

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) <i>If different than Applicant/Agent</i>	
Name Garry Pape	Owner Name College Road Development Partners, LLC	
Company GSP Consulting, PLLC	Owner Name 2	
Address 6626-C Gordon Road	Address 6626-C Gordon Road	
City, State, Zip Wilmington, NC 28411	City, State, Zip Wilmington, NC 28411	
Phone 910-442-7870	Phone 910-799-3006	
Email gpape@gsp-consulting.com	Email adamsosne@yahoo.com	
Subject Property Information		
Address/Location 2608, 2618 and 2624 N. College Road, Wilmington, NC 28405		
Parcel Identification Number(s) R03408-001-002-000, R03408-001-003-000 and R03408-001-004-000		
Total Parcel(s) Acreage 8.04 Acres		
Existing Zoning and Use(s) R-10 (CUD)		
Future Land Use Classification Community Mixed Use		
Application Tracking Information (Staff Only)		
Case Number 218-08	Date/Time received: 6/13/18	Received by: JWR

Proposed Zoning, Use(s), & Narrative

Proposed Conditional Zoning District: B-2 Total Acreage of Proposed District: 8.04

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 consists of 8.05 acres and purpose of the district is to provide for the development of a Mini-Warehouse, consisting of 5 units, with on-site staffed office, which uses are permitted uses in B-2.

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 of adjacent neighborhood and Laney High School.
 - No commercial enterprise shall be conducted from individual storage units.
 - Staffed office hours and gate by security code only required during all hours of operation.
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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: Office/Storage

Trip Generation Use and Variable (gross floor area, dwelling units, etc.): 1,200 sq ft Office / 68,975 sq ft Storage

AM Peak Hour Trips: Office 2 / Storage 21 Total =23 PM Peak Hour Trips: Office 2 / Storage 22 Total = 24

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 and infill development on vacant or blighted areas and promote business success and workforce development.

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". Small scale office 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 and provide services to compact residential development in or near the site.

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 existing zoning is R-10 (CUD) and contemplates an apartment complex. There are a mixture of commercial uses already in existence along N. College Road and the proposed rezoning will provide an additional commercial use which when developed will result in less traffic and development impact on the surrounding areas.

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.	MSD	BA
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).	MSD	BA
3 Community meeting written summary.	MSD	BA
4 Traffic impact analysis (for uses that generate more than 100 peak hour trips).		N/A
5 Legal description (by metes and bounds) or recorded survey Map Book and Page reference of the property requested for rezoning.	MSD	BA
6 <u>Site Plan including the following elements:</u> <ul style="list-style-type: none"> • 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). 		N/A
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.	MSD	BA
8 1 PDF digital copy of ALL documents AND plans.	MSD	

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)

Adam Sosne

Print Name(s)



Signature of Applicant/Agent

Garry S. Pope

Print Name

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.



ATLANTIC COAST SURVEY, PLLC

Professional Land Surveyors
(910) 292-4889

PO Box 12588
Wilmington, NC 28405

COMMENCING AT NCGS MONUMENT "BONNIE" HAVING GRID COORDINATES OF N 198267.626', E 2340799.825', THENCE NORTH $11^{\circ} 21'01''$ WEST 1490.38' TO AN EXISTING IRON PIPE (EIP) ON THE SOUTHEASTERN MOST CORNER OF TRACT 1 MAP BOOK 59, PAGE 92 SAID EIP LIES ON THE NORTHERN RIGHT-OF-WAY OF N.C. HIGHWAY 132, A 200' PUBLIC RIGHT-OF-WAY, THENCE DEPARTING SAID RIGHT-OF-WAY AND LONG THE EASTERN LINE OF TRACT 1 NORTH $71^{\circ} 34'16''$ EAST 300.04' TO A REBAR SET (RBS) SAID REBAR SET IS THE POINT AND PLACE OF BEGINNING,

THENCE ALONG THE COMMON LINE OF TRACT 1 NORTH $18^{\circ} 21'47''$ WEST 140.00' TO AN RBS,

THENCE CONTINUING WITH THE COMMON LINE OF TRACT 1 (AS SHOWN ON THE AFOREMENTIONED MAP BOOK) SOUTH $71^{\circ} 34'16''$ WEST 300.04' TO AN RBS ON THE EASTERN RIGHT-OF-WAY OF THE AFOREMENTIONED NC HWY 132,

