

# NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE  
 230 Government Center Drive, Suite 110  
 Wilmington, North Carolina 28403  
 Telephone (910) 798-7165  
 FAX (910) 798-7053  
 planningdevelopment.nhcgov.com



## ZONING MAP AMENDMENT APPLICATION

This application form must be completed as part of a zoning map amendment application submitted through the county's online COAST portal. The main procedural steps in the submittal and review of applications are outlined in the flowchart below. More specific submittal and review requirements, as well as the standards to be applied in reviewing the application, are set out in Section 10.3.2 of the Unified Development Ordinance.



### 1. Applicant and Property Owner Information

<b>Applicant/Agent Name</b> Gardner Noble	<b>Owner Name (if different from Applicant/Agent)</b> TF Holdings Limited Partnership
<b>Company</b> Trusk Land Company Inc	<b>Company/Owner Name 2</b>
<b>Address</b> 1051 Military Cutoff Road Suite 210	<b>Address</b> 6536 Oleander Drive Suite 1
<b>City, State, Zip</b> Wilmington NC 28405	<b>City, State, Zip</b> Wilmington, NC 28403
<b>Phone</b> 910-799-8755	<b>Phone</b>
<b>Email</b> gardner@trusklandca.com	<b>Email</b>

### 2. Subject Property Information

<b>Address/Location</b> N/A	<b>Parcel Identification Number(s)</b> Please see attached		
<b>Total Parcel(s) Acreage</b> 158.65	<b>Existing Zoning and Use(s)</b> R-1S and I-1	<b>Proposed Zoning District(s)</b> RMF-L R-5	<b>Future Land Use Classification</b> CMU

#### Applicant Tracking Information (This section completed by staff)

<b>Case Number:</b> 220-18	<b>Date/Time Received:</b> 9/2/20 1:30pm	<b>Received by:</b> GS
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### 3. Zoning Map Amendment Considerations

Requests for general rezonings do not consider a particular land use but rather all of the uses permitted in the requested zoning district for the subject property. Rezoning requests must be consistent with the New Hanover County 2016 Comprehensive Plan and the Unified Development Ordinance. Zoning Map amendments reclassify the land that is subject of the application to the requested zoning district classification(s) and subjects it to the development regulations applicable to the district(s).

The applicant must explain, with reference to attached plans (where applicable), how the proposed Zoning Map amendment meets the following criteria. (attach additional pages if necessary)

1. How would the requested change be consistent with the County's policies for growth and development, as described in the 2016 Comprehensive Plan, applicable small area plans, etc.?

Please see attached.

2. How would the requested zoning change be consistent with the property's classification on the 2016 Comprehensive Plan's Future Land Use Map?

Please see attached.

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?

Please see attached.

4. How will this zoning change serve the public interest?

Please See attached.

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". Applications determined to be incomplete must be corrected in order to be processed for further review.

**Application Checklist**

	<i>Applicant Initial</i>	<i>Staff Initial</i>
<input type="checkbox"/> This application form, completed and signed	<u>IGN</u>	<u>KV</u>
<input type="checkbox"/> Application fee: <ul style="list-style-type: none"> <li>• \$500 for 5 acres or less</li> <li>• \$600 for more than 5 acres</li> </ul>	<u>IGN</u>	<u>KV</u>
<input type="checkbox"/> Legal description (by metes and bounds) or recorded survey Map Book and Page Reference of the property requested for rezoning	<u>IGN</u>	<u>KV</u>
<input type="checkbox"/> One (1) hard copy of ALL documents	<u>IGN</u>	<u>KV</u>
<input type="checkbox"/> Acknowledgment and Signatures Form (if applicable)	<u>IGN</u>	<u>KV</u>
<input type="checkbox"/> One (1) digital PDF copy of ALL documents AND plans	<u>IGN</u>	<u>KV</u>

#### 4. Acknowledgement and Signatures

By my signature below, I understand and accept all of the limitations and obligations of the Zoning Map amendment for which I am applying. I understand that the existing Official Zoning Map is presumed to be correct. 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 comments; 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)

TRAFORD TRASK JR  
\_\_\_\_\_  
Print Name(s)

  
\_\_\_\_\_  
Signature of Applicant/Agent

Gardner Noble  
\_\_\_\_\_  
Print Name

Note: This 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, 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.*

**Subject Property**

Parcel ID Number(s): PID R02700-001-002-000

Total Parcel(s) Acreage: 158.65

Existing Zoning and Uses:

