



NEW HANOVER COUNTY

PLANNING BOARD AGENDA

Assembly Room, New Hanover County Historic Courthouse

24 North Third Street, Room 301 Wilmington, NC 28401

Members of the Board

Paul Boney, Chair | **Jeffrey P Petroff**, Vice-Chair

Thomas 'Jordy' Rawl | **Ernest Olds** | **Donna Girardot** | **H. Allen Pope** | **Colin J. Tarrant**

Rebekah Roth, Director | **Ken Vafier**, Planning Manager

MARCH 4, 2021 6:00 PM

Meeting Called to Order by Chair, Paul Boney

Pledge of Allegiance by Planning Manager, Ken Vafier

Approval of Minutes

REGULAR ITEMS OF BUSINESS

The Planning Board may consider substantial changes in these petitions as a result of objections, debate, and discussion at the meeting, including rezoning to other classifications.

1 Public Hearing

Rezoning Request (Z21-03) – Request by Terroir Development, LLC on behalf of the property owners, Charles R. Clay, Sr., and the Essie W. Clay Revocable Living Trust, to rezone approximately 5.12 acres of land located at 4615 Gordon Road from R-15, Residential District, to (CZD) RMF-M, Conditional Residential Multi-Family Moderate Density District, in order to develop an 84-unit multi-family project.

OTHER ITEMS

- 1 Workforce Housing Initiatives Update
- 2 Unified Development Ordinance Update (State Law and Ongoing Maintenance Amendments)
- 3 Unified Development Ordinance Update (Stormwater Ordinance)

**NEW HANOVER COUNTY PLANNING BOARD
REQUEST FOR BOARD ACTION
MEETING DATE: 3/4/2021**

Regular

DEPARTMENT: Planning **PRESENTER(S):** Brad Schuler, Senior Planner

CONTACT(S): Brad Schuler; Rebekah Roth, Planning and Land Use Director

SUBJECT:

Public Hearing

Rezoning Request (Z21-03) – Request by Terroir Development, LLC on behalf of the property owners, Charles R. Clay, Sr., and the Essie W. Clay Revocable Living Trust, to rezone approximately 5.12 acres of land located at 4615 Gordon Road from R-15, Residential District, to (CZD) RMF-M, Conditional Residential Multi-Family Moderate Density District, in order to develop an 84-unit multi-family project.

BRIEF SUMMARY:

The applicant is seeking to rezone approximately 5.12 acres of land located at 4615 Gordon Road from R-15 to RMF-M in order to develop an 84-unit multi-family project.

The applicant has proposed and agreed to a condition that requires the development to be awarded Low-Income Housing Tax Credits through the North Carolina Housing Finance Agency. This would restrict the residents' incomes to under 80% area median income (AMI). In addition, 21 of the proposed units would be restricted to residents whose incomes are 30% or below AMI.

Under the current zoning, a performance residential development would be permitted up to 13 dwelling units on the site at a density of 2.5 du/ac. The proposed 84 units equate to an overall density of 16.4 du/ac.

As currently zoned, it is estimated the site would generate about 14 trips during the peak hours if developed at the permitted density. The proposed development would increase the estimated number of peak hour trips by about 15-25 trips during the peak hours. However, according to the applicant, residents who are earning 30% or less than average median income (AMI) are typically seniors or persons with disabilities who either generally drive outside of the peak hours or rely on other modes of transportation. The estimated traffic generated from the site is under the 100 peak hour threshold that triggers the ordinance requirement for a Traffic Impact Analysis. In addition, this proposal is estimated to generate less traffic than the recreational use SUP approved by the Board of Commissioners for this property in 2018.

Based on a generalized historic generation rate, staff would estimate that the increase in homes would result in approximately 18 additional students than would be generated under current zoning. However, affordable housing developments may be more likely to provide housing for families with school-age children, so the proposed rezoning may generate more students than would be estimated using the historic generation rate estimates. Please refer to the Schools section included in this report for additional information on school enrollment and capacity.

The property is located adjacent to the Gordon Road/I-40 interchange and shares access with an existing gas station and storage lot. In addition, two nearby residential developments have obtained a Special Use Permit to exceed the maximum density of the base residential district and include multi-family housing. Due to the location and surrounding development pattern, it is less likely the site will be developed with low density housing. The timing of the Gordon Road

widening project has also been accelerated and is now scheduled to begin in 2024. Lastly, the proposed RMF-L district will increase the completeness of communities, one the Board of Commissioners' strategic goals.

The 2016 Comprehensive Plan classifies the site as General Residential. The proposed development is **INCONSISTENT** with the General Residential place type because the proposed density is greater than the density recommended for this place type. However, staff is supportive of the proposed development as it is aligned with the goals of the Comprehensive Plan for providing affordable housing and creating complete communities. It also is aligned with the Comprehensive Plan's intent of providing an orderly transition of uses from higher intensity to lower intensity areas and providing for a range of housing types. The proposed moderate density multi-family housing is also consistent with the existing development pattern of the surrounding area.

As state law dictates, if the rezoning were to be approved even though inconsistent with the Comprehensive Plan, the Plan must be concurrently amended to reflect the specific place type that is most similar to the proposed development.

Therefore, it is staff's recommendation to amend the place type for the subject site to Community Mixed Use because the proposal is in line with the recommended density of the place type. This place type is also more appropriate for the area because single-family homes are less likely to be built immediately adjacent to major thoroughfares, and this place type would encourage the development of projects that would provide a buffer and serve as a transition to the existing single-family residences along Gordon Road.

STRATEGIC PLAN ALIGNMENT:

Intelligent Growth & Economic Development Encourage development of complete communities in the unincorporated county
Citizens have daily needs met by NHC businesses and support them
Ensure NHC has appropriate housing to support business growth
Increase connectivity of residents to each other and their investment to New Hanover County

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RECOMMENDED MOTION AND REQUESTED ACTIONS:

Staff recommends approval of the proposal and the reclassification the subject site from General Residential to Community Mixed Use. Staff suggests the following motion:

I move to **APPROVE** the proposed rezoning to a Conditional RMF-M district. While I find it to be **INCONSISTENT** with the purposes and intent of the Comprehensive Plan because the project exceeds the density recommended for the General Residential place type, I find **APPROVAL** of the rezoning request is reasonable and in the public interest because the proposal would provide an appropriate transition from a major thoroughfare to existing single-family housing, is consistent with the development pattern of the surrounding properties, and supports the County's goals of providing for a range of housing types and opportunities for households of different sizes and income levels.

In accordance with the North Carolina General Statutes, I move to reclassify the property from the General Residential place type to the Community Mixed Use place type. I find the proposal is consistent with the recommended building types and densities of the Community Mixed Use classification. In addition, the Community Mixed Use classification would encourage the development of projects that would better serve as a transition between a major thoroughfare and single-family housing.

[Optional] Note any conditions to be added to the district:

1. The development must be awarded Low-Income Housing Tax Credits through the North Carolina Housing Finance Agency.
2. Appropriate pavement markings shall be installed along the 60-foot access easement from Gordon Road to the subject site to identify two lanes of travel. In addition, no parking shall be permitted within the easement and “no parking” signs shall be installed in accordance with the North Carolina Fire Code.

Alternative Motion for Denial

I move to **DENY** the proposed rezoning to a Conditional RMF-M district. I find it to be **INCONSISTENT** with the purposes and intent of the Comprehensive Plan because the proposal exceeds the density recommended for the General Residential place type. I also find **DENIAL** of the rezoning request is reasonable and in the public interest because the proposal is not consistent with the desired character of the surrounding community and the density will adversely impact the adjacent neighborhoods.

COUNTY MANAGER'S COMMENTS AND RECOMMENDATIONS: (only Manager)

SCRIPT for Zoning Map Amendment Application (Z21-03)

Request by Terroir Development, LLC on behalf of the property owners, Charles R. Clay, Sr., and the Essie W. Clay Revocable Living Trust, to rezone approximately 5.12 acres of land located at 4615 Gordon Road from R-15, Residential District, to (CZD) RMF-M, Conditional Residential Multi-Family Moderate Density District, in order to develop an 84-unit multi-family project.

1. This is a public hearing. We will hear a presentation from staff. Then the applicant and any opponents will each be allowed 15 minutes for their presentation and additional 5 minutes for rebuttal.
2. Conduct Hearing, as follows:
 - a. Staff presentation
 - b. Applicant's presentation (up to 15 minutes)
 - c. Opponent's presentation (up to 15 minutes)
 - d. Applicant's rebuttal (up to 5 minutes)
 - e. Opponent's rebuttal (up to 5 minutes)
3. Close the public hearing
4. Board discussion
5. **Vote on the application.** The motion should include a statement saying how the change is, or is not, consistent with the land use plan and why approval or denial of the rezoning request is reasonable and in the public interest.

Example Motion of Approval

I move to **APPROVE** the proposed rezoning to a Conditional RMF-M district. While I find it to be **INCONSISTENT** with the purposes and intent of the Comprehensive Plan because the project exceeds the density recommended for the General Residential place type, I find **APPROVAL** of the rezoning request is reasonable and in the public interest because the proposal would provide an appropriate transition from a major thoroughfare to existing single-family housing, is consistent with the development pattern of the surrounding properties, and supports the County's goals of providing for a range of housing types and opportunities for households of different sizes and income levels.

In accordance with the North Carolina General Statutes, I move to reclassify the property from the General Residential place type to the Community Mixed Use place type. I find the proposal is consistent with the recommended building types and densities of the Community Mixed Use classification. In addition, the Community Mixed Use classification would encourage the development of projects that would better serve as a transition between a major thoroughfare and single-family housing.

[Optional] Note any conditions to be added to the district:

1. The development must be awarded Low-Income Housing Tax Credits through the North Carolina Housing Finance Agency.

2. Appropriate pavement markings shall be installed along the 60-foot access easement from Gordon Road to the subject site to identify two lanes of travel. In addition, no parking shall be permitted within the easement and “no parking” signs shall be installed in accordance with the North Carolina Fire Code.

Example Motion of Denial

I move to **DENY** the proposed rezoning to a Conditional RMF-M district. I find it to be **INCONSISTENT** with the purposes and intent of the Comprehensive Plan because the proposal exceeds the density recommended for the General Residential place type. I also find **DENIAL** of the rezoning request is reasonable and in the public interest because the proposal is not consistent with the desired character of the surrounding community and the density will adversely impact the adjacent neighborhoods.

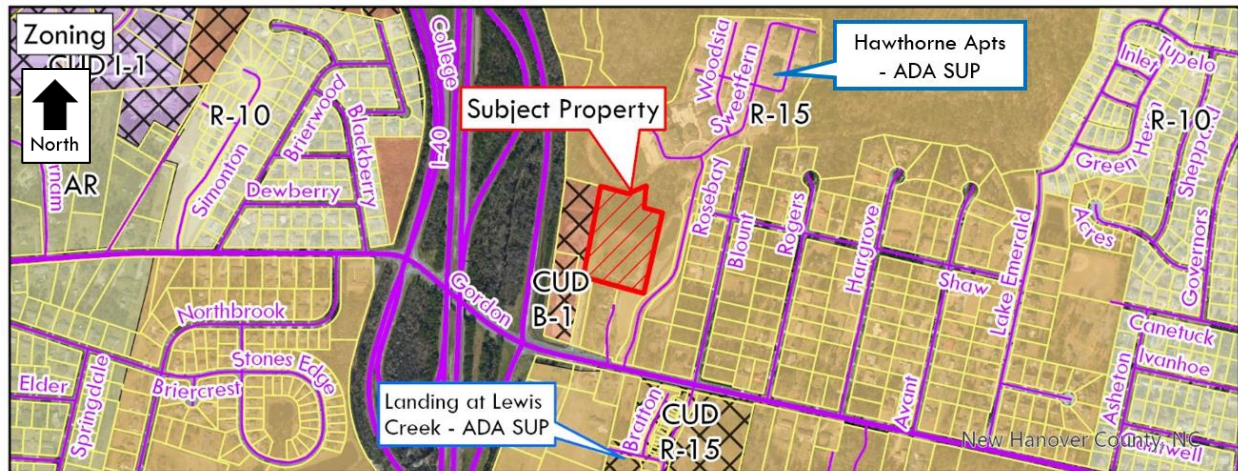
Alternative Motion for Approval/Denial:

I move to [Approve/Deny] the proposed rezoning to a Conditional RMF-M district. I find it to be [Consistent/Inconsistent] with the purposes and intent of the Comprehensive Plan because [insert reasons]

I also find [Approval/Denial] of the rezoning request is reasonable and in the public interest because [insert reasons]

STAFF SUMMARY OF Z21-03 CONDITIONAL REZONING APPLICATION

APPLICATION SUMMARY	
Case Number: Z21-03	
Request: Rezoning to a Conditional RMF-M district	
Applicant: Stephanie Norris with Terroir Development, LLC	Property Owner(s): Charles R. Clay, Sr. and Essie W. Clay Revocable Living Trust
Location: 4615 Gordon Road	Acreage: 5.12
PID(s): R04300-001-007-000	Comp Plan Place Type: General Residential
Existing Land Use: Undeveloped	Proposed Land Use: Multi-Family
Current Zoning: R-15, Residential	Proposed Zoning: (CZD) RMF-M



ADA = Additional Dwelling Allowance Special Use Permit (SUP) for greater density than permitted by-right in base zoning district – formerly titled High Density SUP

SURROUNDING AREA		
	LAND USE	ZONING
North	Multi-Family Residential	R-15
East	Single-Family Residential	R-15
South	Single-Family Residential, Gas Station	R-15, (CUD) B-1
West	Storage, I-40	(CUD) B-1



ZONING HISTORY

July 7, 1972	Initially zoned R-15 (Area 8B)
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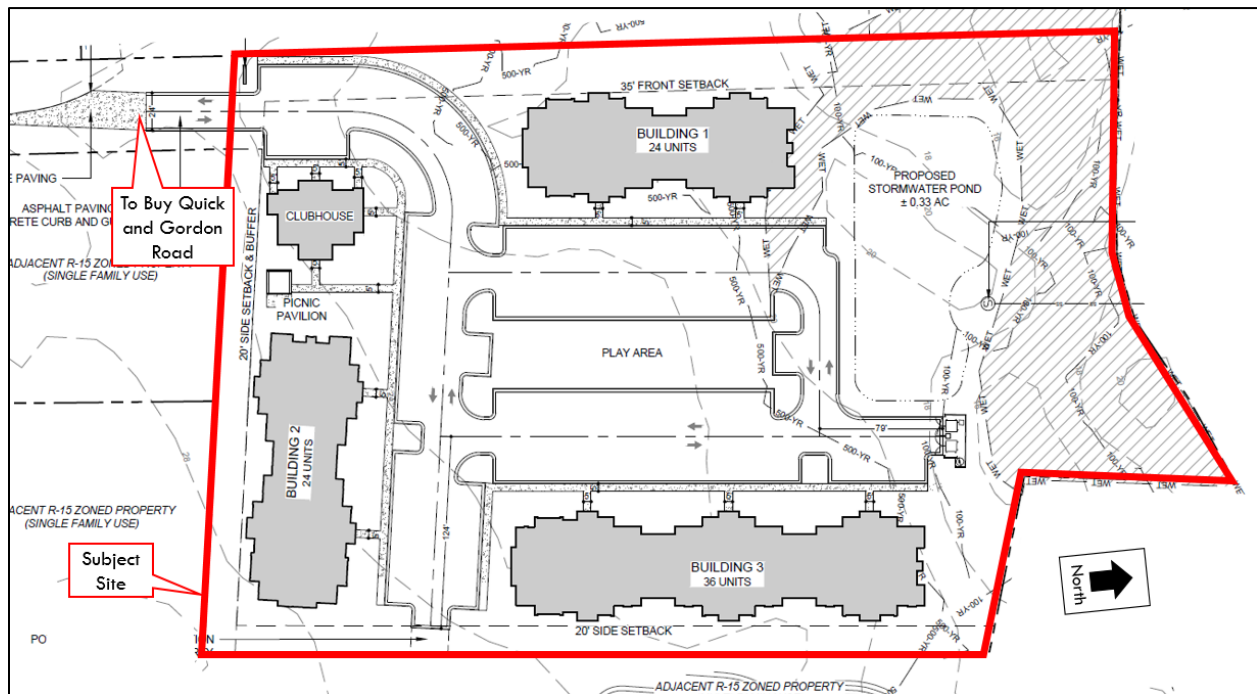
COMMUNITY SERVICES

Water/Sewer	Water and sewer services are available through CFPUA via mainline extension
Fire Protection	New Hanover County Fire Services, New Hanover County Northern Fire District, New Hanover County Murrayville Station
Schools	Murrayville Elementary, Trask Middle, and Laney High Schools
Recreation	Smith Creek Park, Parkwood Recreation Area, Ogden Park

CONSERVATION, HISTORIC, & ARCHAEOLOGICAL RESOURCES

Conservation	The Conservation Resources Map indicates that swamp forest wetlands may be present on the site. The applicant's conceptual site plan indicates that there are approximately 0.8 acres of wetlands on the site. Verification of regulated the wetlands will be required during the site plan review process. Conservation space is required for pocosin or swamp forest wetlands when at least five acres of the resource exists on the property.
Historic	No known historic resources
Archaeological	No known archaeological resources

APPLICANT'S PROPOSED CONCEPTUAL PLAN



Includes Staff Markups

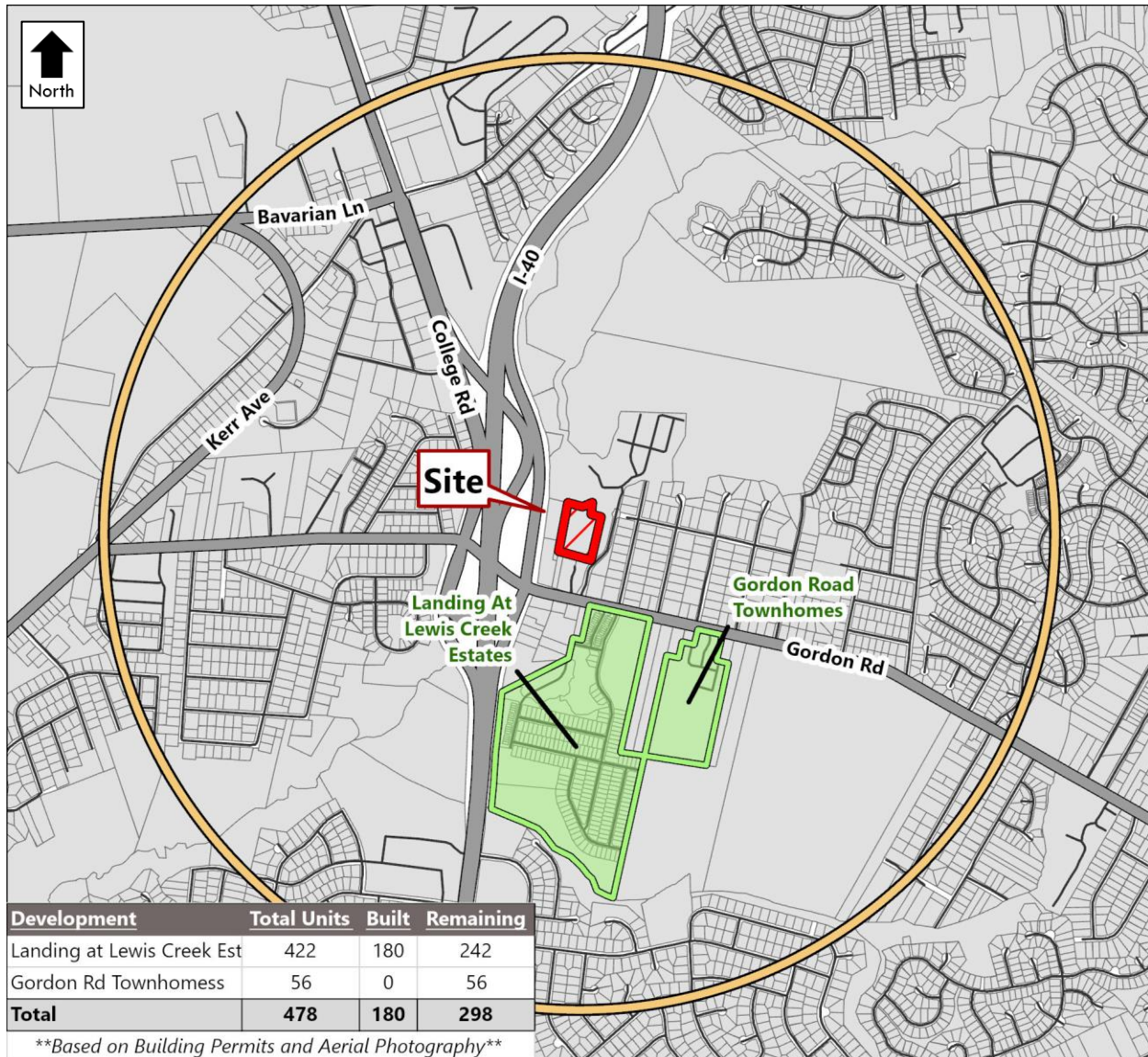
- The applicant is proposing to construct an 84-unit multi-family project. The units will be located within three buildings containing 24-36 units each. The buildings will be three stories with a maximum height of 45 feet.
- The applicant is seeking Low-Income Housing Tax Credits through the North Carolina Housing Finance Agency which would restrict the residents' incomes to under 80% area median income (AMI). In addition, 21 of the proposed units will be restricted to residents whose incomes are 30% or below AMI.
- The proposal would include about 1.7 acres of open space (34% of the site), which exceeds the County's requirement of providing 20% open space.