THENCE ALONG AND WITH SAID RIGHT-OF-WAY NORTH $18^{\circ} 21'47''$ WEST 602.01' TO AN EXISTING CONCRETE MONUMENT (ECM) AT THE COMMON CORNER WITH NEW HANOVER COUNTY BOARD OF EDUCATION,

THENCE DEPARTING SAID RIGHT-OF-WAY AND ALONG SAID COMMON LINE WITH NEW HANOVER COUNTY BOARD OF EDUCATION NORTH $78^{\circ} 22'26''$ EAST 601.05' TO AN EXISTING CONCRETE MONUMENT (ECM)

THENCE CONTINUING WITH THE COMMON LINE WITH NEW HANOVER COUNTY BOARD OF EDUCATION SOUTH $0^{\circ} 28'59''$ EAST 139.50' TO A CALCULATED POINT IN THE RUN OF BLACK SWAMP CANAL,

THENCE WITH THE RUN OF BLACK SWAMP CANAL THE FOLLOWING FIVE (5) COURSES:

NORTH $67^{\circ} 37'59''$ EAST 66.67'

NORTH $73^{\circ} 19'43''$ EAST 33.87'

NORTH $65^{\circ} 10'37''$ EAST 17.69'

NORTH $53^{\circ} 59'58''$ EAST 31.06'

NORTH $61^{\circ} 31'50''$ EAST 20.98' TO A CALCULATED POINT IN THE RUN OF THE CANAL,

THENCE DEPARTING THE RUN OF SAID CANAL AND LONG THE COMMON LINE WITH LONG RIDGE SUBDIVISION SOUTH $13^{\circ} 04'48''$ WEST 652.92' TO AN EXISTING PINCH TOP PIPE (EIPP),

THENCE CONTINUING WITH THE COMMON LINE WITH LONG RIDGE SUBDIVISION SOUTH $71^{\circ} 34'16''$ WEST 81.62' TO THE POINT AND PLACE OF BEGINNING CONTAINING 8.04 ACRES MORE OR LESS AND BEING ALL THAT AREA SHOWN AS TRACTS 2, POND TRACT AND REMAINING TRACT, ON MAP BOOK 59, PAGE 92 OF THE NEW HANOVER COUNTY REGISTRY.

THIS DESCRIPTION HAS BEEN CHECKED AND HAS A MISCLOSURE OF 0.01' DUE TO ROUNDING.

**REPORT OF COMMUNITY MEETING REQUIRED BY
NEW HANOVER ZONING ORDINANCE
FOR CONDITIONAL DISTRICT REZONINGS**

Location: 2608, 2618 & 2624 N. College Road

Proposed Zoning: B-2 Conditional Zoning District

The undersigned hereby certifies that written notice of a community meeting on the above zoning application 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 May 23, 2018. A copy of the written notice is also attached.

The meeting was held at the following time and place: June 6, 2018 from 6:00 p.m. to 7:30 p.m. in the Family Life Center at Northside Church located at 2501 N. College Road, Wilmington.

The persons in attendance at the meeting were: See attached sign-in list.

The following issues were discussed at the meeting: A brief introduction was made explaining the proposed development for self-storage was made available for review. The following items were discussed at the meeting:

1. What changes have been made since the prior plan? Applicant confirmed a reduction in the overall square footage of the buildings and noted that the façade of the building containing office building and facing N. College Road would be designed and constructed as to give the appearance of commercial office building however any portions of the building for self-storage would be accessed in the rear of the building.
2. One question was asked regarding proposed traffic impact of the development on N. College Road and the Northchase development. Applicant noted that the current zoning provided for an 88 unit multi-family project and that the proposed rezoning would represent a substantial reduction of the daily trips. Applicant also confirmed that a TIA would not be warranted for the proposed rezoning.
3. One question was asked regarding what actions the applicant would take to ensure the safety of surrounding neighborhood? Applicant noted that one reason for the rezoning was the concern that the current zoning and development multi-family would result in an increase in the number of students from Laney high school illegally parking on the site. The adjacent land owner who posed the question expressed the same concerns and noted a recent number of break-ins along Long Drive. Applicant indicated that it would be open to putting a fence around the property where practical in an attempt to limit pedestrian travel from the school through the rear of the property to the homes located off of Long Drive.

As a result of the meeting, the following changes were made to the rezoning petition: None

Date: June 12, 2018
Applicant: GSP Consulting, PLLC

By: 
Garry Page, PE

GSP CONSULTING

May 23, 2018

To: Adjacent Property Owners

From: Garry Pape, P.E.

