of areas where noise will not be a factor. However, as a business we do not leave dogs outside unattended for any length of time, and never outside at night. We always try to be good neighbors.

Thank you for your consideration,

Dyana Scholz
The Dog Club of Wilmington

CATHAY RD

(CUD) B-1



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