ZONING CONSIDERATIONS

- The R-15 district in this area was established in 1972. At the time, the purpose of the R-15 district was to ensure that housing served by private septic and well would be developed at low densities. Since that time, water and sewer services have become available to the surrounding area; however, the Gordon Road corridor is mostly zoned for low density housing.
- While the R-15 district is the predominant zoning in the surrounding area, two nearby developments obtained special use permits to exceed the maximum density of the base zoning district of 2.5 du/ac (Hawthorne at Smith Creek Apts - 7.72 du/ac, and The Landing at Lewis Creek Estates – 5.15 du/ac).
- Under the County's performance residential standards, the site would be permitted up to 13 dwelling units at a density of 2.5 du/ac. The proposed 84 units equate to an overall density of 16.4 du/ac.

- In 2018, the Board of Commissioners approved a Special Use Permit application that would have allowed for the development of an indoor/outdoor recreation center on the subject site. That permit has since expired.

AREA SUBDIVISIONS UNDER DEVELOPMENT



TRANSPORTATION

- Access is proposed to be provided to the subject property from Gordon Road, an NCDOT-maintained arterial street. The access is shared with the adjacent gas station and storage lot within an existing 60' access easement.



- The shared access does not permit left-out movements which requires motorists leaving the site seeking to travel east on Gordon Road to initially go west and then make a u-turn at the N. College Road intersection. This u-turn lane was recently extended with The Landing at Lewis Creek Estates development. According to the Traffic Impact Analysis (TIA) completed for that development, the N. College Road and Gordon Road intersection was estimated to operate at a "D" Level of Service (LOS) in 2021 when that project is expected to be completed.
- The applicant has also designed the site to allow for a future connection to Rosebay Terrance, a private road that accesses the neighboring Hawthorne at Smith Creek apartment complex. A connection to this road would allow motorists to travel to the signal on Gordon Road at Blount Drive, and for the neighboring residents to travel to the Buy Quick gas station without having to travel on Gordon. The applicant has reached out to the owners of the Hawthorne project to see if an agreement for the connection could be established.

- As currently zoned, it is estimated the site would generate about 14 trips during the peak hours if developed at the permitted density. The proposed development would increase the estimated number of peak hour trips by about 15-25 trips during the peak hours. However, according to the applicant, residents who are earning 30% or less than average median income (AMI) are typically seniors or persons with disabilities who either generally drive outside of the peak hours or rely on other modes of transportation.
- The estimated trip generation for the proposal is less than the recreation center approved for the site in 2018. That center was estimated to have generated around 50-60 trips during the peak hours.
- The estimated traffic generated from the site is under the 100 peak hour threshold that triggers the ordinance requirement for a Traffic Impact Analysis.

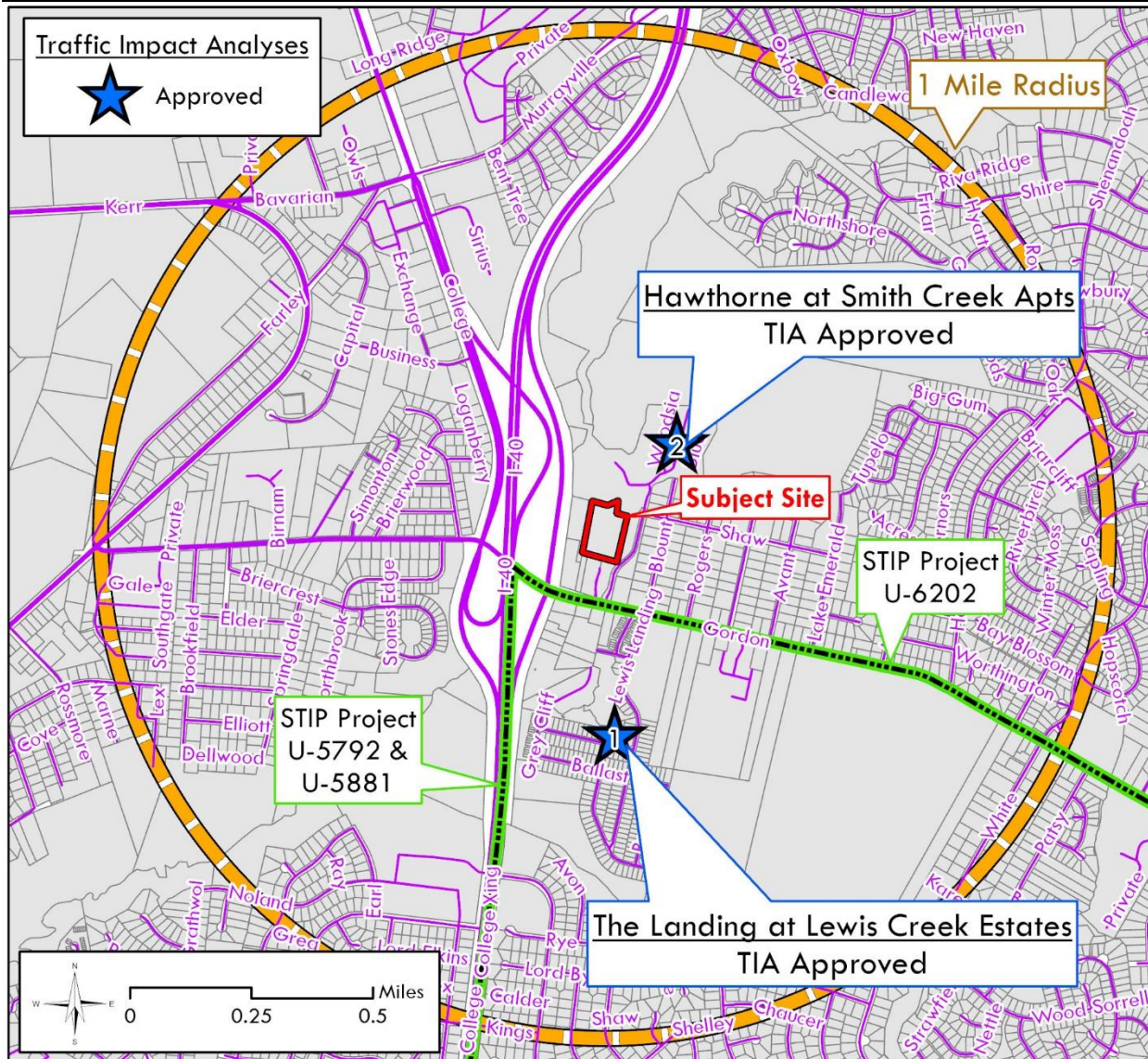
	Intensity	Approx. Peak Hour Trips
Existing Development:	Undeveloped	0 AM / 0 PM
Typical Development under Current Zoning:	13 Single-Family Dwellings	14 AM / 14 PM
Proposed Development:	84 Mid-Rise Multi-Family Units	29 AM / 37 PM

- Because a TIA is not required to analyze transportation impacts at this time, Staff has provided the volume to capacity ratio for the adjacent roadways near the subject site. While volume to capacity ratio, based on average daily trips, can provide a general idea of the function of adjacent roadways, the delay vehicles take in seconds to pass through intersections is generally considered a more effective measure when determining the Level of Service of a roadway.

NCDOT Average Annual Daily Traffic (AADT) - 2019

<i>Road</i>	<i>Location</i>	<i>Volume</i>	<i>Capacity</i>	<i>V/C</i>
Gordon Road	4400 Block	22,500	19,600	1.15

Nearby Planned Transportation Improvements and Traffic Impact Analyses



Nearby NC STIP Projects:

- STIP Project U-6202
 - Project to widen Gordon Road from the I-40 ramps to Market Street. The widening of Gordon Road will result in the road having four lanes and a center median. The project is currently scheduled to begin in the summer of 2024.
- U-5792 (College/MLK Interchange) & U-5881 (College Road Improvements)
 - Project to upgrade College Road from Gordon Road to New Centre Drive. NCDOT's recommended plans for these projects include converting certain intersections along College Road into interchanges, including at MLK Parkway and Kings Drive.
 - The College/MLK Interchange project is currently scheduled to begin in 2026 and the College Road Improvements projects is scheduled to begin after 2030.

Nearby Traffic Impact Analyses:

Traffic Impact Analyses are completed in accordance with the WMPO and NCDOT standards. Approved analyses must be re-examined by NCDOT if the proposed development is not completed by the build out date established within the TIA.

Proposed Development	Land Use/Intensity	TIA Status
1. The Landing at Lewis Creek	<ul style="list-style-type: none"> • 207 single-family dwellings • 40 townhome units • 192 multi-family units 	<ul style="list-style-type: none"> • TIA approved September 6, 2017 • 2021 Build Out Year
<p>The TIA requires improvements be completed at certain intersections in the area. The notable improvements consisted of:</p> <ul style="list-style-type: none"> • Extension of the northbound turn lane on Gordon Road and North College Road/I-40 westbound ramps. • Extension of the existing westbound left-turn lane and extend the existing southbound left turn lane on Gordon road and North College Road/I-40 eastbound Ramps. • Signalization of the intersection of Gordon and Blount Drive (site access). Installation of a westbound-left turn lane on Gordon Road and eastbound right-turn lane on Gordon Road at the site access. 		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"> • Gordon Road Buy Quick 		
Development Status: 190 lots have been platted at this time. Currently all roadway improvements have been completed.		

Proposed Development	Land Use/Intensity	TIA Status
2. Smith Creek Village Development	<ul style="list-style-type: none"> • 318 multi-family units 	<ul style="list-style-type: none"> • TIA approved February 7, 2019 • 2020 Build Out Year
<p>The TIA requires improvements be completed at certain intersections in the area. The notable improvements consisted of:</p> <ul style="list-style-type: none"> • At site access construction of a right-in/right-out only access and stop control for egress traffic. • Installation of a westbound right-turn lane and southbound left-turn lane at Gordon Road and Blount Drive. 		
<u>Nearby Proposed Developments included within the TIA:</u>		
<ul style="list-style-type: none"> • The Landing at Lewis Creek Estates Subdivision 		
Development Status: Completed. All roadway improvements have been completed.		

ENVIRONMENTAL

- The property contains an AE Special Flood Hazard Area along the northern boundary, however, no buildings are proposed within it.
- The property does not contain any Natural Heritage Areas.
- The property is within the Smith Creek (C;Sw) watershed.
- Per the Classification of Soils in New Hanover County for Septic Tank Suitability, soils on the property consist of Class II (moderate limitation), Class III (severe limitation), and Class IV (unsuitable) soils. However, the site is expected to be served by CFPWA when developed.

OTHER CONSIDERATIONS

SCHOOLS

- Students living in the proposed development would be assigned to Murrayville Elementary School, Trask Middle School, and Laney High School. Students may apply to attend public magnet, year-round elementary, or specialty high schools.
- A maximum of 13 dwelling units would be permitted under the current R-15 zoning base density, and 84 units could potentially be developed under the proposed zoning for an increase of 71 dwelling units.
- Based on a generalized historic generation rate*, staff would estimate that the increase in homes would result in approximately 18 additional students than would be generated under current zoning. However, affordable housing developments may be more likely to provide housing for families with school-age children, so the proposed rezoning may generate more students than would be estimated using the historic generation rate.

Development Type	Intensity	Estimated Student Generation (generalized historic student generation rate)*
Existing Development	Undeveloped	Total: 0 (0 elementary, 0 middle, 0 high)
Typical Development under Current R-15 Zoning	13 residential units	Total: 2 (1 elementary, 0 middle, 1 high)
Proposed (CZD) RMF-M Zoning	84 residential units	Total: 20 (9 elementary, 4 middle, 6 high)

* Generalized historic generation rates are calculated by dividing the projected New Hanover County public school student enrollment for the 2020-2021 school year by the estimated number of dwelling units in the county. Currently, there are an average of 0.24 public school students (0.11 for elementary, 0.05 for middle, and 0.08 for high) generated per dwelling unit across New Hanover County. These numbers are updated annually and include students attending out-of-district specialty schools, such as year-round elementary schools, Isaac Bear, and SeaTECH. Generation rates do not take into account different housing types and different locations, which typically yield different numbers of students.

- Since the proposed development is likely to have a build-out date within 5 years, staff has outlined existing school capacity to provide a general idea of the potential impact on public schools.
- These numbers do not reflect any future capacity upgrades that may occur over the next five years or changes to student populations.

School Enrollment* and Capacity - 2020-2021 Estimates**

Level	Total NHC % Capacity	School	Enrollment of Assigned School	Capacity of Assigned School w/ Portables	% of Capacity of Assigned School	Funded Capacity Upgrades
Elementary	97%	Murrayville	526	643	82%	None
Middle	107%	Trask	717	662	108%	None
High	105%	Laney	2,063	1,903	108%	None

* Enrollment is based on the New Hanover County Schools enrollment that was projected for the 2020-2021 school year.

** Capacity calculations were determined by New Hanover County Schools for the 2020-2021 school year and are based on NC DPI Facility Guidelines & Class Size Requirements. Modifications refer to specific program requirements unique to a particular school. These may include exceptional children's classrooms beyond the original building design, classrooms to serve a unique population such as ESL, or classrooms designated for art and music if the building wasn't specifically designed with those spaces.

- School staff presented a facility needs survey to the Board of Education on January 5, 2021 that included updated NC Department of Public Instruction student growth projections and school capacity data. While Planning staff does not yet have information specific to the projected enrollment and capacity of the schools that would be affected by this request, it appears that planned facility upgrades, combined with changes to student enrollment patterns, will result in adequate capacity district-wide over the next five years if facility upgrades are funded.

NEW HANOVER COUNTY STRATEGIC PLAN
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- One of the goals of the New Hanover County Strategic Plan for 2018-2023 is to encourage the development of complete communities in the unincorporated county by increasing housing diversity and access to basic goods and services.
- The proposed RMF-M zoning district would allow for an increase in housing diversity and would allow those residents to utilize existing goods and services within one mile of the subject property.
- The predominant housing type is single family detached at 76%. Under the proposed RMF-M district the site would allow for multi-family (apartments) and increase housing type diversity by reducing the percentage of single family detached (76% to 74%), and increasing the percentage of multi-family residences (21% to 22%).
- In addition to increasing the housing type diversity of the community, the proposal would also provide housing at more affordable price points for residents earning less than 80% area median income (AMI). Income-restricted affordable housing, like the proposed LIHTC project, that are located in complete communities can create a more equitable, integrated and diverse community. The County is finalizing the Comprehensive Housing Study which will provide an assessment of the significant characteristics of the current housing market in order to better identify needed housing price points. Currently, the number of rental units in the County serving the population at these income levels is limited.

- The subject property is located in the Gordon Road community area, where 30% of residents currently live within one-mile of a convenience need (grocery store, retail staples, pharmacies, etc.), a support service (urgent care, primary doctor's office, child & adult care, etc.), and a community facility (public park, school, museum etc.). The proposed RMF-M district would increase the number of residences within one-mile of goods and services (30% to 31%).

REPRESENTATIVE DEVELOPMENTS

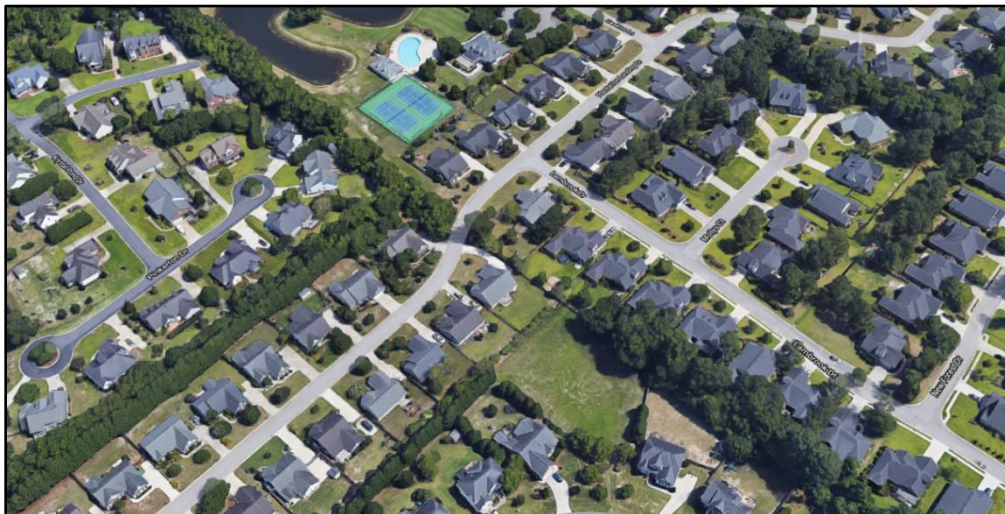
Representative Developments of R-1.5:



Grayson Park



Clay Crossing



Plantation Landing

Representative Developments of RMF-M:



Amberleigh Shores



Parks at Three Oaks

Context and Compatibility

- The property is located adjacent the Gordon Road/I-40 interchange and shares access with an existing gas station and storage lot.
- The timing of the Gordon Road widening project has been accelerated and is now scheduled to begin in 2024.
- Two nearby residential developments have obtained a Special Use Permit to exceed the maximum density of the base residential zoning district and include multi-family housing.
- Due to the location and surrounding development pattern, the property is less likely to be developed with low density housing. The last development proposal for the site was for a recreation facility, for which a Special Use Permit was approved in 2018.

2016 COMPREHENSIVE PLAN

The New Hanover County Future Land Use Map provides a general representation of the vision for New Hanover County's future land use, as designated by place types describing the character and function of the different types of development that make up the community. These place types are intended to identify general areas for particular development patterns and should not be interpreted as being parcel specific.



Future Land Use Map Place Type	General Residential
Place Type Description	Focuses on lower-density housing and associated civic and commercial services. Typically, housing is single-family or duplexes. Commercial uses should be limited to strategically located office and retail spaces, while recreation and school facilities are encouraged throughout. Types of uses include single-family residential, low-density multi-family residential, light commercial, civic, and recreational.
Analysis	<p>The subject parcel is located along Gordon Road just east of the I-40 and Gordon Road interchange. The site is adjacent to a Buy Quick gas station, an outdoor boat storage facility, and the Hawthorne at Smith Creek apartments. The proposed development will share access to Gordon Road with the Buy Quick gas station and the outdoor boat storage facility.</p> <p>This area was designated as General Residential due to the primarily lower density residential development pattern along the Gordon Road corridor toward Market Street. Although non-residential and multi-family projects were approved and permitted in this area prior to the adoption of the Comprehensive Plan in 2016, these types of low intensity commercial and low-density multi-family uses could be appropriate in a variety of place types, including General Residential.</p> <p>As proposed, the density of this multi-family project is not consistent with the General Residential place type because it exceeds the density range of up to eight units per acre outlined for General Residential areas. However, the proposed project assists in meeting the goals of the Comprehensive Plan by providing affordable housing for residents with fewer existing housing</p>

	<p>options and by establishing higher densities along major roadways that provide a transition of densities and intensities. In this case, the project is located adjacent to an existing commercial development which allows direct access to a major arterial roadway and creates an orderly transition by placing higher density multi-family between the high intensity Interstate corridor where low density single-family housing is less likely to be developed and the existing low intensity residential uses along Gordon Road</p> <p>The General Residential place type may no longer be an appropriate designation in this area because the existing commercial and multi-family projects and close proximity to a major roadway suggest the need for higher densities. Generally, the Comprehensive Plan designates areas along major roadways with higher residential densities and a mix of uses as Community Mixed Use in order to allow for the orderly transition of densities and intensities. This place type also focuses on small-scale, compact mixed-use development patterns. This type of development pattern would assist with providing opportunities for affordability and a range of housing types, opportunities, and choices.</p> <p>In situations when the Board of Commissioners approve a request that is found to be inconsistent with the Comprehensive Plan, state statutes require a statement approving the request and a declaration that the plan be amended concurrently to reflect the specific place type that is most similar to the proposed development. The statement must also include an explanation of the change in conditions in the area that were taken into account in the decision.</p>
Consistency Recommendation	<p>The proposed development is INCONSISTENT with the General Residential place type because the proposed density is greater than the maximum density recommended for this place type.</p> <p>However, staff is supportive of the proposed development as it is aligned with the goals of the Comprehensive Plan for providing affordable housing and creating complete communities. It is also aligned with the Comprehensive Plan's intent of providing an orderly transition of uses from higher intensity to lower intensity areas and providing for a range of housing types. The proposed moderate density multi-family housing is also consistent with the existing development pattern of the surrounding area.</p> <p>As state law dictates, if the rezoning were to be approved even though inconsistent with the Comprehensive Plan, the Plan must be concurrently amended to reflect the specific place type that is most similar to the proposed development.</p> <p>Therefore, it is staff's recommendation to amend the place type for the subject site to Community Mixed Use because the proposal is in line with the recommended density of the place type. This place type is also more appropriate for the area because single-family homes are less likely to be built immediately adjacent to major thoroughfares, and because it would encourage the development of projects that would provide a buffer and serve as a transition to the existing single-family residences along Gordon Road.</p>

STAFF RECOMMENDATION

Staff recommends approval of the proposal and the reclassification the subject site from General Residential to Community Mixed Use. Staff suggests the following motion:

I move to **APPROVE** the proposed rezoning to a Conditional RMF-M district. While I find it to be **INCONSISTENT** with the purposes and intent of the Comprehensive Plan because the project exceeds the density recommended for the General Residential place type, I find **APPROVAL** of the rezoning request is reasonable and in the public interest because the proposal would provide an appropriate transition from a major thoroughfare to existing single-family housing, is consistent with the development pattern of the surrounding properties, and supports the County's goals of providing for a range of housing types and opportunities for households of different sizes and income levels.