RE: Notice to Interested Parties of Community Meeting

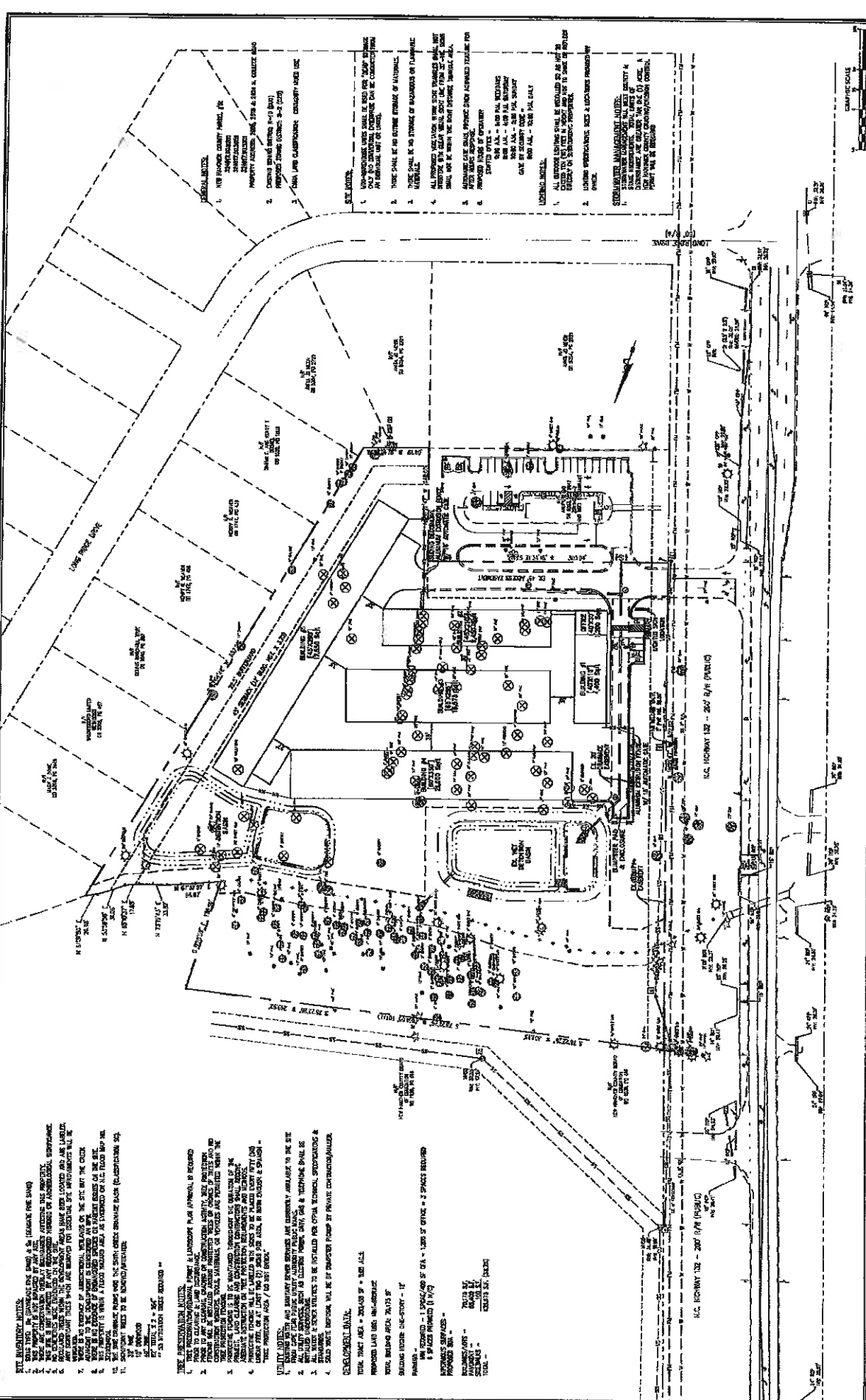
The purpose of this meeting is to cover the proposed re-zoning of certain parcels of land identified as 2608, 2618 and 2624 N. College Road, Wilmington, North Carolina from R-10 Conditional Zoning District to B-2 Conditional Zoning District providing for self-storage. An exhibit of the plan layout and surrounding area 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 Wednesday, June 6, 2018 at the Northside Church, 2501 North College Road, Wilmington, NC 28405, in the Café area of the Life Center (large gymnasium building in rear of church campus) from 6:00-7:30 p.m. If you cannot attend, you are also welcome to contact me at telephone (910) 442-7870, or email at gpape@gsp-consulting.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