- Zoning District Map R-15, I-1

Proposed Zoning District(s): RMF-L-RESIDENTIAL MULTI-FAMILY LOW DENSITY DISTRICT, R-5 (Please see exhibit A)

Future Land Use Classification: COMMUNITY MIXED USE

**Questions**

- 1. How would the requested change be consistent with the County's policies for growth and development, as described in the 2016 Comprehensive Plan, applicable small area plans, etc.?**

The requested change (rezoning to RMF-Land R-5 from current allowed zoning of R-15 and I-2) would result in the establishment of a vibrant, diverse residential community that provides a better range of housing types, opportunities and choices in an area that the County has designated as a Growth Node. We are requesting the portion that is currently I-1 to be rezoned to R-5 and the remainder of the northern portion of the property to be rezoned to RMF-L. The proposed rezoning is consistent with the 2016 Comprehensive Plan that described this area as community mixed use as it would supply a range of housing types for a growing part of the county. Furthermore, the requested change:

- Supports one of three New Hanover County growth nodes (the Cape Fear Community College (CFCC) North Campus) via an increase in housing options
- Eliminates potential and unappealing light and heavy industrial development to the area
- Supports the increase in economic prosperity of local retail and commercial businesses

- 2. How would the requested zoning change be consistent with the property's classification on the 2016 Comprehensive Plan's Future Land Use Map?**

The predominant focus on the new Future Land Use Map is mixing land uses. Our request thoughtfully keeps focus on *residential* development, allowing for a broader mix of residential units (e.g. single-family, townhomes and multi-family) to create a more vibrant and diverse residential community New Hanover County leaders and citizens desire. While the Future Land Use Map classifies the subject parcel as Community Mixed Use, there is already a substantial amount of nearby retail and commercial development (e.g. the CFCC North Campus northwest, the North Chase development due west and just south at the intersection of S College Road/Market Street) that could be better served with increased residential. The requested map amendment is comparable to the ideal density as reported in the Community Mixed Use section of the Comprehensive Plan. Additionally, the Future Land Use Map classifies the land

due west (across I-40) from our subject property as an Employment Center which will further increase future demand for nearby residential options.

**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?**

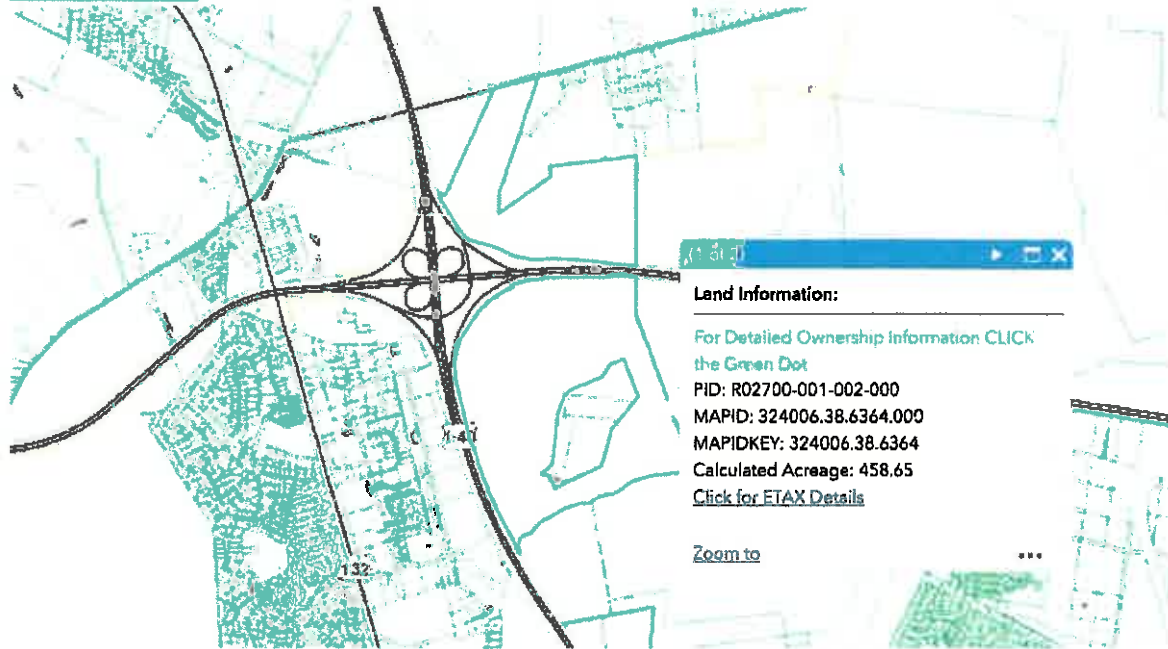
The subject parcel is located on the NE corner of the intersection of Interstate 140 and North Carolina Highway 140 (I-140 / NC 140), making it an ideal residential location for the workforce seeking immediate access to both the City of Wilmington and neighboring Counties.