In accordance with the North Carolina General Statutes, I move to reclassify the property from the General Residential place type to the Community Mixed Use place type. I find the proposal is consistent with the recommended building types and densities of the Community Mixed Use classification. In addition, the Community Mixed Use classification would encourage the development of projects that would better serve as a transition between a major thoroughfare and single-family housing.

[Optional] Note any conditions to be added to the district:

1. The development must be awarded Low-Income Housing Tax Credits through the North Carolina Housing Finance Agency.
2. Appropriate pavement markings shall be installed along the 60-foot access easement from Gordon Road to the subject site to identify two lanes of travel. In addition, no parking shall be permitted within the easement and "no parking" signs shall be installed in accordance with the North Carolina Fire Code.

Alternative Motion for Denial

I move to **DENY** the proposed rezoning to a Conditional RMF-M district. I find it to be **INCONSISTENT** with the purposes and intent of the Comprehensive Plan because the proposal exceeds the density recommended for the General Residential place type. I also find **DENIAL** of the rezoning request is reasonable and in the public interest because the proposal is not consistent with the desired character of the surrounding community and the density will adversely impact the adjacent neighborhoods.

Case:

Z21-03

Site Address:

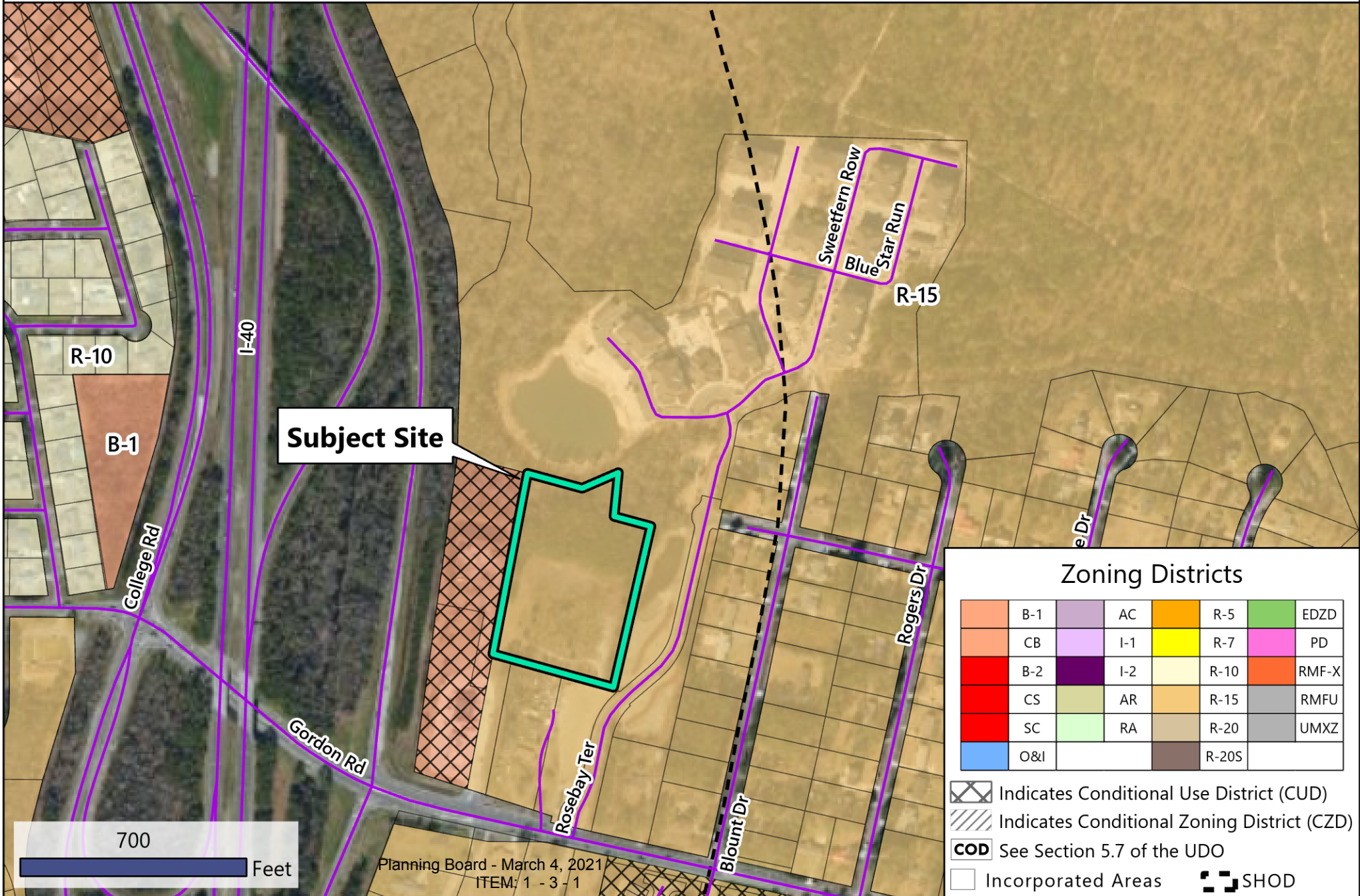
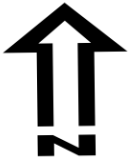
4600 block
Gordon Rd

Existing Zoning/Use:

R-15/Undeveloped

Proposed Zoning

CZD RMF-M/
Multi-Family Apartments



Case:

Z21-03

Site Address:

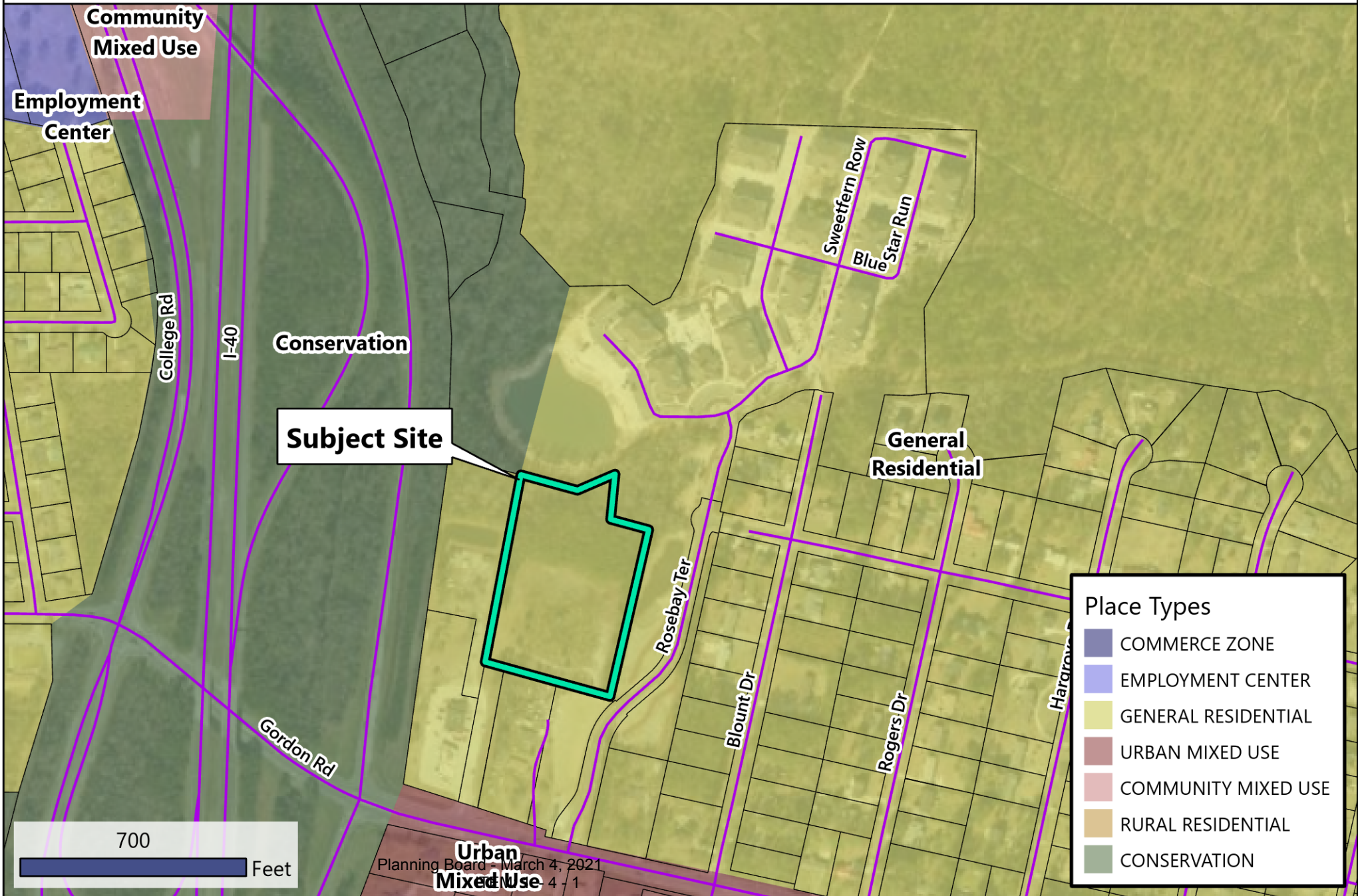
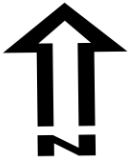
4600 block
Gordon Rd

Existing Zoning/Use:

R-15/Undeveloped

Proposed Zoning

CZD RMF-M/
Multi-Family Apartments

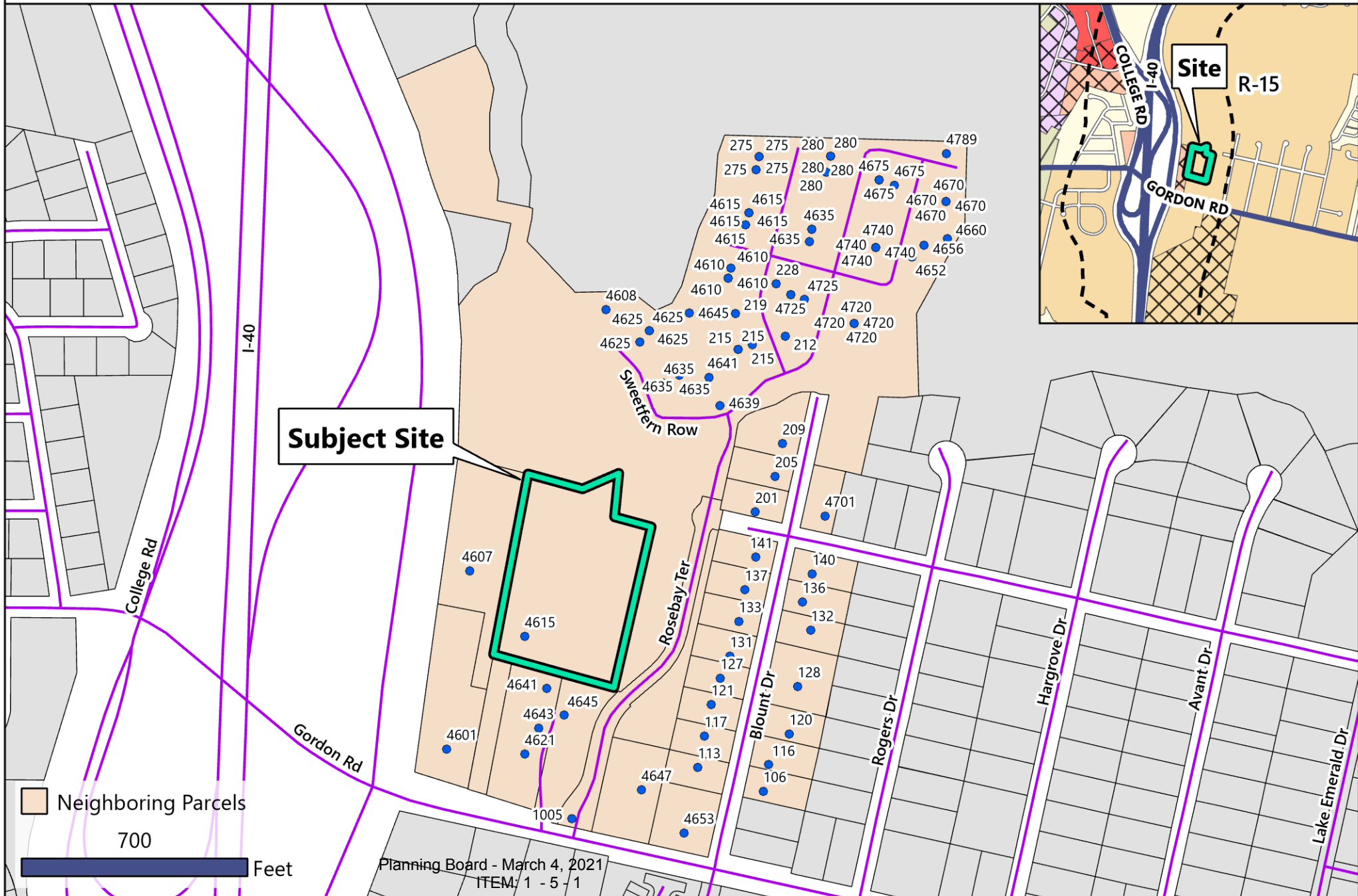
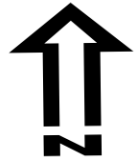


Z21-03

**4600 block
Gordon Rd**

R-15/Undeveloped

CZD RMF-M/ Multi-Family Apartments



APPLICANT MATERIALS

TERROIR DEVELOPMENT, LLC

P.O. BOX 15025 ♦ WILMINGTON, NORTH CAROLINA 28408 ♦ OFFICE 910.791.3354

February 1, 2021

Mr. Brad Schuler, Senior Planner
New Hanover County Planning & Land Use
230 Government Center Drive – Suite 110
Wilmington, North Carolina 28403

RE: ESTRELLA LANDING – CONDITIONAL ZONING APPLICATION
4615 Gordon Road, Wilmington, NC
(Tax Parcel No. R04300-001-007-000)

Dear Mr. Schuler:

Enclosed for your consideration is the Conditional Zoning Application for Estrella Landing, which will consist of 84 affordable apartment units located on Gordon Road near the I-40 / N. College Road Interchange. The subject property is within the New Hanover County Planning and Zoning District and is currently zoned R-15. We are proposing to conditionally rezone the property to CZ-RMF-M (Residential Multi-Family – Moderate Density).

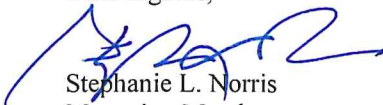
Terroir Development, LLC, recently completed construction and leasing of Bennett Village Apartments, a 72 unit apartment community off of Piner Road in the Monkey Junction Growth Node of the Future Land Use Plan. The architectural characteristics, community amenities, unit plans and mixed income of Bennett Village are almost identical to the plan for Estrella Landing. Terroir is based in Wilmington, as is our property management company, Norco Management Holding, Inc. Our sole focus is on the development and effective management of affordable housing throughout North Carolina, and more specifically East of I-95.

To develop properties like Bennett Village and Estrella Landing, Terroir applies for funding through the North Carolina Housing Finance Agency (NCHFA), which has a specific timeline established for the application process (REF. NCHFA 2021 Qualified Allocation Plan, Page 10). The Estrella Landing site was not identified as a potential location until January 17, 2021. The property was placed under contract on January 21 and a preliminary funding application was submitted to NCHFA on January 22.

In order to remain in the NCHFA underwriting process, Terroir must receive County Commissioner written approval of the requested Conditional Zoning District (CZ-RMF-M) no later than May 3, 2021. To meet this deadline and allow additional time for meetings and revisions, we are submitting the Conditional Zoning Application at our first opportunity of February 1. Prior to the March 4 Planning Board Public Hearing, we will hold the Community Information Meeting via Zoom.

Since the creation of Affordable Housing is a priority of the County Commissioners, we respectfully request that you accept the Conditional Zoning Application for Estrella Landing, prior to the Community Information Meeting. We believe that the Site and Architectural Plan details submitted with the Application will offer assurances that Estrella Landing will be a high-quality, attractive community. As Residents of New Hanover County, the Terroir Development Members have a vested interest in the success of the communities we create – during the planning and construction stage, and more importantly, for the long-term management and maintenance. Thank you in advance for your assistance. We look forward to working with you on another successful project!

Kind regards,



Stephanie L. Norris
Managing Member

Attachments

3. The Agency may make a forward commitment of the next year's tax credits in an amount necessary to fully fund project(s) with a partial award or to any project application that was submitted in a prior year if such application meets all the minimum requirements of the Plan. In the event that credits are returned or the state receives credits from the national pool, the Agency may elect to carry such credits forward, make an award to any project application (subject only to the nonprofit set aside), or a combination of both.

III. DEADLINES, APPLICATION AND FEES

A. APPLICATION AND AWARD SCHEDULE

The following schedule will apply to the 2021 application process for 9% Tax Credits and the first round of tax-exempt bond volume and 4% Tax Credits.

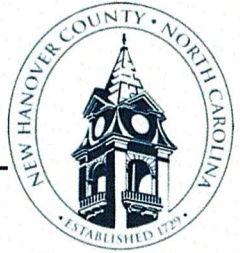
January 22	Deadline for submission of preliminary applications (12:00 noon)
March 15	Market analysts will submit studies to the Agency and Applicants
March 26	Notification of final site scores
April 5	Deadline for market-related project revisions (5:00 p.m.)
April 12	Deadline for the Agency and Applicant to receive the revised market study, if applicable
May 14	Deadline for full applications (12:00 noon)
August	Notification of tax credit awards

The Agency will also accept tax-exempt bond volume and 4% Tax Credit applications any time between May 1 and October 1 (5:00 p.m.). When a preliminary application has been submitted in this timeframe, a schedule of milestones will be provided to the Applicant. The preliminary application submission date will determine when those milestones occur which will follow a time frame similar to the 9% Tax Credit round. The Agency will work with the Applicant to determine if the project will receive 2021 or 2022 volume cap. Full applications can be submitted no later than January 14, 2022.

The Agency reserves the right to change the schedule to accommodate unforeseen circumstances.

B. APPLICATION, ALLOCATION, MONITORING, AND PENALTY FEES

1. All Applicants are required to pay a nonrefundable fee of \$5,800 at the submission of the preliminary application. This fee covers the cost of the market study or physical needs assessment and a \$1,400 preliminary application processing fee (which will be assessed for every electronic application submitted). The Agency may charge additional fee(s) to cover the cost of direct contracting with other providers (such as appraisers).
2. All Applicants are required to pay a nonrefundable processing fee of \$1,400 upon submission of the full application.
3. Entities receiving tax credit awards, including those involving tax-exempt bond volume, are required to pay a nonrefundable allocation fee equal to 0.86% of the project's total qualified basis.
4. The allocation fee will be due at the time of either the carryover allocation or bond volume award. Failure to return the required documentation and fee by the date specified may result in cancellation of the allocation. The Agency may assess other fees for additional monitoring responsibilities.
5. Owners must pay a monitoring fee of \$1,220 per unit (includes all units, qualified, unrestricted, and employee) prior to issuance of the project's IRS Form 8609. Any project utilizing income averaging or for which the Agency is the bond issuer must pay an additional monitoring fee of \$300 per unit.



NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE

230 Government Center Drive, Suite 110

Wilmington, North Carolina 28403

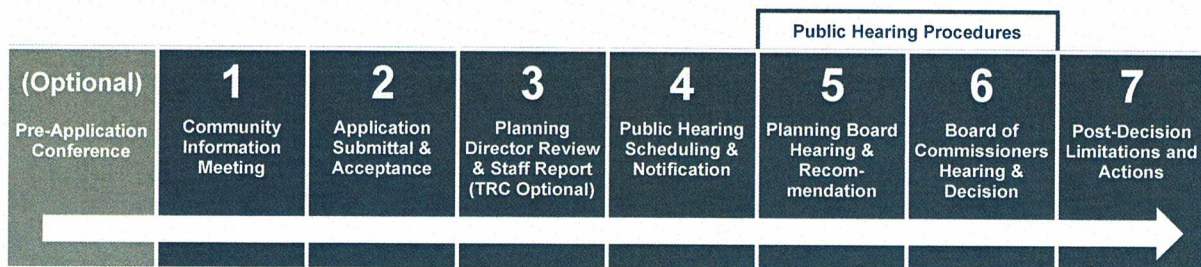
Telephone (910) 798-7165

FAX (910) 798-7053

planningdevelopment.nhcgov.com

CONDITIONAL ZONING APPLICATION

This application form must be completed as part of a conditional zoning 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 10.3.3 of the Unified Development Ordinance.