SITE BOUNDARY NOTES:

1. BOUNDARY LINE SHALL BE AS SHOWN ON THIS PLAN.
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GENERAL NOTES:

1. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
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GSP CONSULTING, PLLC
 ENGINEERING
 600 South Main Street, Raleigh, NC 27601
 919.833.8888

PREPARED FOR:
 N. COLLEGE STORAGE, LLC
 600 South Main Street, Raleigh, NC 27601
 919.833.8888

PRELIMINARY PLAN

N. COLLEGE STORAGE
 North Carolina
 New Hanover County

NO.	DESCRIPTION	DATE	BY	CHKD BY
1	PRELIMINARY PLAN	08/15/12	J. G. SMITH	J. G. SMITH
2	REVISED PLAN	08/15/12	J. G. SMITH	J. G. SMITH
3	REVISED PLAN	08/15/12	J. G. SMITH	J. G. SMITH
4	REVISED PLAN	08/15/12	J. G. SMITH	J. G. SMITH
5	REVISED PLAN	08/15/12	J. G. SMITH	J. G. SMITH
6	REVISED PLAN	08/15/12	J. G. SMITH	J. G. SMITH
7	REVISED PLAN	08/15/12	J. G. SMITH	J. G. SMITH
8	REVISED PLAN	08/15/12	J. G. SMITH	J. G. SMITH
9	REVISED PLAN	08/15/12	J. G. SMITH	J. G. SMITH
10	REVISED PLAN	08/15/12	J. G. SMITH	J. G. SMITH