**4. How will this zoning change serve the public interest?**

The intersection of Interstate 140 and North Carolina Highway 140 (I-140 / NC 140) is one of the first major gateways into the City of Wilmington, when entering from the north. While industrial developments often dominate a highway landscape, avoiding such development will better preserve the natural beauty of the land and New Hanover County's unique sense of place as a coastal destination will maintain its position as a desirable place to live, work and play. Additionally, the introduction of a residential community—serving more than just citizens seeking single-family residences—will provide greater economic opportunity for nearby retailers. The proposed rezoning change will also help provide different housing options for a growing county.

## Maps

### Parcel Lookup



### Parcel Map

PARID: R02700-001-002-000  
TF HOLDINGS LIMITED PTNRP



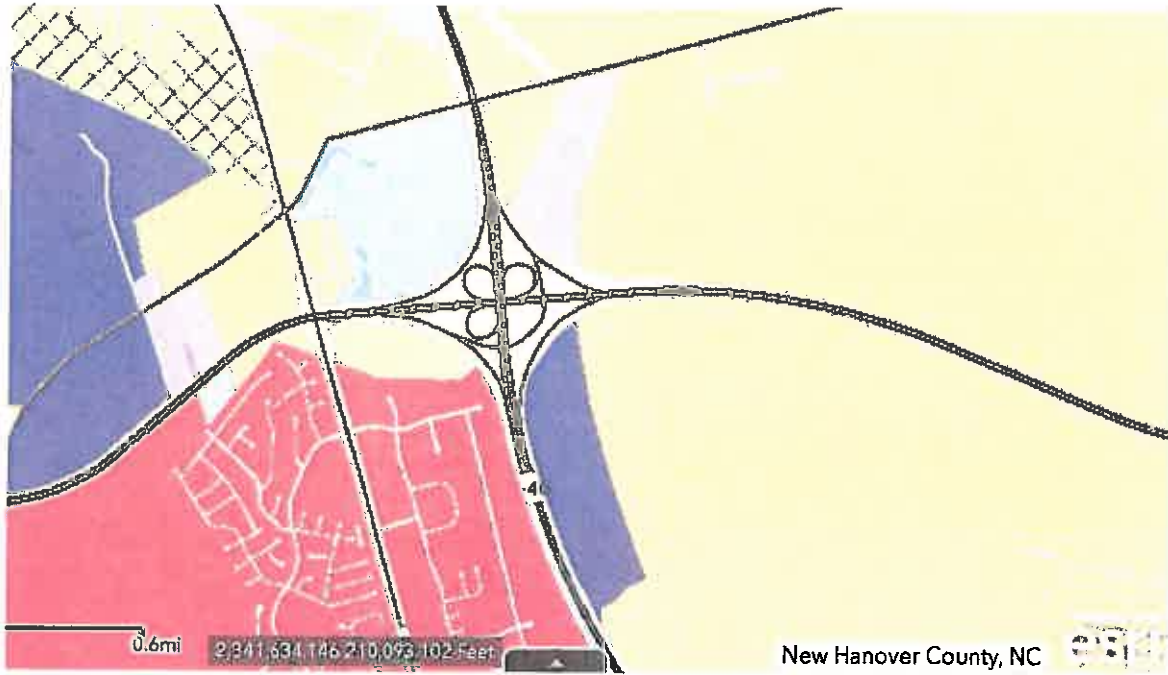
### Zoning Districts

Newton Farm: Reasoning Application

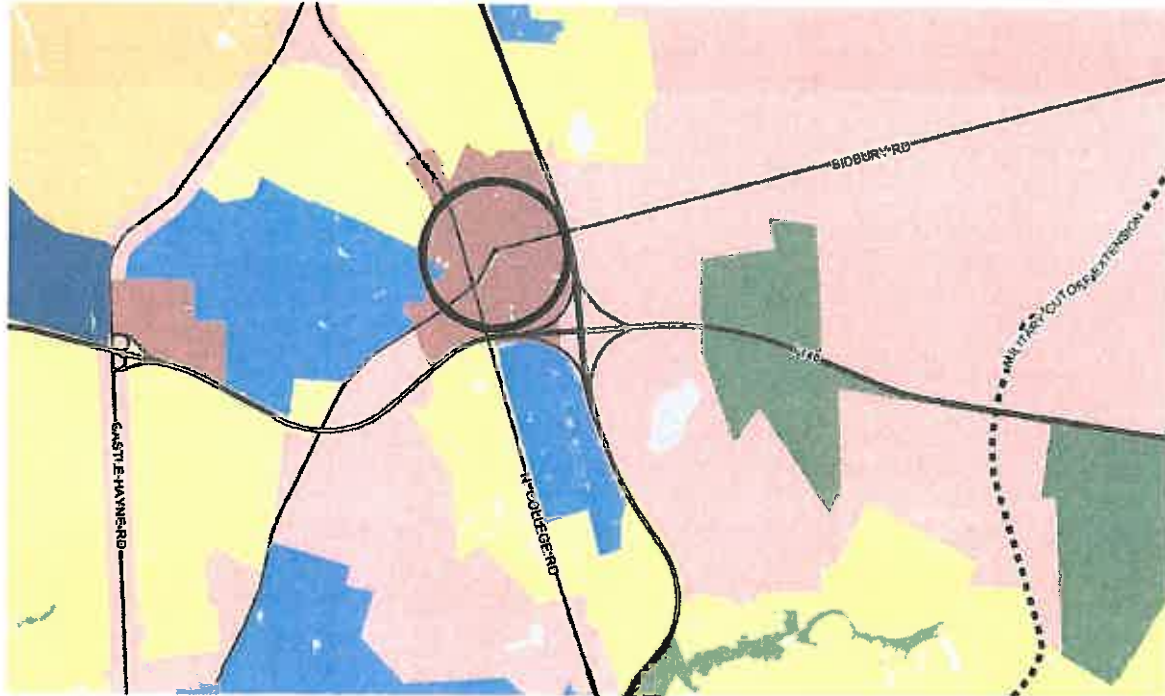
Light Purple: I-1 (Light Industrial)

Dark Purple: I-2 (Heavy Industrial)

Orange: R-15 (Residential-15; allowed density 2.5 units/acre)



**Future Land Use: COMMUNITY MIXED USE**





**Exhibit A**



**Legal Description/Page Reference**

NORTH CAROLINA  
NEW HANOVER COUNTY

JR REGISTRATION MARY SUE 0076  
REGISTER OF DEEDS  
NEW HANOVER COUNTY, NC  
2000 NOV 16 01 23 17 PM  
2834 PG 287-288 FEE 66 00  
INSTRUMENT # 888131

Prepared By: Richard G. Sawyer  
NC Department of Transportation  
Attorney General's Office  
1806 Mail Service Center  
Raleigh, N.C. 27699-1806

DEPARTMENT OF TRANSPORTATION,  
Plaintiff,

v

MEMORANDUM OF ACTION  
(G S 136-104)

RAIFORD G TRASK, JR, D WEBSTER TRASK and wife,  
JULIA C TRASK, and ETHEL T COUPLAND and husband,  