1. Applicant and Property Owner Information

Applicant/Agent Name STEPHANIE L. NORRIS (APPLICANT)	Owner Name (if different from Applicant/Agent) CHARLES R. CLAY, SR., AND ESSIE W. CLAY REVOCABLE LIVING TRUST
Company TERROIR DEVELOPMENT, LLC	Company/Owner Name 2 ESSIE W. CLAY, TRUSTEE
Address PO BOX 15025	Address 4618 GORDON ROAD
City, State, Zip WILMINGTON, NC 28408	City, State, Zip WILMINGTON, NC 28411
Phone (919)669-1079	Phone
Email STEPHANIE@NORCOMANAGEMENT.COM	Email KBEATTY09@ATT.NET

2. Subject Property Information

Address/Location 4615 GORDON ROAD		Parcel Identification Number(s) R04300-001-007-000	
Total Parcel(s) Acreage 5.12+/-	Existing Zoning and Use(s) R-15 (VACANT)		Future Land Use Classification GENERAL RESIDENTIAL

3. Proposed Zoning, Use(s), & Narrative

Proposed Conditional Zoning District: RMF-M	Total Acreage of Proposed District: 5.12+/-
<p>Please list the uses that will be allowed within the proposed Conditional Zoning District, the purpose of the district, and a project narrative (attach additional pages if necessary). Note: Only uses permitted in the corresponding General Use District are eligible for consideration within a Conditional Zoning District.</p> <p>ESTRELLA LANDING WILL CONSIST OF 84 AFFORDABLE APARTMENT UNITS WITHIN THREE 3-STORY BUILDINGS, A CLUBHOUSE WITH SITE MANAGER OFFICE AND RESIDENT COMMUNITY SPACE, PLAYGROUND, AND COVERED PICNIC AREA WITH GRILLS. THE DEVELOPMENT IS CONSIDERED WORKFORCE HOUSING AND WILL BE TARGETED TO WORKING FAMILIES AND SENIORS, WHOSE INCOMES ARE 80% OR BELOW THE AREA MEDIAN INCOME. MORE SPECIFICALLY, THE COMMUNITY WILL CONSIST OF 13 - 1 BEDROOM UNITS, 35 - 2 BEDROOM UNITS, AND 36 - 3 BEDROOM UNITS. A TOTAL OF 21 UNITS (25% OF THE TOTAL UNIT COUNT) WILL BE TARGETED TO RESIDENTS WHOSE INCOME ARE 30% OR BELOW THE AREA MEDIAN INCOME, WHICH PREDOMINANTLY CONSISTS OF SENIORS AND PERSONS WITH DISABILITIES.</p> <p>PLEASE SEE THE ARCHITECTURAL PLANS INCLUDED WITH THIS SUBMITTAL FOR THE PROPOSED BUILDING CHARACTERISTICS, MATERIAL, UNIT MIX, UNIT FLOOR PLANS AND SIZES.</p>	

4. Proposed Condition(s)

<p>Note: 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.</p> <p>PLEASE SEE THE SITE PLAN AND ARCHITECTURAL PLANS FOR CONDITIONS AND REQUIREMENTS THAT WILL BE SPECIFIC TO THIS DEVELOPMENT. FURTHER, WE ARE SEEKING A 2021 LIHTC AWARD FROM THE NC HOUSING FINANCE AGENCY FOR FUNDING OF ESTRELLA LANDING.</p>

5. 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 Traffic 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: PLEASE SEE THE RAMEY KEMP TRIP GENERATION LETTER DATED 1/29/2021

Trip Generation Use and Variable (gross floor area, dwelling units, etc.) 84

AM Peak Hour Trips: ENTER (8) / EXIT (21)

PM Peak Hour Trips: ENTER (22) / EXIT (15)

6. Conditional Zoning District Considerations

The Conditional Zoning District procedure is established to address situations where a particular land use would be consistent with the New Hanover County 2016 Comprehensive Plan and the objectives outlined in the Unified Development Ordinance and where only a specific use or uses is proposed. The procedure is intended primarily for use with transitions between zoning districts of 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 Zoning district meets the following criteria.

- 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 GENERAL RESIDENTIAL CLASSIFICATION IN THE FUTURE LAND USE PLAN INCLUDES MULTI-FAMILY APARTMENTS. PROPERTIES ON THE SOUTH SIDE OF GORDON ROAD IS DESIGNATED FOR URBAN MIXED USE DEVELOPMENT. THE CONDITIONAL ZONING RMF-M PROPOSED FOR ESTRELLA LANDING WOULD PROVIDE AN APPROPRIATE TRANSITION BETWEEN THE TWO USE CLASSIFICATIONS. THE SUBJECT SITE IS WITHIN CLOSE PROXIMITY (1,000 LF) OF THE GORDON ROAD / I-40 INTERCHANGE, WHICH AFFORDS RESIDENTS A CONVENIENT ACCESS TO EMPLOYMENT OPPORTUNITIES AND SERVICES THROUGHOUT THE COUNTY. FINALLY, THE PROPOSED DEVELOPMENT WILL ADD TO THE HOUSING TYPES IN THE IMMEDIATE AREA BY CREATING ESSENTIAL AFFORDABLE HOUSING, A PRIORITY FOR THE COUNTY AND COUNTY COMMISSIONERS.

2. How would the requested Conditional Zoning district be consistent with the property's classification on the 2016 Comprehensive Plan's Future Land Use Map.

AS STATED, THE SUBJECT PROPERTY IS WITHIN THE GENERAL RESIDENTIAL FUTURE LAND USE CLASSIFICATION, WHICH SUGGESTS THE NEED FOR DIVERSITY IN HOUSING LIKE AFFORDABLE HOUSING COMMUNITIES. ALTHOUGH THE PROPOSED ZONING DESIGNATION OF RMF-M AND DENSITY OF 16.4 UNITS PER AC IS NOT SPECIFICALLY DESIGNATED IN GENERAL RESIDENTIAL USE, ESTRELLA LANDING WILL BE AN APPROPRIATE TRANSITION BETWEEN R-15 HIGH DENSITY TO THE NORTH (HAWTHORNE AT SMITH CREEK) AND B-1 COMMERCIAL TO THE SOUTH (BUY QUICK C-STORE). PROPOSED RESIDENTIAL BUILDINGS 1 AND 3, WHICH INCLUDE A COMBINED TOTAL OF 60 UNITS (71% OF THE TOTAL UNITS), ARE ADJACENT TO THE B-1 AND R-15 HIGH DENSITY ZONED PROPERTIES. THE PROPOSED SITE PLAN PROMOTES ENVIRONMENTALLY RESPONSIBLE GROWTH THAT WILL PRESERVE A SIGNIFICANT AREA OF FLOOD PLAIN WHILE ALSO PROVIDING THE MUCH NEEDED HOUSING.

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 RECENT DEVELOPMENT OF THE BUY-QUICK C-STORE AND HAWTHORNE AT SMITH CREEK APTS INDICATES THE PROPERTIES AROUND THE GORDON ROAD / I-40 TRANSPORTATION NODE ARE IN TRANSITION. MULTI-FAMILY, AFFORDABLE HOUSING UNDER THE CURRENT ZONING IS NOT ECONOMICALLY FEASIBLE.

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 determined to be incomplete must be corrected in order to be processed for further review; Staff will confirm if an application is complete within five business days of submittal.

Application Checklist

Applicant Initial

☐ This application form, completed and signed

JPC

Application fee:

- ☒ • \$600 for 5 acres or less
☒ • \$700 for more than 5 acres
☒ • \$300 in addition to base fee for applications requiring TRC review

SLN

☐ Community meeting written summary

N/A

☐ Traffic impact analysis (if applicable)

☐ Legal description (by metes and bounds) or recorded survey Map Book and Page Reference of the property requested for rezoning

JPC

Conceptual Plan including the following minimum elements:

- ☐ Tract boundaries and total area, location of adjoining parcels and roads
- Proposed use of land, building areas and other improvements
 - For residential uses, include the maximum number, height, and type of units; area to be occupied by the structures; and/or proposed subdivision boundaries.
 - For non-residential uses, include the maximum square footage and height of each structure, an outline of the area structures will occupy, and the specific purposes for which the structures will be used.
 - Proposed transportation and parking improvements; including proposed rights-of-way and roadways; proposed access to and from the subject site; arrangement and access provisions for parking areas.
 - All existing and proposed easements, required setbacks, rights-of-way, and buffers.
 - The location of Special Flood Hazard Areas.
 - A narrative of the existing vegetation on the subject site including the approximate location, species, and size (DBH) of regulated trees. For site less than 5 acres, the exact location, species, and sized (DBH) of specimen trees must be included.
 - Approximate location and type of stormwater management facilities intended to serve the site.
 - Approximate location of regulated wetlands.
 - Any additional conditions and requirements that represent greater restrictions on development and use of the tract than the corresponding general use district regulations or additional limitations on land that may be regulated by state law or local ordinance

JPC

☐ One (1) hard copy of ALL documents and site plan. Additional hard copies may be required by staff depending on the size of the document/site plan.

N/A

☐ One (1) digital PDF copy of ALL documents AND plans

JPC

7. 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 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.

Authentisign

Essie W. Clay

2/1/2021 3:48:20 PM GMT
Signature of Property Owner(s)

Essie W. Clay, Trustee

Print Name(s)

for Charles R. Clay Sr. and Essie W. Clay Revocable Living Trust

[Signature]
Signature of Applicant/Agent

FOR: TERROIR DEVELOPMENT, LLC

STEPHANIE L. NORRIS

Print Name

MANAGING MEMBER

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.

January 29, 2021

Terroir Development, LLC
Stephanie L. Norris, Managing Member
PO Box 15025
Wilmington, NC 28408
snorris@norcomanagement.com

Subject: **Trip Generation Letter**
Estrella Landing
Wilmington, North Carolina

Dear Ms. Norris:

This letter provides an estimate of the trip generation for the proposed apartment development to be located at 4615 Gordon Road in Wilmington, North Carolina. The proposed development is anticipated to consist of 84 apartment units. Access to the proposed site will be provided via one (1) connection to Gordon Road. Refer to the attachments for the proposed site plan.

Trip Generation

Average weekday daily, AM, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 10th Edition utilizing the most recent North Carolina Department of Transportation (NCDOT) Congestion Management rates vs. equation spreadsheet. The apartment buildings are anticipated to have three stories; therefore, mid-rise multi-family housing was utilized for trip generation purposes. Refer to Table 1 for a summary of the trip generation summary.

Table 1: Site Trip Generation Summary

Land Use (ITE Code)	Intensity	Weekday Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)			Weekday PM Peak Hour Trips (vph)		
			Enter	Exit	Total	Enter	Exit	Total
Mid-Rise Multi-Family Housing (221)	84 dwellings	456	8	21	29	22	15	37

As shown in Table 1, it is estimated that the site will generate approximately 456 trips during a typical 24-hour weekday period. Of the daily site trips, it is anticipated that 29 total trips (8 entering and 21 exiting) will occur



during the weekday AM peak hour and 37 total trips (22 entering and 15 exiting) will occur during the weekday PM peak hour.

It should be noted that per the City's Technical Standards and Specifications Manual, the City of Wilmington threshold warranting a Traffic Impact Study (TIS) is 100 or more trips during either peak hour.

Findings and Summary

Based on the trip generation results, it is expected that the proposed Estrella Landing development will have a minimal impact on the surrounding roadway network. The peak hour trip generation potential for this proposed development is significantly less than the City's threshold to require a TIS (100 vehicles per hour).

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

Sincerely,



Molly Mathewson, PE
Transportation Engineering Project Manager
Ramey Kemp & Associates, Inc.

NC Corporate License # C-0910



Existing Vegetation Narrative

The existing vegetation on parcel R04300-001-007-000 can generally be described as:

Along the southern property line is an existing row of Loblolly Pine trees varying in DBH from 12"-24".

Along the eastern property line is an approximately 40' wide area of existing trees, generally characterized as Loblolly Pines varying from 12"-24" DBH, Maples from 8"-20" DBH, Southern Red Oaks from 8"-16" DHB. A similarly sized and vegetated area also exists along the northern half of the western property line.

Much of the rear 150' of the property, including the northern property line includes Loblolly Pines varying from 12"-24" DBH, Maples from 8"-20" DBH, Southern Red Oaks from 8"-16" DHB, and wetland vegetation.

A detailed tree survey shall be performed as required during the site plan review process.



Estrella Landing Legal Description

As offered in the Application Checklist, the site plan includes the map
book and page reference of the property requested for rezoning
Book 681 / Page 516

**REPORT OF COMMUNITY MEETING REQUIRED BY NEW HANOVER COUNTY
FOR CONDITIONAL ZONING DISTRICT REZONING REQUEST**

TO: DEPARTMENT OF PLANNING & LAND USE

RE: ESTRELLA LANDING
4615 GORDON ROAD

CASE NO.: Z21-03

PROPOSED ZONING: CONDITIONAL ZONING RMF-M

The undersigned hereby certifies that written notice of a community information meeting with a proposed site plan and architectural building elevation for the above referenced zoning case was sent on February 8, 2021, to adjacent owners via USPS first class mail. A list of the adjacent owners is attached to this Report. A copy of the notice with attachments was also provided to the County Planning Staff.

Due to the ongoing limitations on large gatherings, as a result of the COVID-19 pandemic, the meeting was held via a Zoom link on Monday, February 22, 2021, at 5:00 PM.

Requests for the Zoom link were received from the following residents, which was sent via email reply to each person individually:

- Karen Beatty 4618 Gordon Road
- L'Toynya Messick 5935 Rowsgate Lane
- Robert Parr
- Liz Carbone

The persons who joined the Zoom call were:

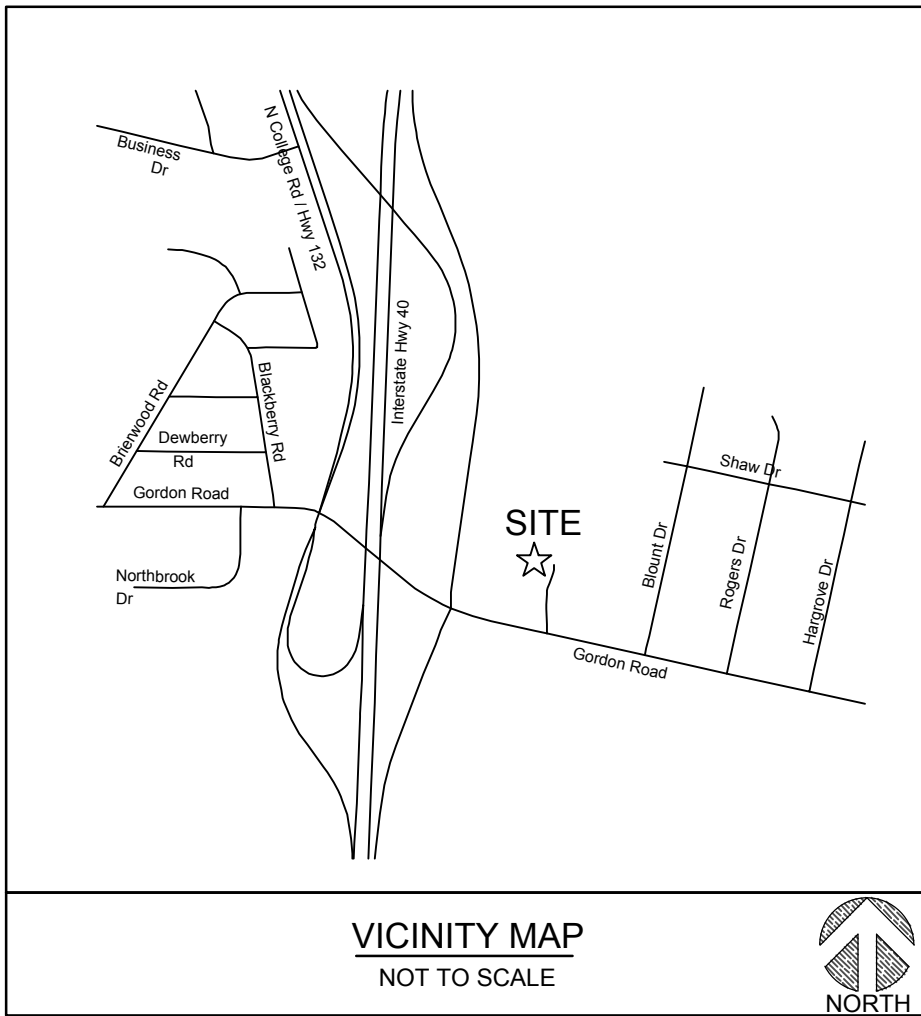
- Tim Clinkscales, PE Paramounte Engineering, Inc.
- Jim Cirello, RLA Paramounte Engineering, Inc.
- Brad Schuler County Planning & Land Use
- Rachel LaCoe County Planning & Land Use

None of the residents chose to attend the Zoom meeting. As of the date of this Report, we have not received any comments from residents. As a result, no changes to the rezoning petition or site plan are anticipated at this time.

DATE: February 24, 2021
APPLICANT: Terroir Development, LLC
BY: Stephanie L. Norris, Managing Member

Enclosed: List of Adjacent Owners
Meeting Notice with Attachments
Email Correspondence with Residents

PROPOSED SITE PLAN



SITE PLAN
PROJECT ADDRESS: 4615 GORDON RD
WILMINGTON, NC 28411

PARCEL ID: R04300-001-007-000
MAP BOOK & PAGE: B681 / P516

APPLICANT INFORMATION: TERROIR DEVELOPMENT, LLC
PO BOX 15025
WILMINGTON, NC 28408

PROJECT SITE AREA: ± 5.12 AC

CURRENT ZONING: R-15
PROPOSED ZONING: RMF-M (RESIDENTIAL MULTI-FAMILY MODERATE DENSITY)

FUTURE LAND CLASSIFICATION: GENERAL RESIDENTIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL

FLOOD INFORMATION: A PORTION OF THIS PARCEL IS LOCATED WITHIN THE 100-YEAR FLOOD ZONE AS INDICATED BY FEMA FLOOD ZONE PANEL 3720314900K BEARING AN EFFECTIVE DATE AUGUST 28, 2018.