DATE: 08/15/12
 SCALE: AS SHOWN
 SHEET: C-1

ACEVEDO ANA L RICARDO G HERNANDEZ	109 LONG RIDGE DR	WILMINGTON, NC 28405	109 LONG RIDGE DR	WILMINGTON
ALL SAINTS ANGLICAN PARISH INC	2623 COLLEGE RD N	WILMINGTON, NC 28405	2623 COLLEGE RD N	WILMINGTON
ANUPUR LLC	2655 BROADWAY ST	SAN FRANCISCO, CA 94115	2610 COLLEGE RD N	WILMINGTON
BASS WILLIAM LAWRENCE	136 LONG RIDGE DR	WILMINGTON, NC 28405	136 LONG RIDGE DR	WILMINGTON
COLLEGE ROAD DEV PARTNERS LLC	6626 GORDON ROAD DR	WILMINGTON, NC 28411	2608 COLLEGE RD N	WILMINGTON
COLLEGE ROAD DEV PARTNERS LLC	6626 GORDON RD	WILMINGTON, NC 28411	2624 COLLEGE RD N	WILMINGTON
COLLEGE ROAD DEV PARTNERS LLC	6626 GORDON ROAD	WILMINGTON, NC 28411	2618 COLLEGE RD N	WILMINGTON
HALES KEITH	144 LONG RIDGE DR	WILMINGTON, NC 28405	149 LONG RIDGE DR	WILMINGTON
HALES KEITH A FAIRY G	144 LONG RIDGE DR	WILMINGTON, NC 28405	140 LONG RIDGE DR	WILMINGTON
HALES KEITH A FAIRY G	144 LONG RIDGE DR	WILMINGTON, NC 28405	148 LONG RIDGE DR	WILMINGTON
HALES KEITH A FAIRY G	144 LONG RIDGE DR	WILMINGTON, NC 28405	144 LONG RIDGE DR	WILMINGTON
HALES KEITH FAIRY G	144 LONG RIDGE DR	WILMINGTON, NC 28405	152 LONG RIDGE DR	WILMINGTON
JOHNSON DG LLC	370 MAPLE RD E	BIRMINGHAM, MI 48009	93 LONG RIDGE DR	WILMINGTON
JOHNSON VENITA JOHNSON DOUGLAS	105 LONG RIDGE DR	WILMINGTON, NC 28405	105 LONG RIDGE DR	WILMINGTON
MACRIS SPIRO J	2926 CAMBRIDGE DR	WILMINGTON, NC 28403	2520 COLLEGE RD N	WILMINGTON
MCDONALDS REAL ESTATE COMPANY	1 McDONALDS PLZ	OAK BROOK, IL 60523	2519 COLLEGE RD N	WILMINGTON
MUELLER WALTER A TERESA A	83 400 N	VALPARAISO, IN 46383	114 LONG RIDGE DR	WILMINGTON
NORRIS TOMMY L SARAH E	108 TALL OAKS DR	CASTLE HAYNE, NC 28429	4300 HENSON DR	WILMINGTON
NORRIS TOMMY LANE SARAH E	108 TALL OAKS DR	CASTLE HAYNE, NC 28429	4308 HENSON DR	WILMINGTON
NORRIS TOMMY LANE SARAH EAKINS	108 TALL OAKS DR	CASTLE HAYNE, NC 28429	4304 HENSON DR	WILMINGTON
NORTHCHASE HOA INC		WILMINGTON, NC 28406	HENSON DR	WILMINGTON
POPE WADE H	4311 PARMELE RD	CASTLE HAYNE, NC 28429	2619 COLLEGE RD N	WILMINGTON
RAYNOR PHILLIP D PATRICIA J	132 LONG RIDGE DR	WILMINGTON, NC 28405	132 LONG RIDGE DR	WILMINGTON
RAYNOR PHILLIP D PATRICIA J	132 LONG RIDGE DR	WILMINGTON, NC 28405	128 LONG RIDGE DR	WILMINGTON
ROWE MARTY J	145 LONG RIDGE DR	WILMINGTON, NC 28405	145 LONG RIDGE DR	WILMINGTON
SPRINGER PEGGY ANN	124 LONG RIDGE DR	WILMINGTON, NC 28405	124 LONG RIDGE DR	WILMINGTON
TRITE DENNIS MARSHALL	137 LONG RIDGE DR	WILMINGTON, NC 28405	137 LONG RIDGE DR	WILMINGTON
WEAVER R HENRY	133 LONG RIDGE DR	WILMINGTON, NC 28405	129 LONG RIDGE DR	WILMINGTON
WEAVER R HENRY	133 LONG RIDGE DR	WILMINGTON, NC 28405	133 LONG RIDGE DR	WILMINGTON
WILLIAMS ALFONSO RITA M	5012 CROSSWINDS DR	WILMINGTON, NC 28409	118 LONG RIDGE DR	WILMINGTON
WILLIAMS ALFONSO RITA M	5012 CROSSWINDS DR	WILMINGTON, NC 28409	122 LONG RIDGE DR	WILMINGTON
WRIGHTSBORO UNITED METHODIST	3300 KERR AVE N	WILMINGTON, NC 28405	141 LONG RIDGE DR	WILMINGTON

FLOOR 4

PO BOX 5585

CM

COMMUNITY MEETING SIGN-IN SHEET

N. College Storage
2608, 2618 and 2624 N. College Rd, Wilmington

Meeting Date: June 6, 2018 @ 6:00 p.m.

Place/Room: Northside Baptist Church
Café area of the Life Center

Name	Address	E-Mail (optional)
W. J. Bass	136 Long Ridge Dr.	
Rebekah Roth		rroth@nhcgov.com
Vince Santilippo	Northchase	
Shawn Freedlove	Northside church	Shawn.freedlove@northsideilm.com
DENNIS ANDERSON	McDONALD'S	DENNIS.ANDERSON@PARTNERS.MCD.COM
GRAY ROPE	Applicant	
Adam Sosna	Applicant	
Robbie Parker	Applicant	



**NEW HANOVER COUNTY
PLANNING & LAND USE
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 Garry Pape	Owner Name College Road Development Partners LLC	Address 2608, 2618 & 2624 N.College Rd
Company GSP Consulting, PLLC	Owner Name 2	City, State, Zip Wilmington, NC 28405
Address 6626-C Gordon Road	Address 6626-C Gordon Road	Parcel ID R03408-001-002-000
City, State, Zip Wilmington NC 28411	City, State, Zip Wilmington NC 28411	R03408-001-003-000
Phone 910-442-7870	Phone 910-799-3006	R03408-001-004-000
Email gpape@gsp-consulting.com	Email adamsosne@yahoo.com	
Application Tracking Information (Staff Only)		
Case Number Reference:	Date/Time received:	Received by:

This document was willfully executed on the 13 day of ^{June}, 2018.

Owner 1 Signature

Owner 2 Signature