HOWARD W COUPLAND,  
Defendants

00CV30355-1

Take Notice

1 That on the 13th day of November, 2000, the Department of Transportation, under the provisions of Article 9, Chapter 136 of the General Statutes, instituted the above-captioned civil action in the Superior Court of New Hanover County by the filing of a Complaint and Declaration of Taking and by the issuance of summons, that pursuant to G S 136-104, the interest and area specified in said Complaint and Declaration of Taking vested in the Department of Transportation on said date

2 That the above-named defendants are the persons who the Department is informed and believes may have or claim to have an interest in said lands

3 That the property which is the subject of this action is described as follows

Those certain lands lying and being in Cape Fear Township, New Hanover County, North Carolina and being more particularly described as follows

Being those lands described and conveyed in the following deeds (1) deed dated December 5, 1980 to D Webster Trask, Ethel T Coupland and Raiford G Trask, Jr and recorded in Book 1178, Page 733, and (2) deed dated December 28, 1976 to Raiford G Trask, Jr, Ethel T Coupland and Daniel Webster Trask and recorded in Book 1085, Page 269 -- both of the New Hanover County Registry The property descriptions contained in said deeds are hereby incorporated by reference.

4 That the estate or interest acquired in or across said lands taken are described in Exhibit "B" of said Complaint and Declaration of Taking

This the 13th day of November, 2000

MICHAEL F EASLEY  
Attorney General

*Robert O Crawford III*  
Robert O Crawford, III  
Special Deputy Attorney General

Project No 6 258002B  
Parcel No 023  
I D No R-2633CB

RETURNED TO

*Peggy Creech  
Clerk's Office*

2000-475