100 YEAR BASE FLOOD ELEVATION: 20.2'
500 YEAR BASE FLOOD ELEVATION: 20.5'

WETLANDS: ± 0.77 AC OF WETLANDS EXIST ON-SITE AS SHOWN
± 0.5 AC MAX. TO BE IMPACTED

DIMENSIONAL REQUIREMENTS

MAXIMUM LOT COVERAGE: 35'
MINIMUM FRONT SETBACK: 25'
MINIMUM REAR SETBACK: 20'
MINIMUM SIDE SETBACK (INTERIOR): 20'
MAXIMUM BUILDING HEIGHT: 45'

BUILDING DATA:

RESIDENTIAL:
BUILDING 1 (29,169 SF)
BUILDING 2 (29,169 SF)
BUILDING 3 (44,016 SF)
102,354 SF

84 APARTMENT UNITS
24 UNITS; 9,723 SF PER FLOOR
24 UNITS; 9,723 SF PER FLOOR
36 UNITS; 14,672 SF PER FLOOR

UNIT MIX: (13) 1-BR; (35) 2-BR; (36) 3-BR

CONSTRUCTION TYPE: 5A

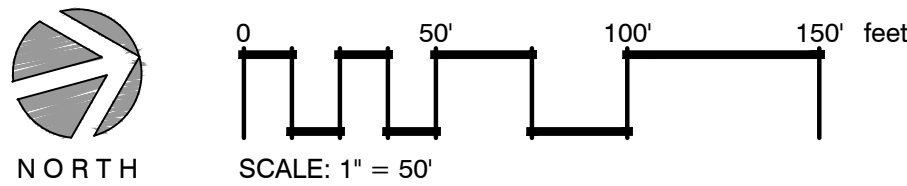
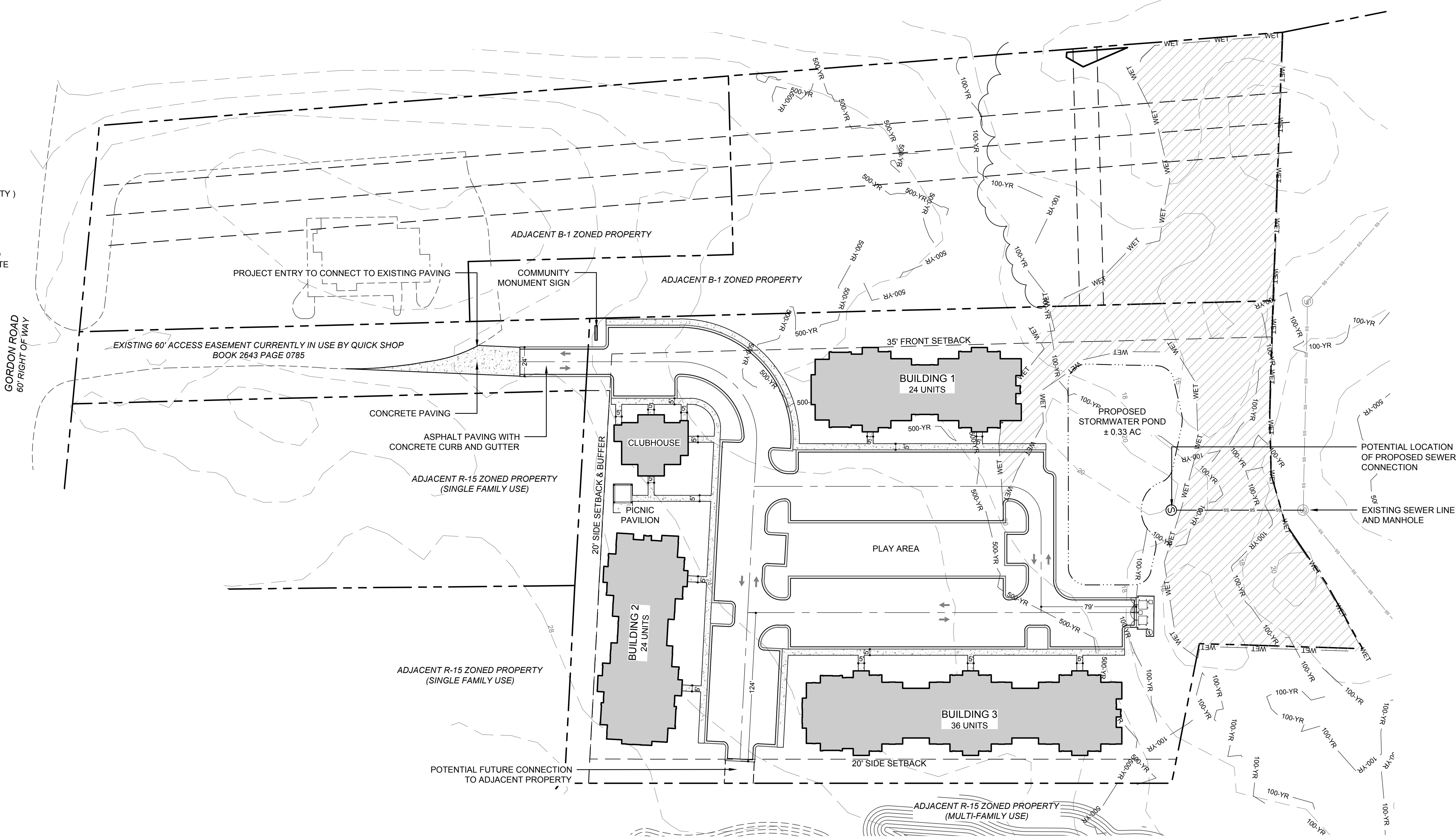
BUFFER / SCREENING INFORMATION

REQUIRED TRANSITIONAL BUFFER: TYPE A OPAQUE BUFFER
ADJACENT TO R-15 SINGLE FAMILY USE

BUFFER WIDTH REQUIRED: 20'
PLANT MATERIALS REQUIRED: MINIMUM 3 ROWS OF PLANTING WHICH SHALL BE 6' HIGH AND PROVIDE 100% OPACITY WITHIN ONE YEAR

OPEN SPACE:

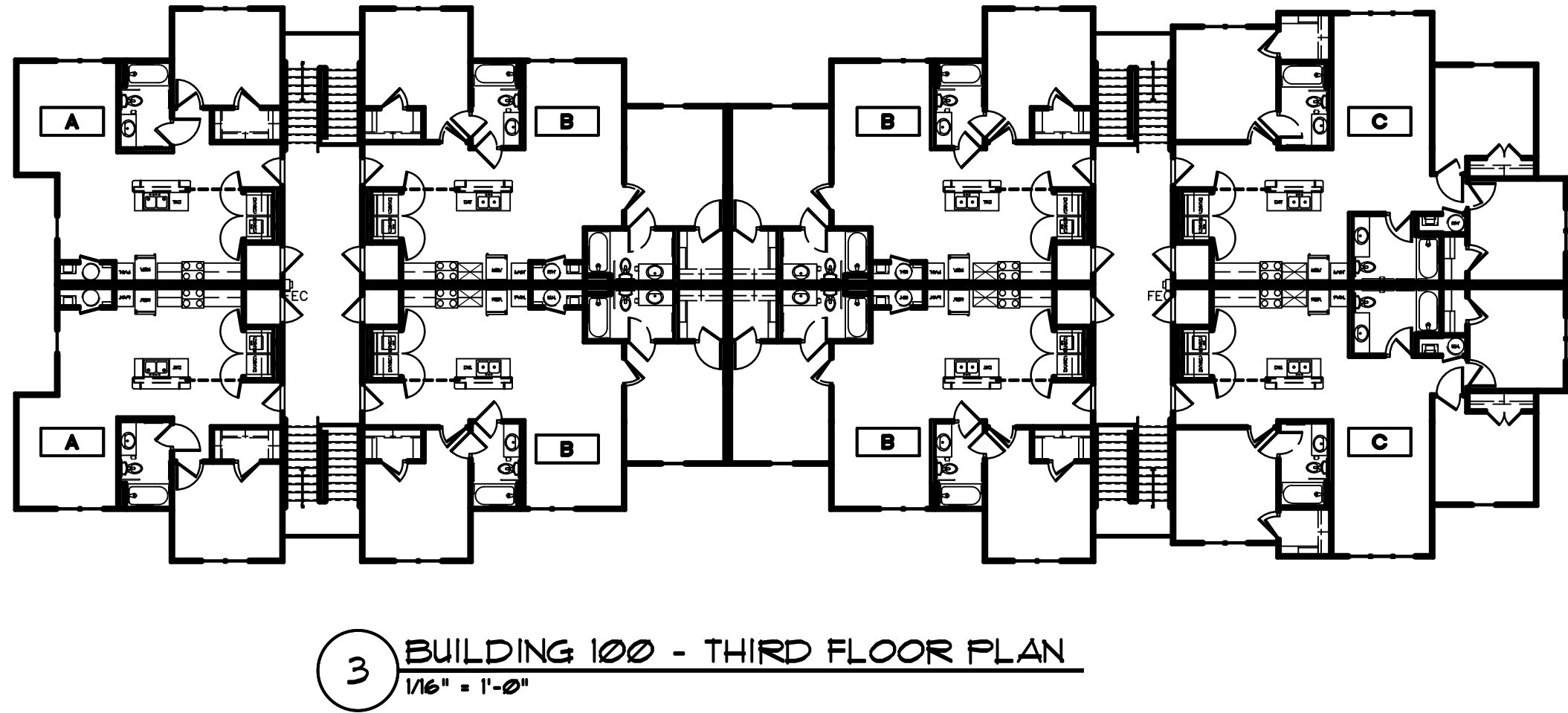
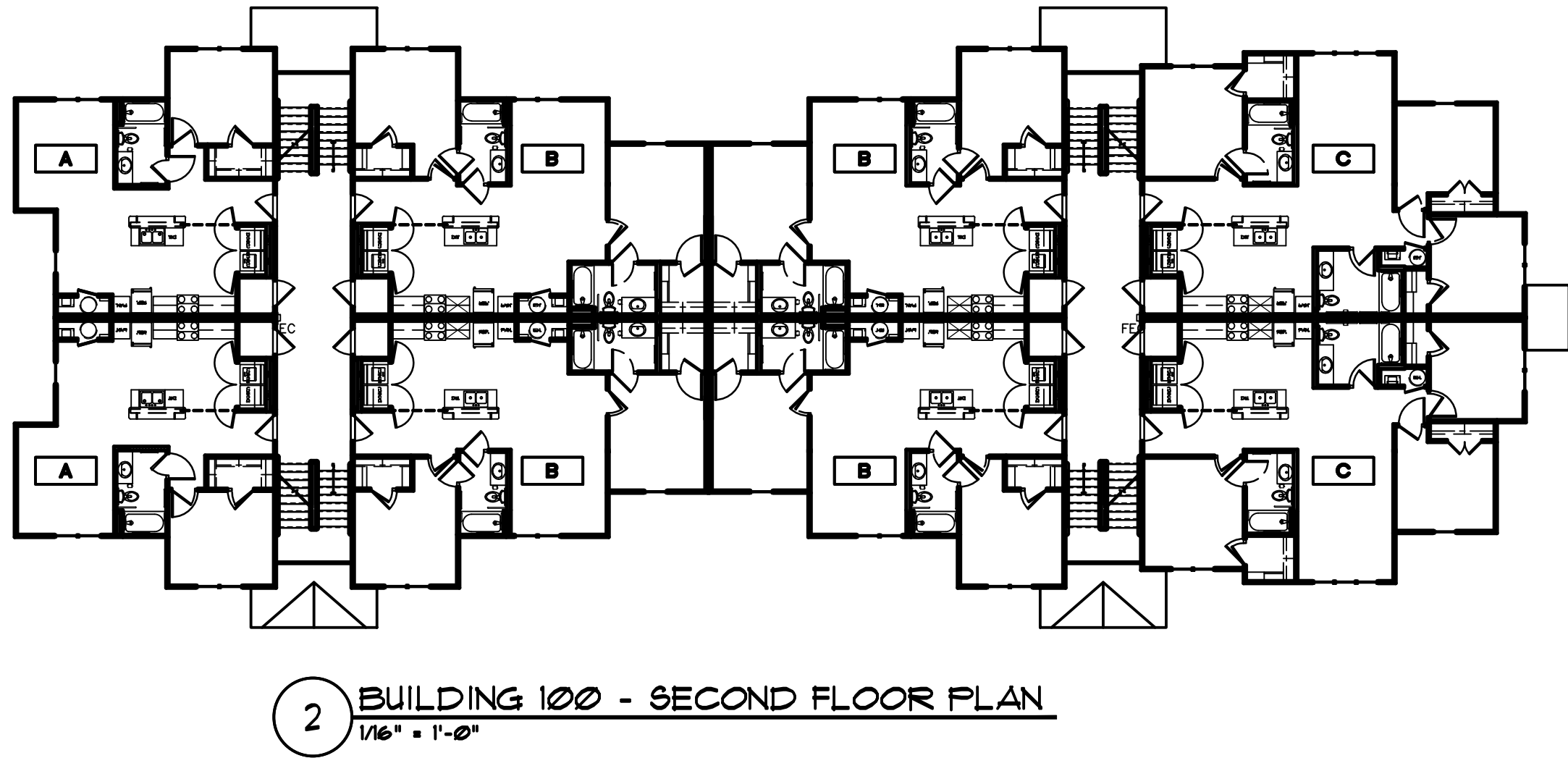
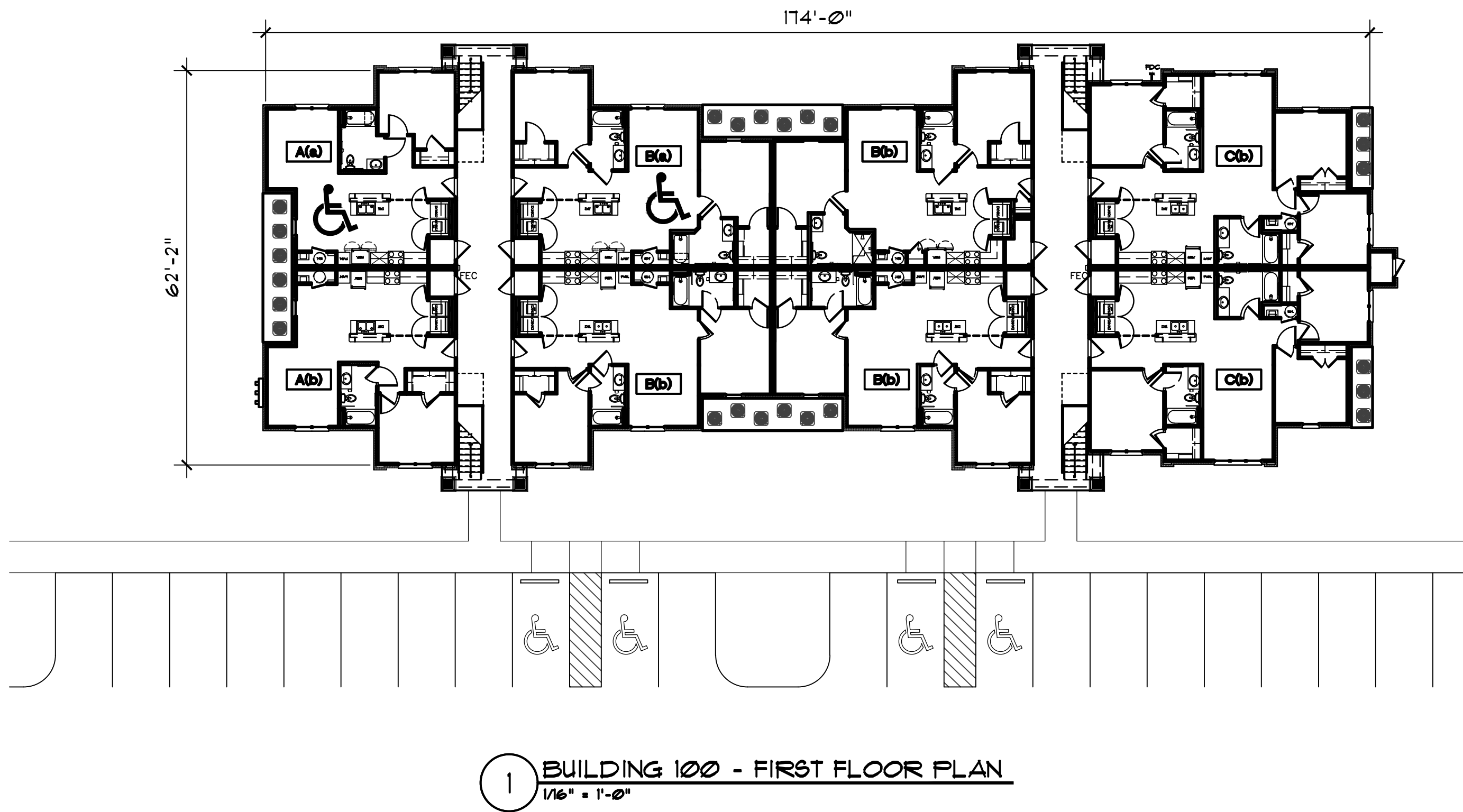
TOTAL OPEN SPACE REQUIRED: ± 1.02 AC / 20%
TOTAL OPEN SPACE PROVIDED: ± 1.73 AC MIN. / 34%



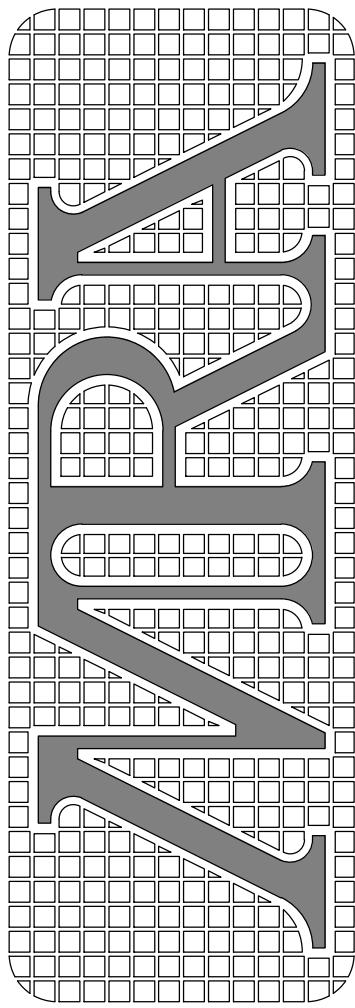
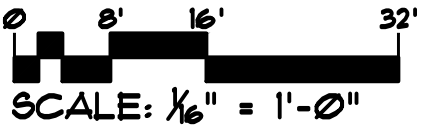
PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:	
CLIENT INFORMATION:	
TERROIR DEVELOPMENT, LLC PO BOX 15025 WILMINGTON, NC 28408	
PARAMOUNTE ENGINEERING, INC. 122 Cinema Drive Wilmington, North Carolina 28403 (910) 791-6707 (O) (910) 791-6766 (F) NC License #: C-2546	
SITE PLAN CONDITIONAL ZONING ESTRELLA LANDING NEW HANOVER COUNTY NORTH CAROLINA	
PROJECT STATUS: CONCEPTUAL LAYOUT: FINAL DESIGN LAYOUT: RELEASED FOR CONSTRUCTION:	DRAWING INFORMATION DATE: 02/22/21 SCALE: 1" = 50' DRAWN BY: JRC CHECKED: JRC
SEAL	C-2.0
PEI JOB#: 21141.PE	

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- GENERAL NOTES:
1. THE HANDICAP UNITS ARE INTERCHANGEABLE WITH THE FAIR HOUSING UNITS. THE NUMBER AND LOCATION OF THE HANDICAP UNITS WILL BE COORDINATED WITH THE TAX CREDIT APPLICATION AND THE GRADING PLAN PREPARED BY THE CIVIL ENGINEER.
 2. LOCATION OF HANDICAPPED EQUIPPED UNITS WITH SHOWERS TO BE DETERMINED AT FINAL APP.



A1.1

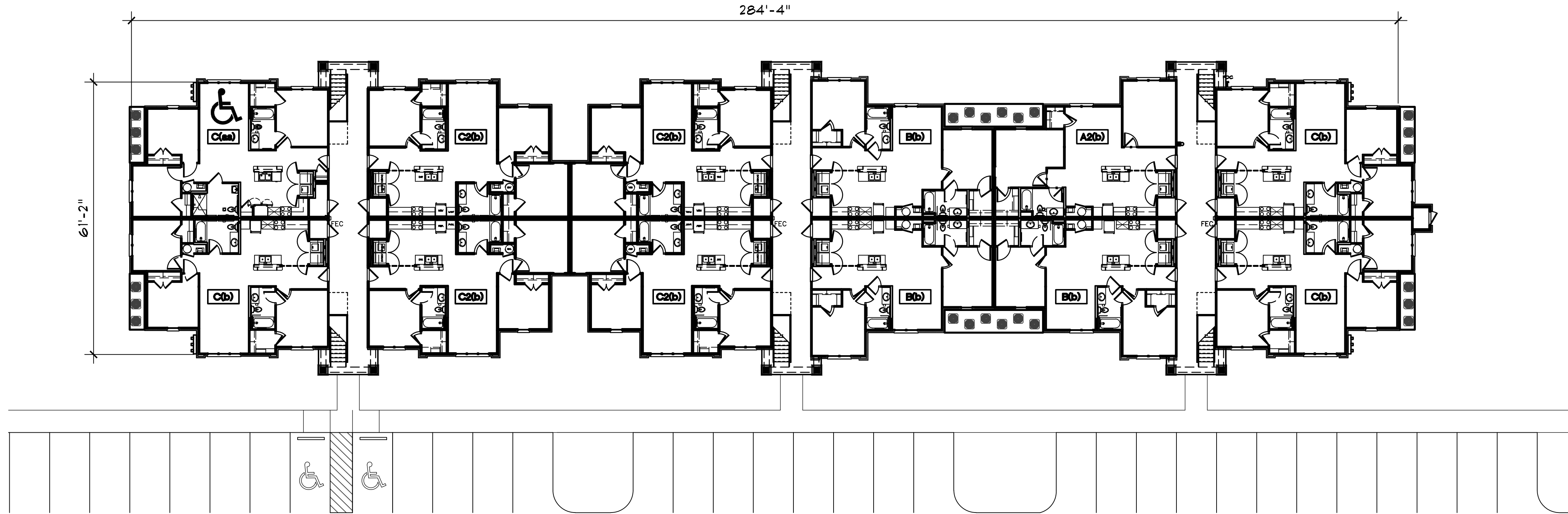
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800
 ESTRELLA LANDING
 WILMINGTON, NC

BUILDING 100 - FLOOR PLANS

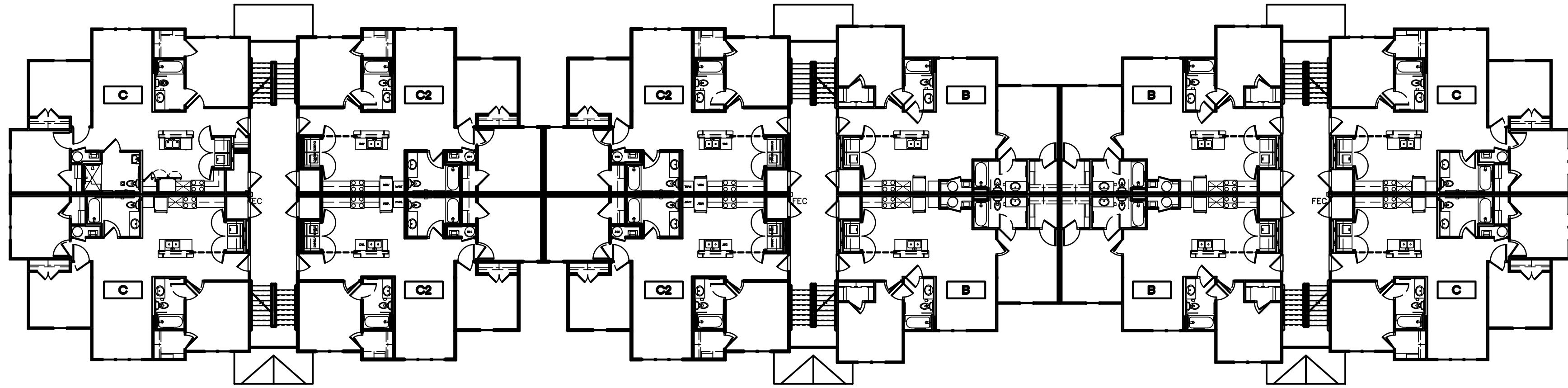
PROJECT	2021-010
DATE	1-20-2021
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REVISIONS

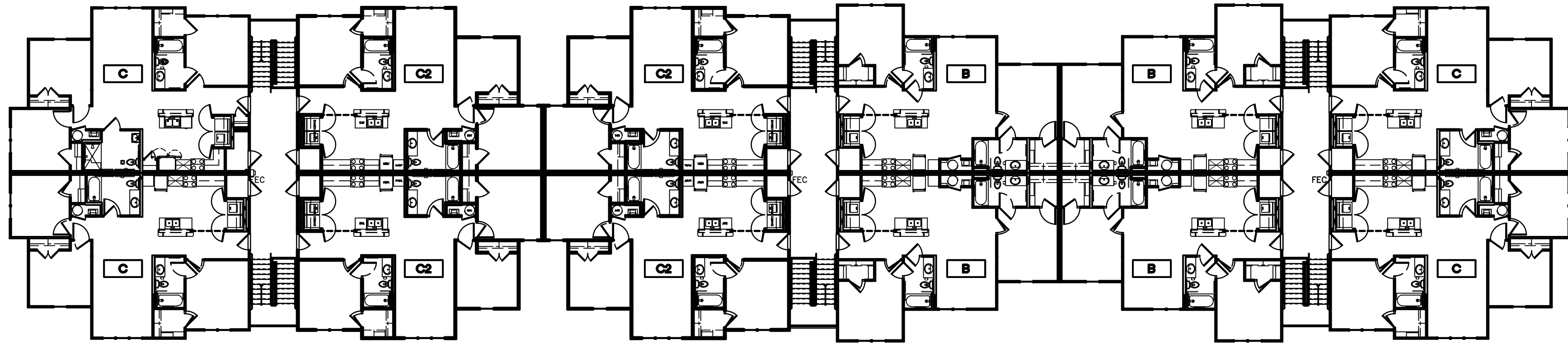
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1 BUILDING 200 - FIRST FLOOR PLAN
1/16" = 1'-0"

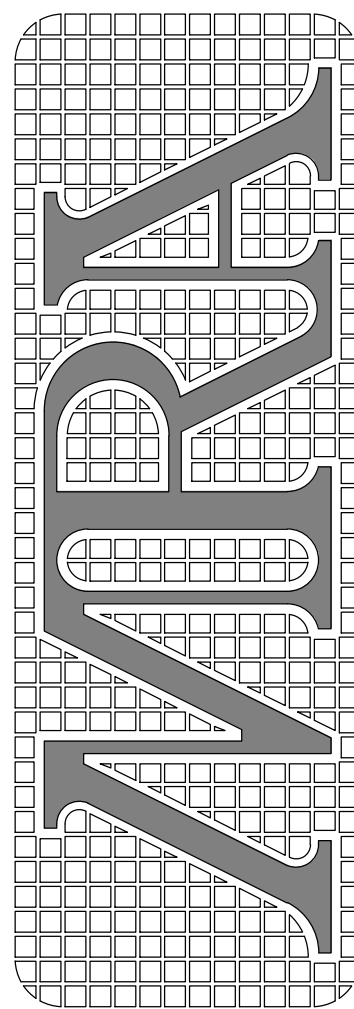
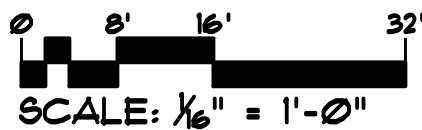


2 BUILDING 200 - SECOND FLOOR PLAN
1/16" = 1'-0"



3 BUILDING 200 - THIRD FLOOR PLAN
1/16" = 1'-0"

- GENERAL NOTES:
1. THE HANDICAP UNITS ARE INTERCHANGEABLE WITH THE FAIR HOUSING UNITS. THE NUMBER AND LOCATION OF THE HANDICAP UNITS WILL BE COORDINATED WITH THE TAX CREDIT APPLICATION AND THE GRADING PLAN PREPARED BY THE CIVIL ENGINEER.
 2. LOCATION OF HANDICAPPED EQUIPPED UNITS WITH SHOWERS TO BE DETERMINED AT FINAL APP.



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800
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WILMINGTON, NC

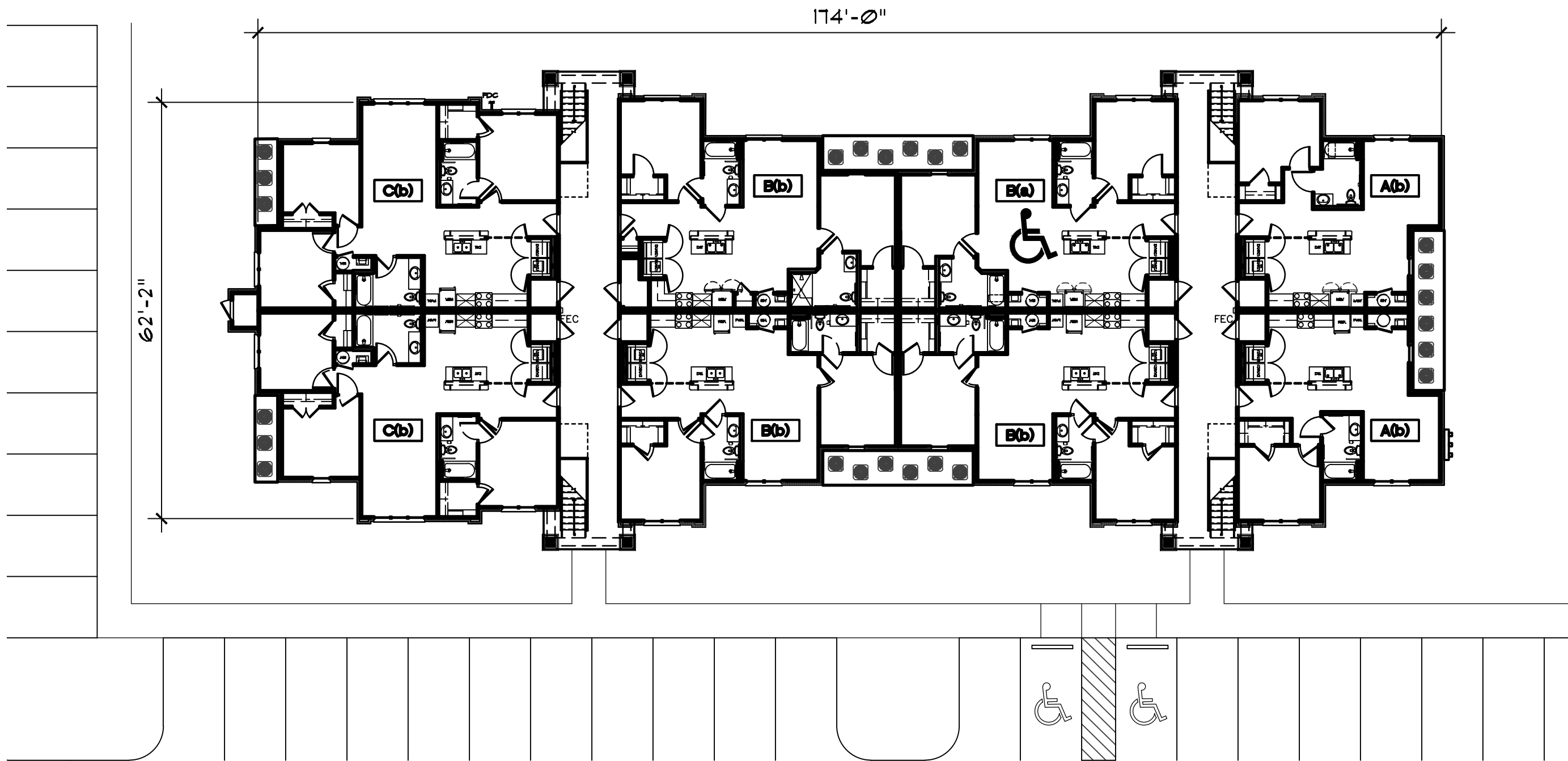
BUILDING 200 - FLOOR PLANS

PROJECT	2021-010
DATE	1-20-2021
DRAWN BY / CHECKED BY	SK

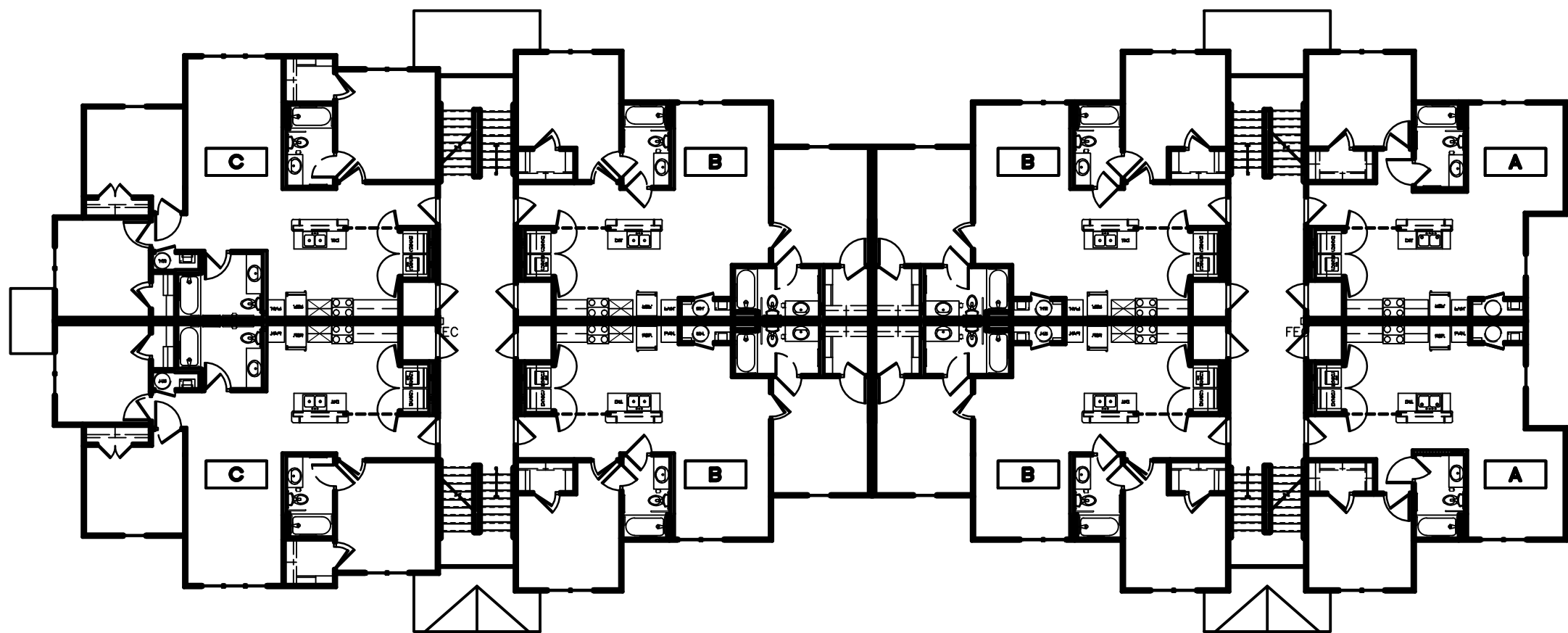
REVISIONS

A1.2

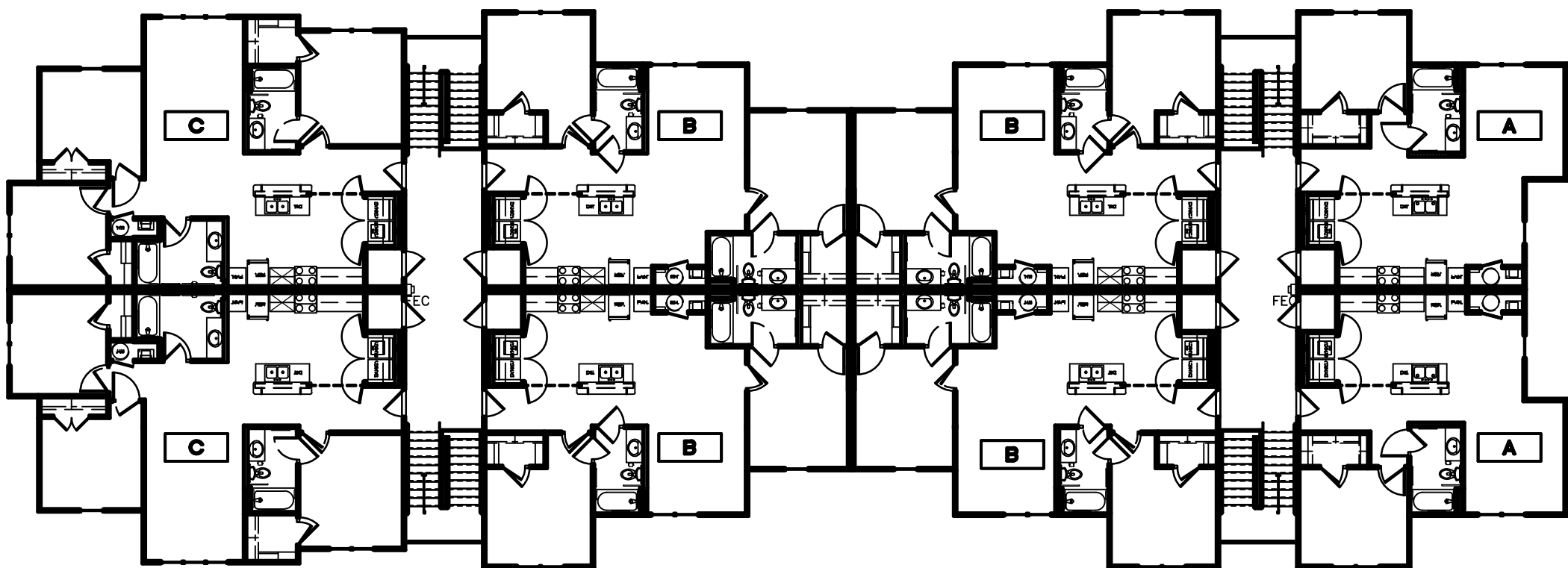
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1 BUILDING 300 - FIRST FLOOR PLAN
 1/16" = 1'-0"

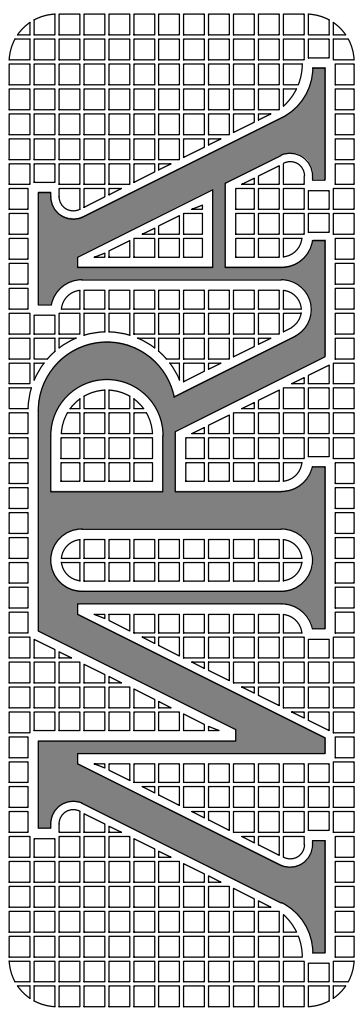
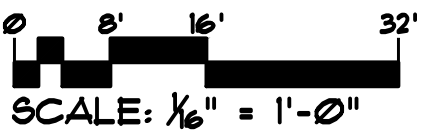


2 BUILDING 300 - SECOND FLOOR PLAN
 1/16" = 1'-0"



3 BUILDING 300 - THIRD FLOOR PLAN
 1/16" = 1'-0"

- GENERAL NOTES:
1. THE HANDICAP UNITS ARE INTERCHANGEABLE WITH THE FAIR HOUSING UNITS. THE NUMBER AND LOCATION OF THE HANDICAP UNITS WILL BE COORDINATED WITH THE TAX CREDIT APPLICATION AND THE GRADING PLAN PREPARED BY THE CIVIL ENGINEER.
 2. LOCATION OF HANDICAPPED EQUIPPED UNITS WITH SHOWERS TO BE DETERMINED AT FINAL APP.



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
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 ESTRELLA LANDING
 WILMINGTON, NC

BUILDING 300 - FLOOR PLANS

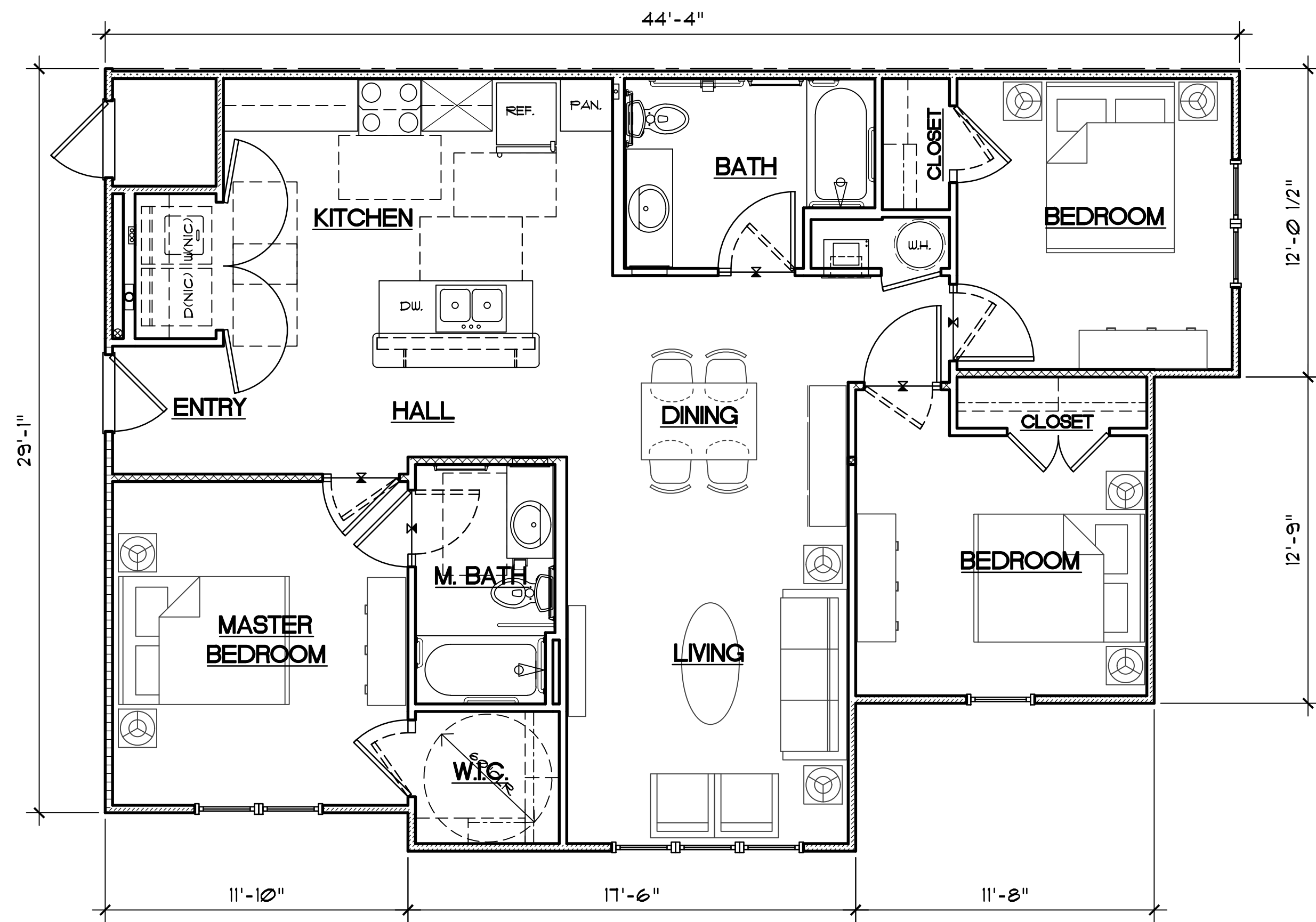
PROJECT	2021-010
DATE	1-20-2021
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REVISIONS

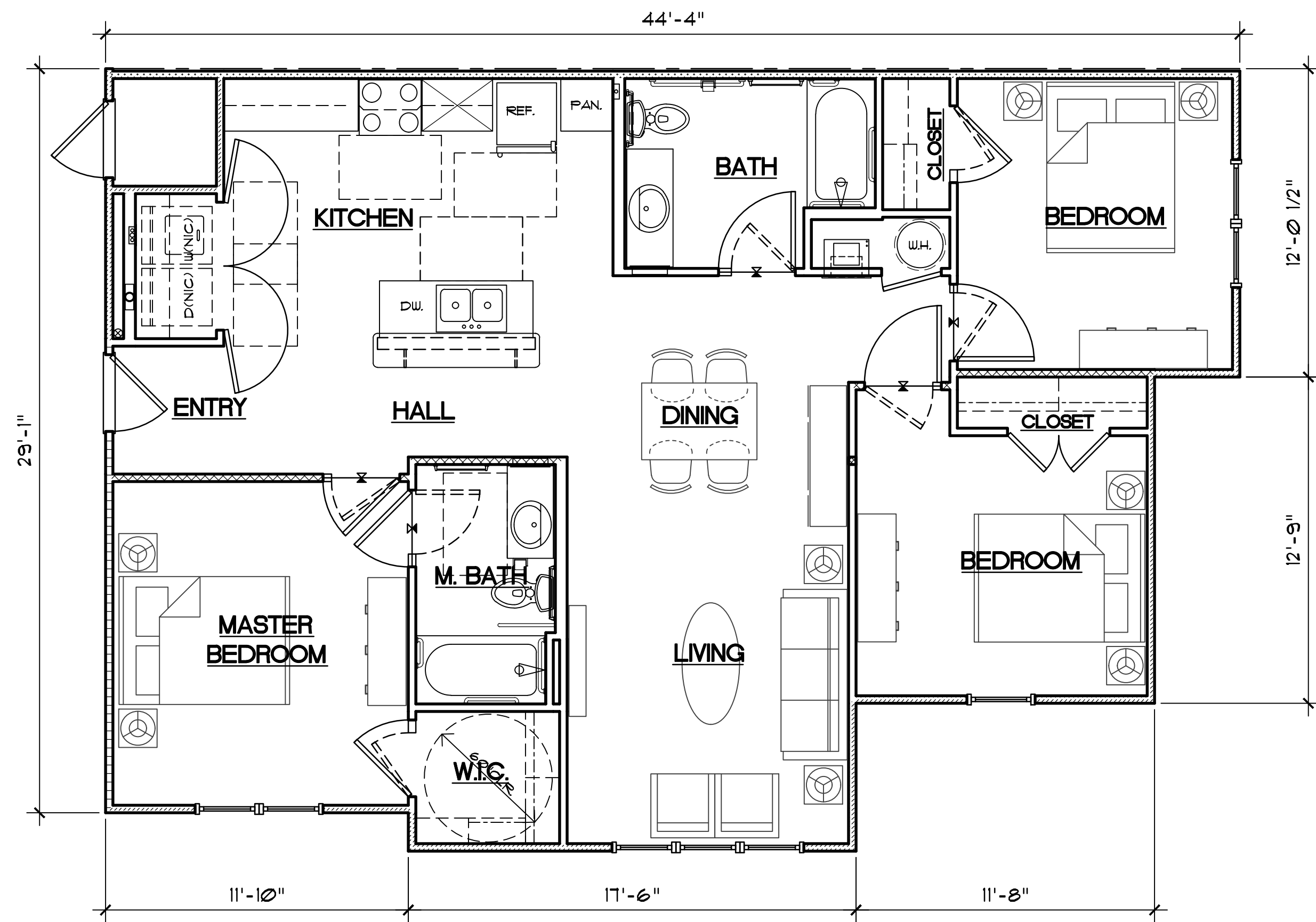
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2021 PRELIMINARY SET

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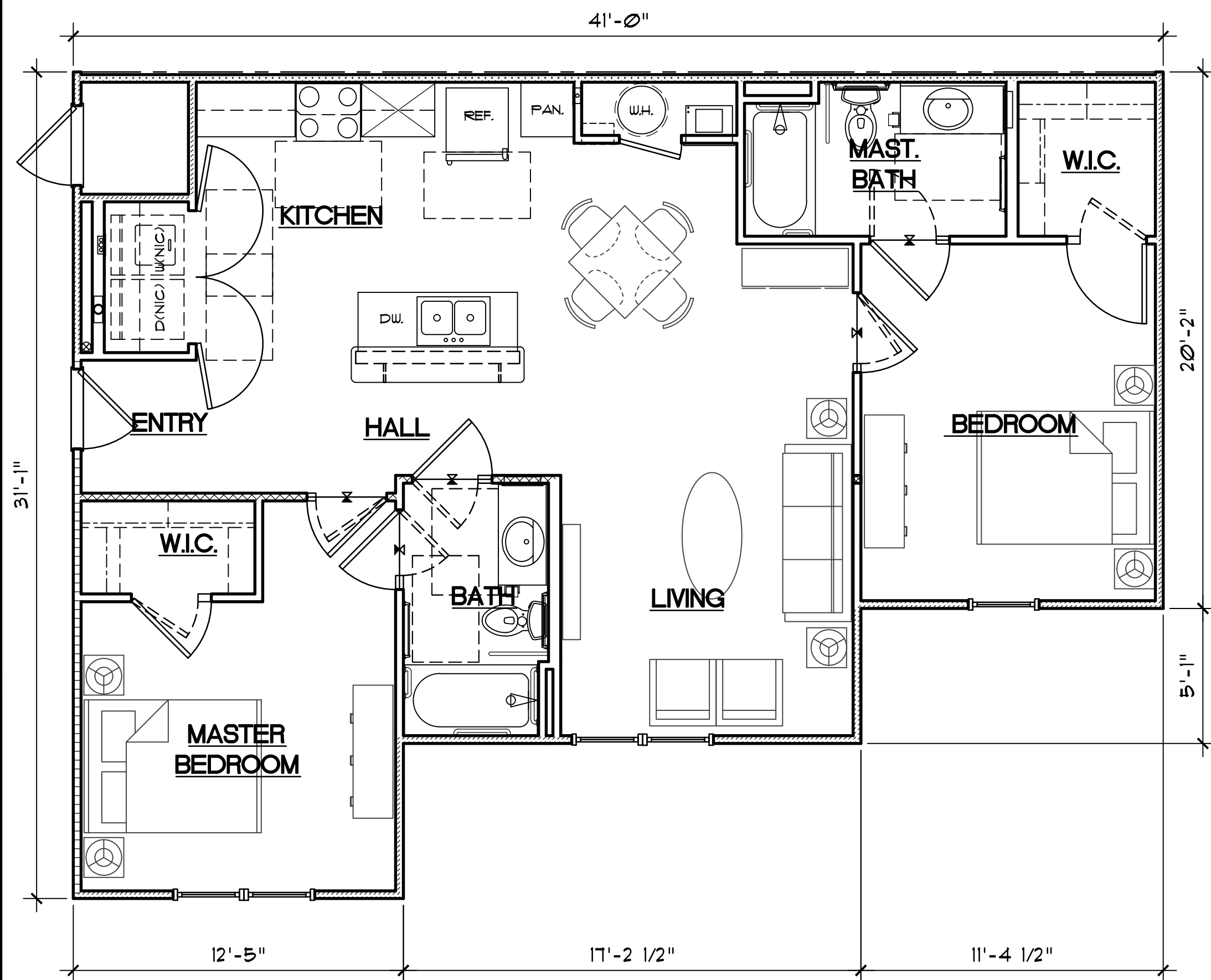


5 THREE BEDROOM UNIT C2(b) - FAIR HOUSING FLOOR PLANS
 1/4" = 1'-0" PAINT TO PAINT AREA = 1,152 SF.

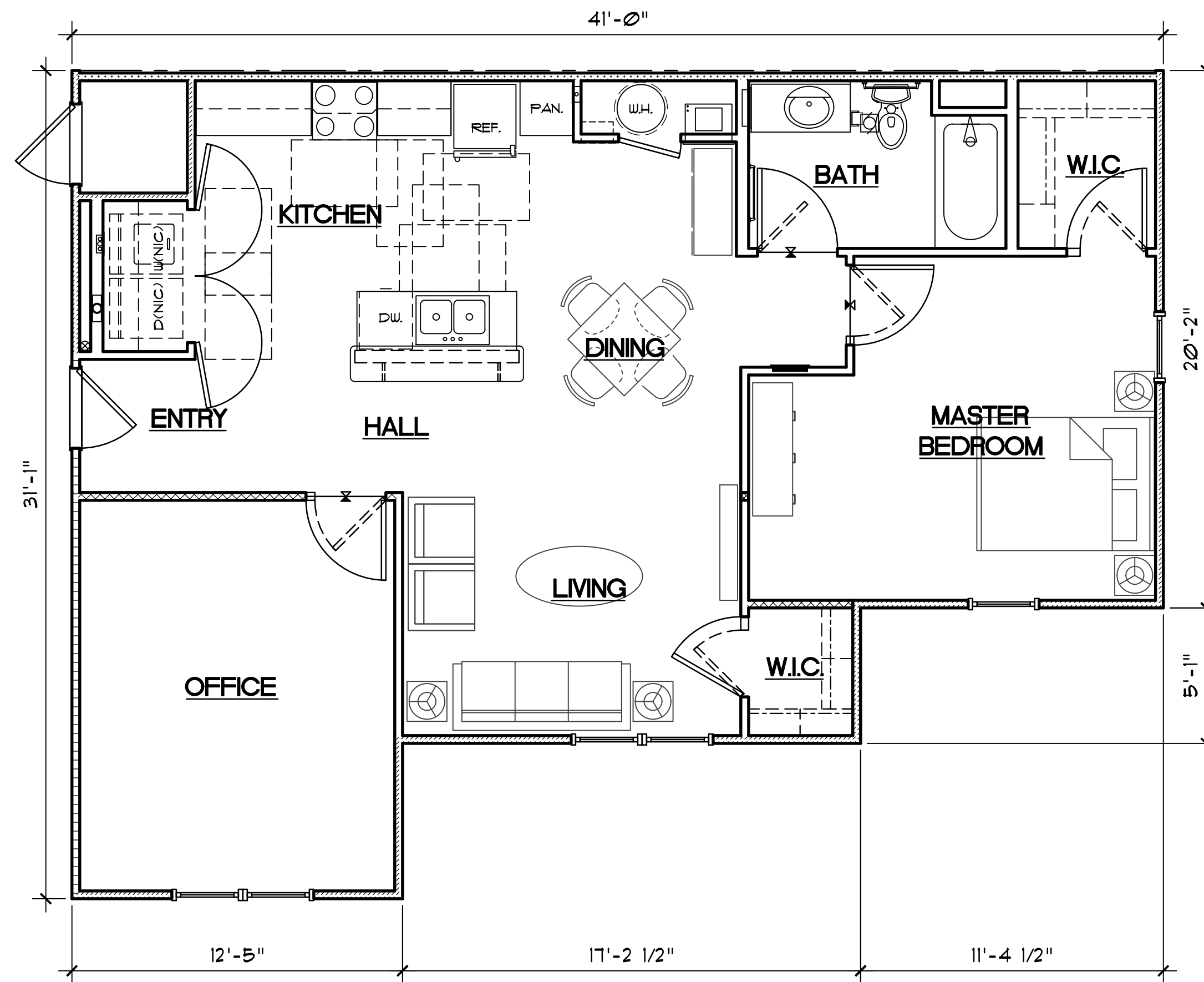


4 THREE BEDROOM UNIT C(b) - FAIR HOUSING FLOOR PLANS
 1/4" = 1'-0" PAINT TO PAINT AREA = 1,152 SF.

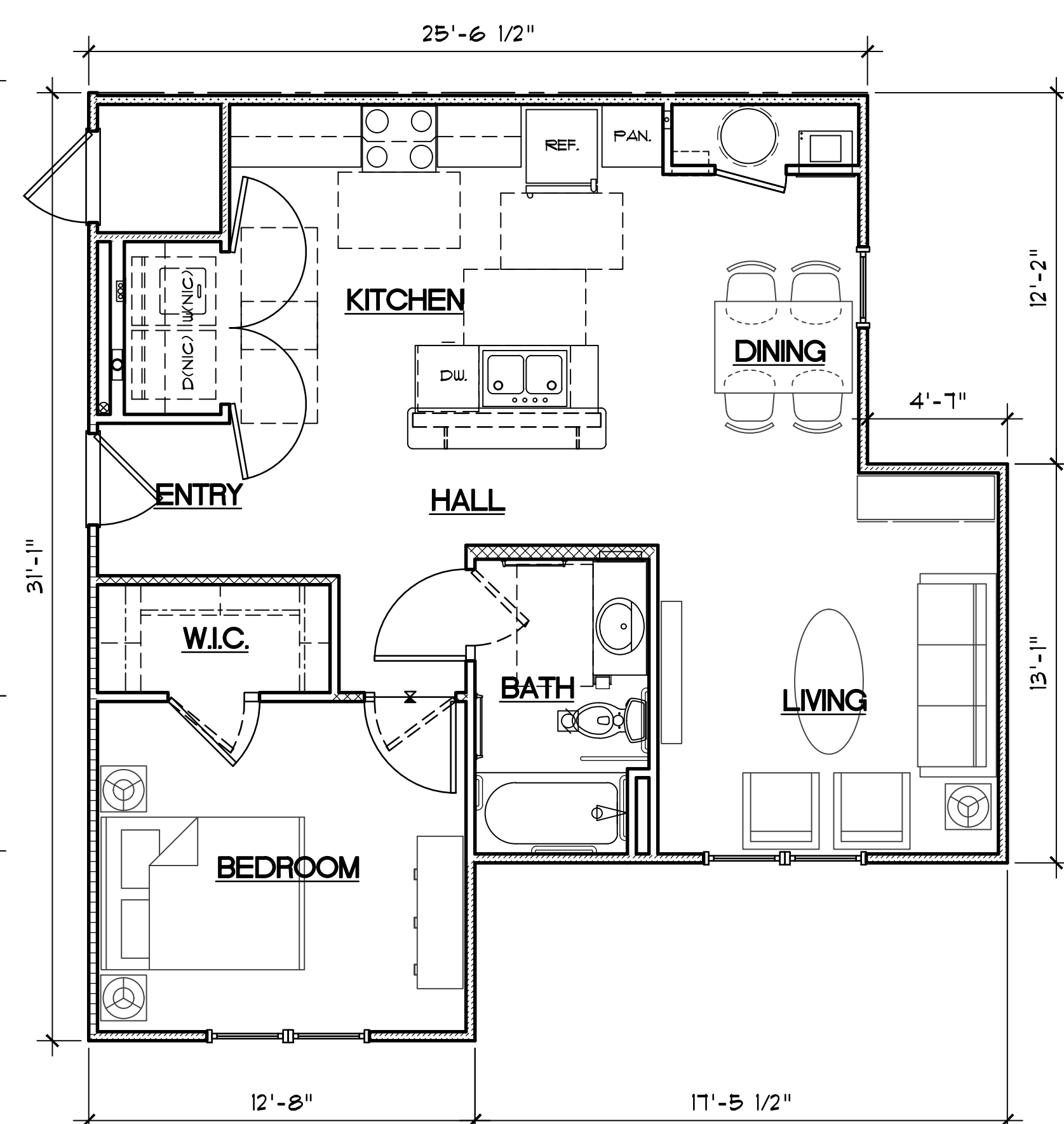
GENERAL NOTES:
 1. STANDARD UNITS
 SIMILAR FAIR HOUSING
 UNIT, BUT WITH DASHED
 DOORS



3 TWO BEDROOM UNIT B(b) - FAIR HOUSING FLOOR PLANS
 1/4" = 1'-0" PAINT TO PAINT AREA = 980 SF.



2 ONE BEDROOM UNIT A2(b) - FAIR HOUSING FLOOR PLANS
 1/4" = 1'-0" PAINT TO PAINT AREA = 980 SF.

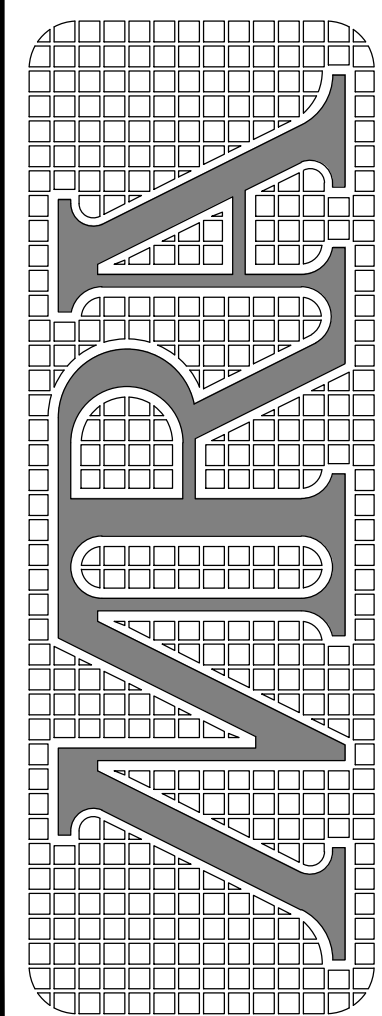


1 ONE BEDROOM UNIT A(b) - FAIR HOUSING FLOOR PLANS
 1/4" = 1'-0" PAINT TO PAINT AREA = 115 SF.

SCALE: 1/4" = 1'-0"

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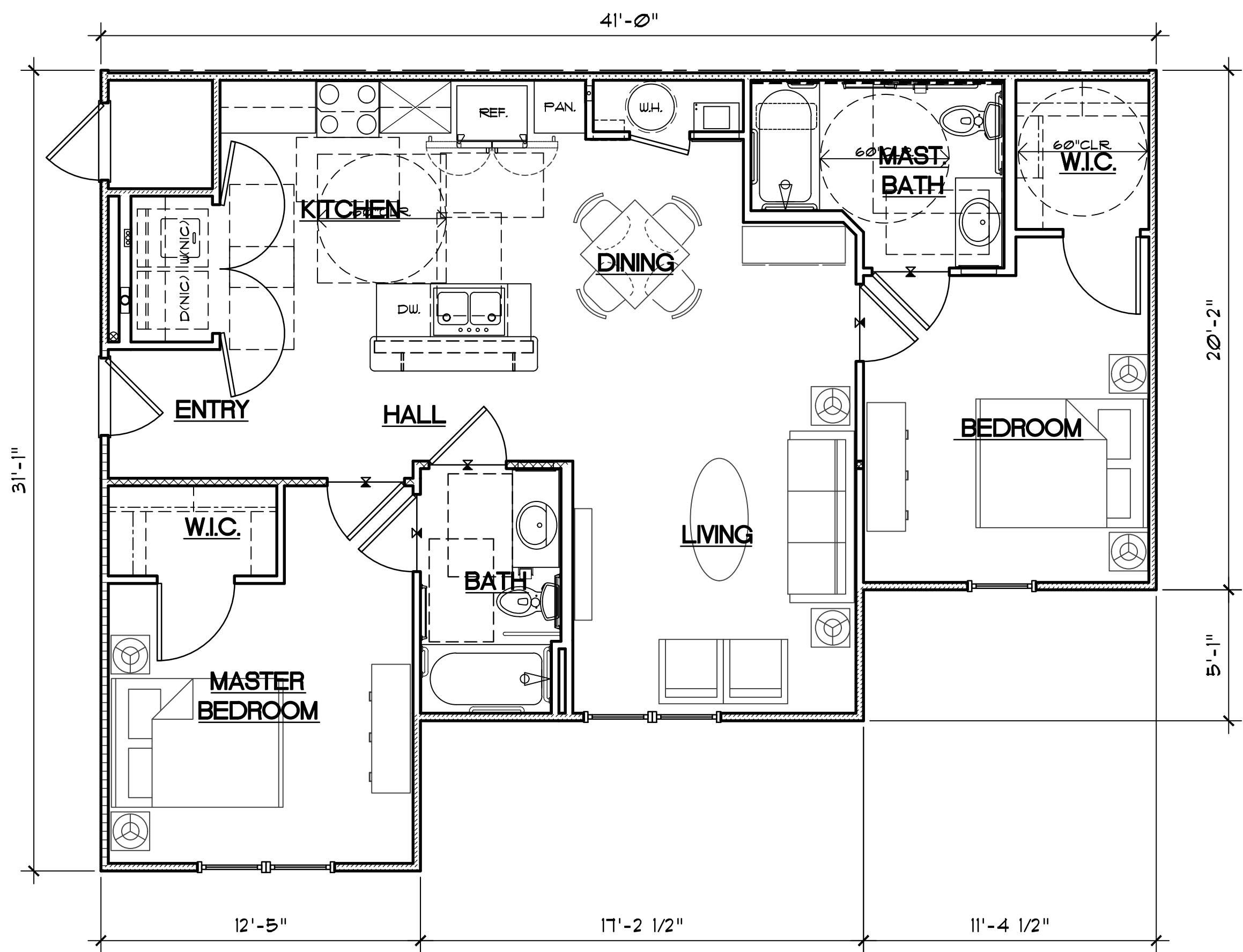


A2.1

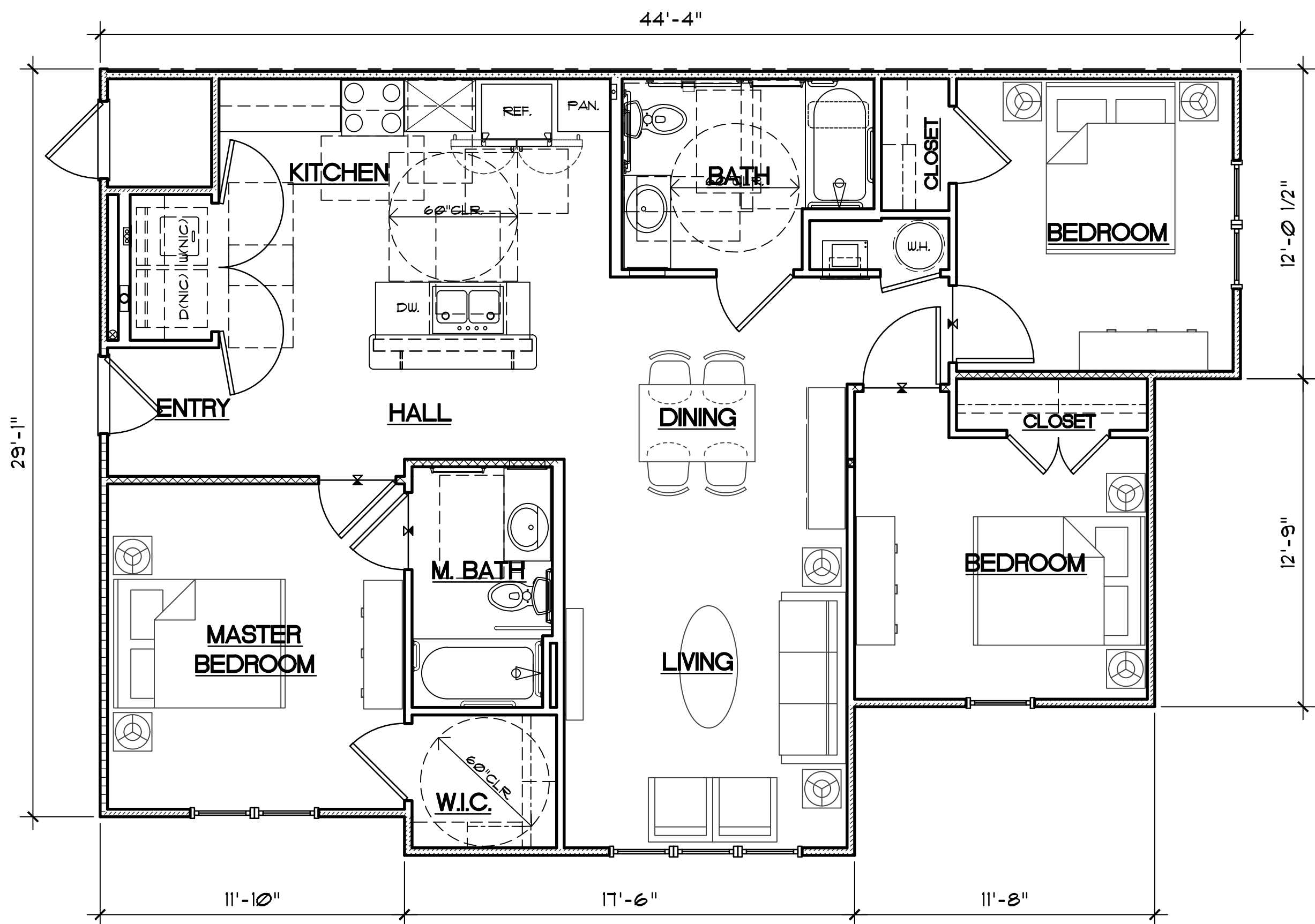
UNIT FLOOR PLANS

2021 PRELIMINARY SET

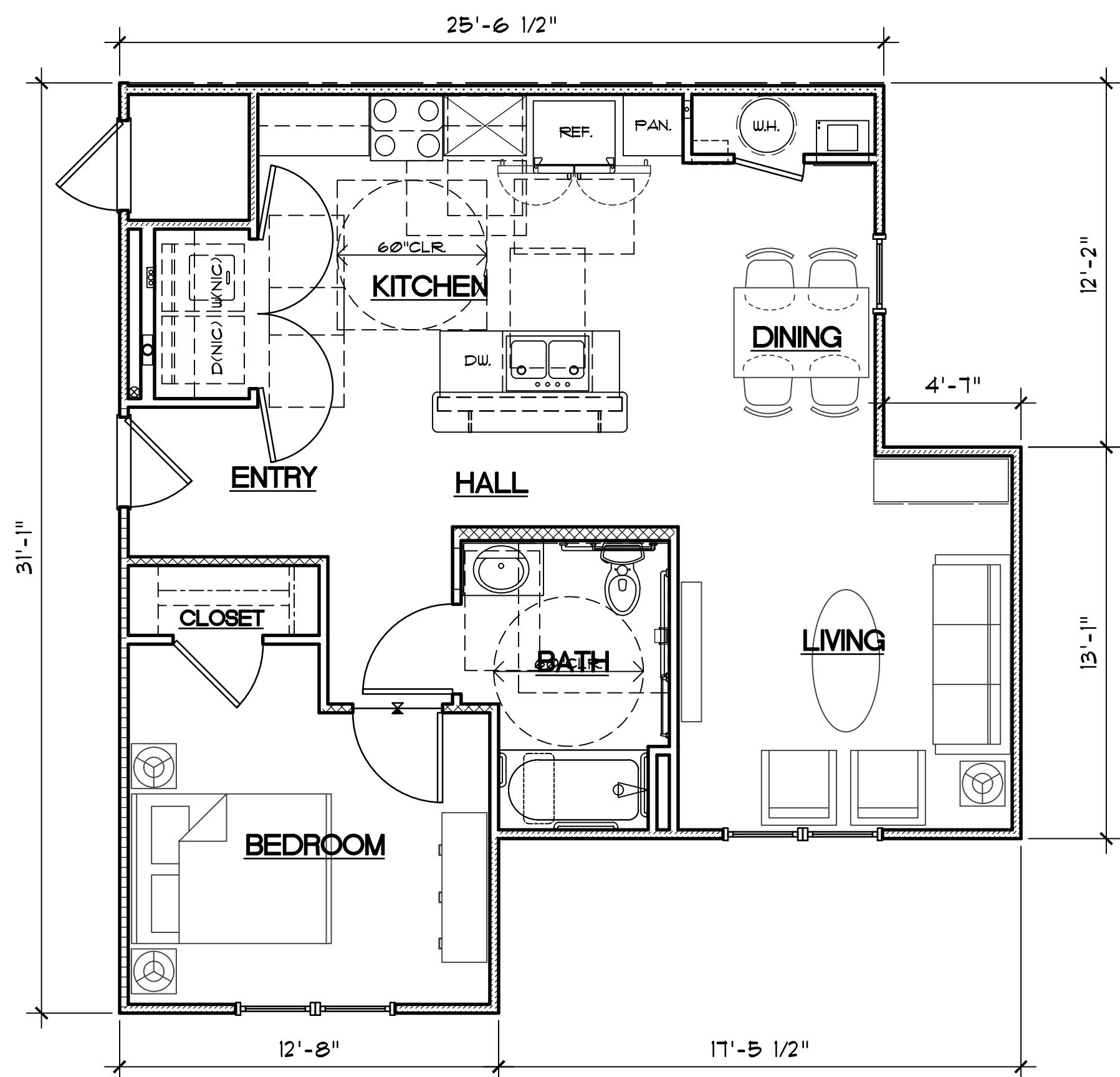
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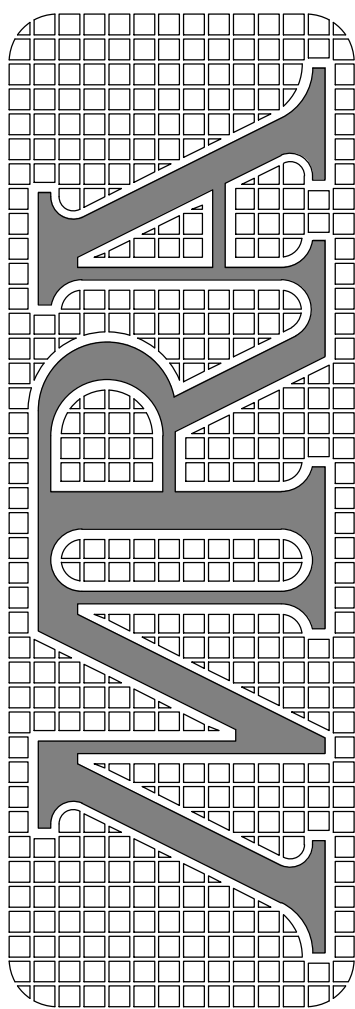
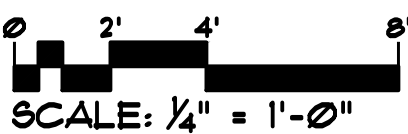
2 TWO BEDROOM UNIT B(a) - HANDICAPPED FLOOR PLANS
 1/4" = 1'-0" PAINT TO PAINT AREA = 990 SF.



3 THREE BEDROOM UNIT C(a) - HANDICAPPED FLOOR PLANS
 1/4" = 1'-0" PAINT TO PAINT AREA = 1182 SF.



1 ONE BEDROOM UNIT A(a) - HANDICAPPED FLOOR PLANS
 1/4" = 1'-0" PAINT TO PAINT AREA = 115 SF.



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
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ESTRELLA LANDING
 WILMINGTON, NC

UNIT HANDICAPPED FLOOR PLANS

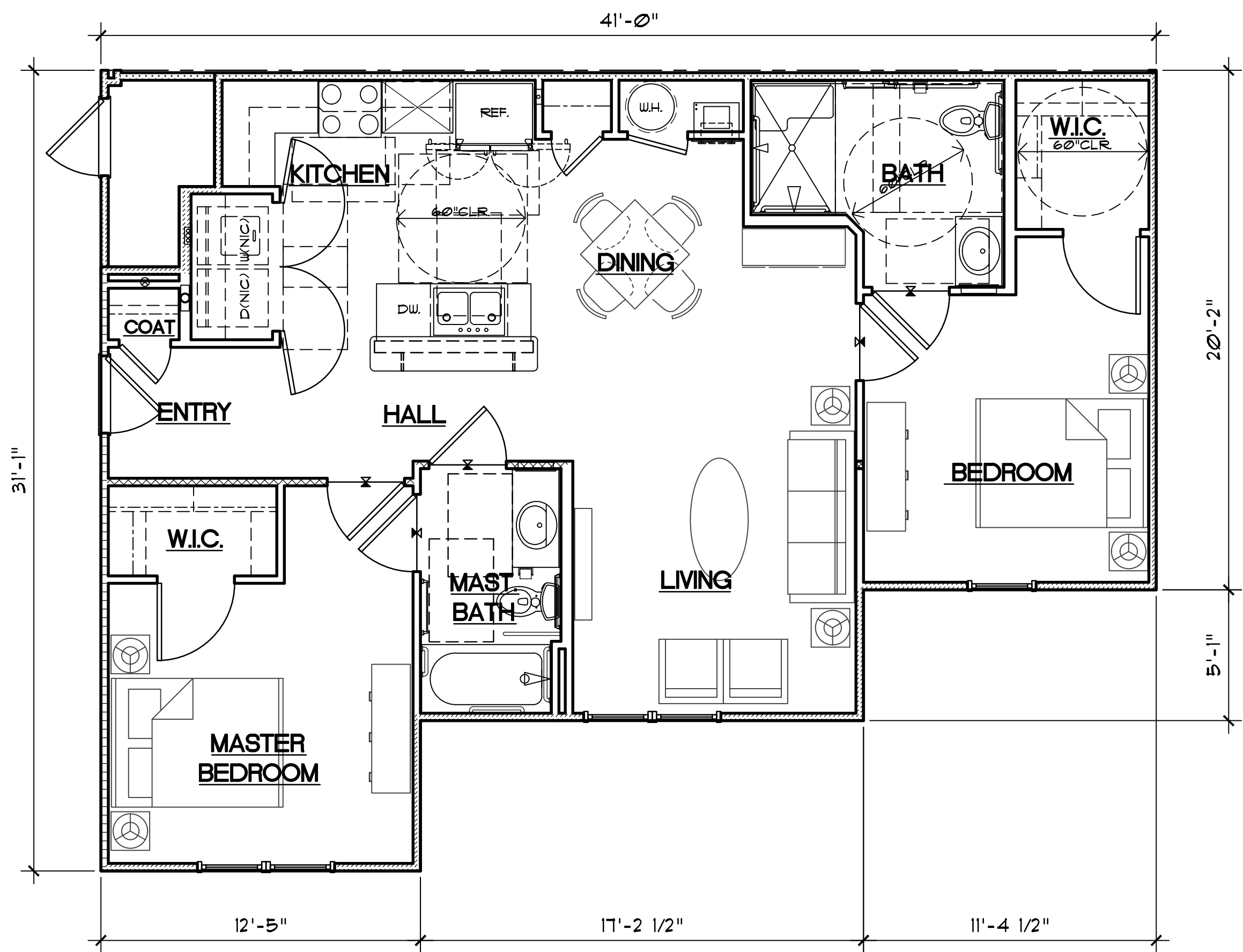
PROJECT
 2021-010

DATE
 1-20-2021

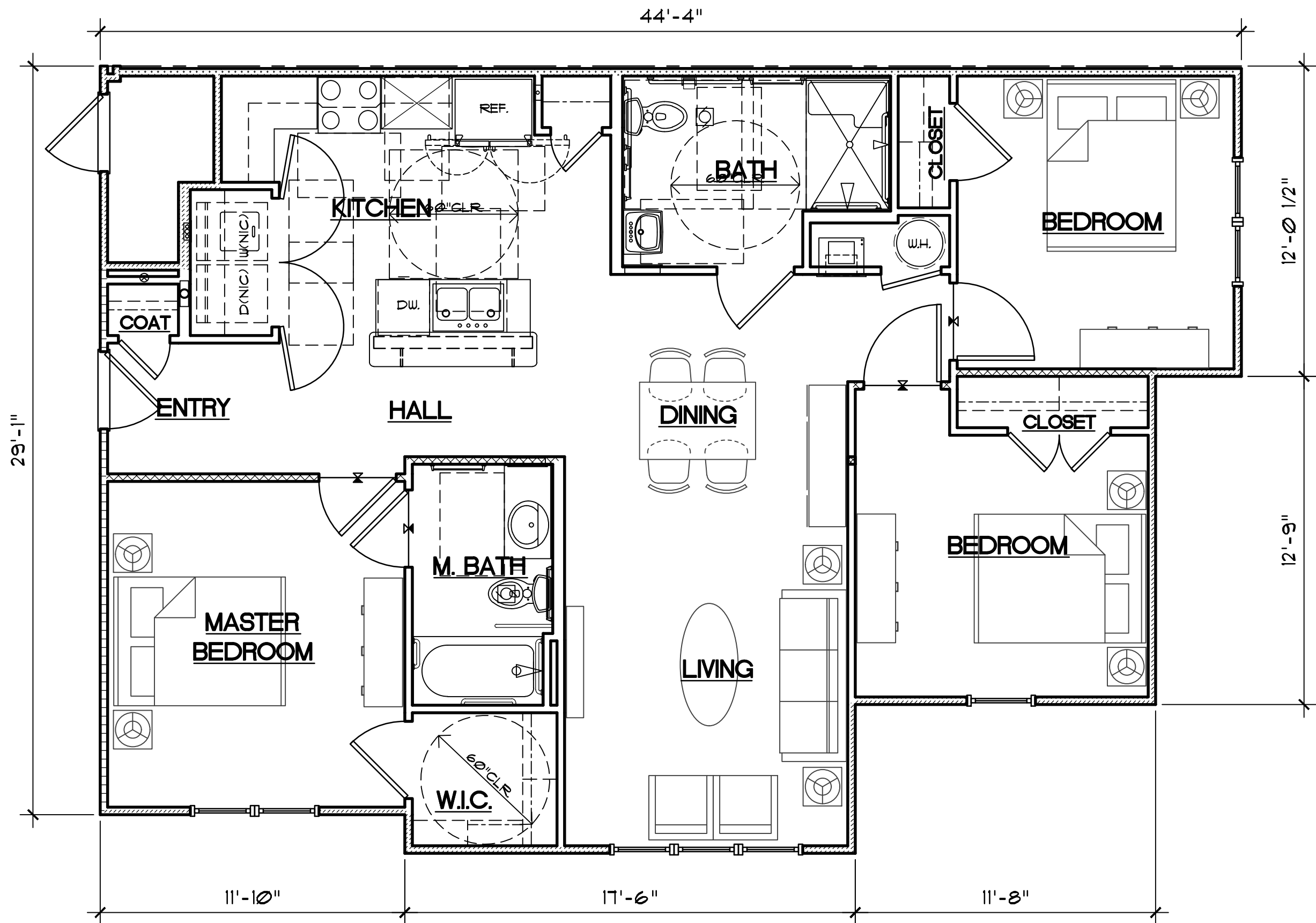
DRAWN BY / CHECKED BY
 SK

REVISIONS

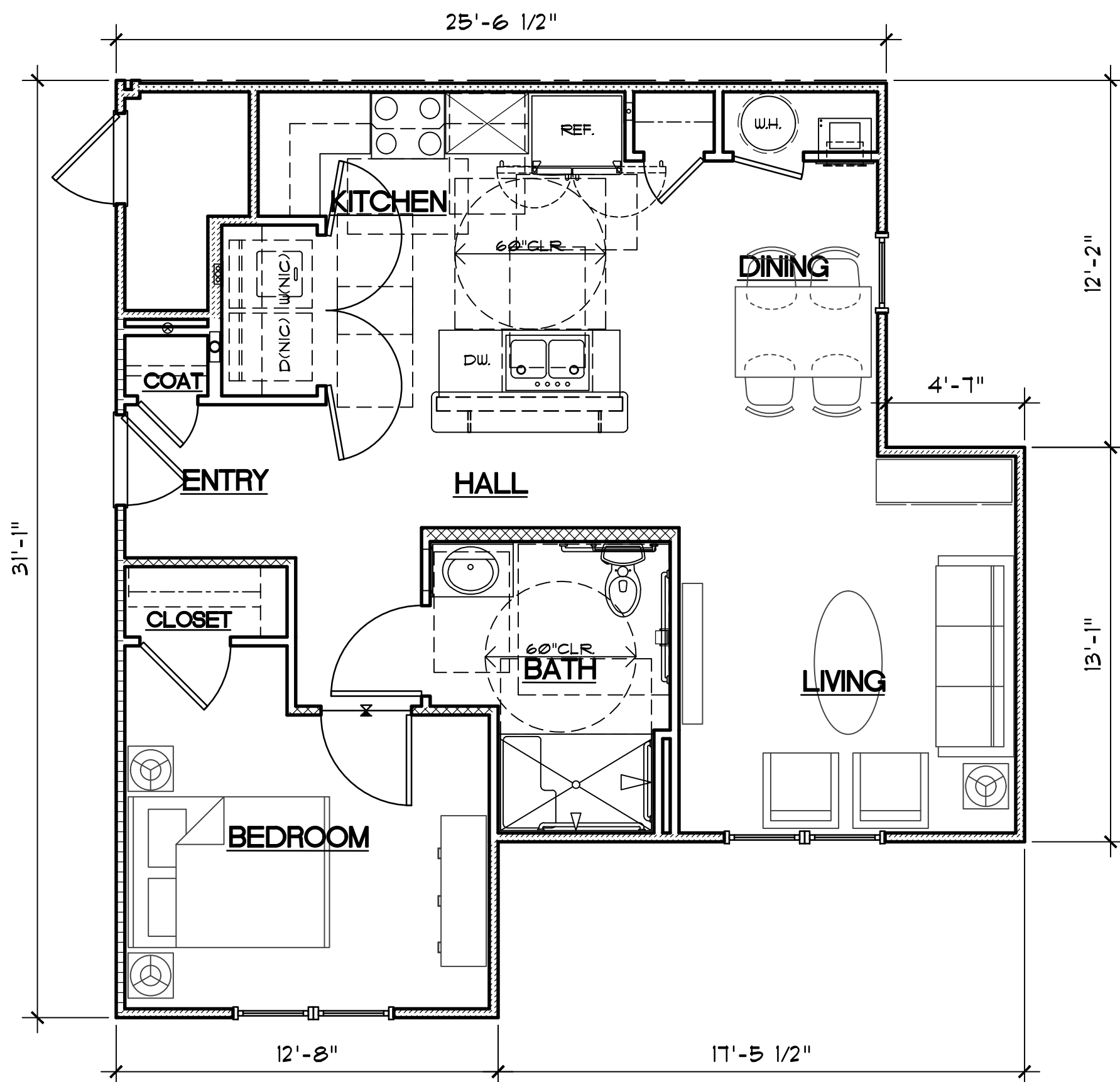
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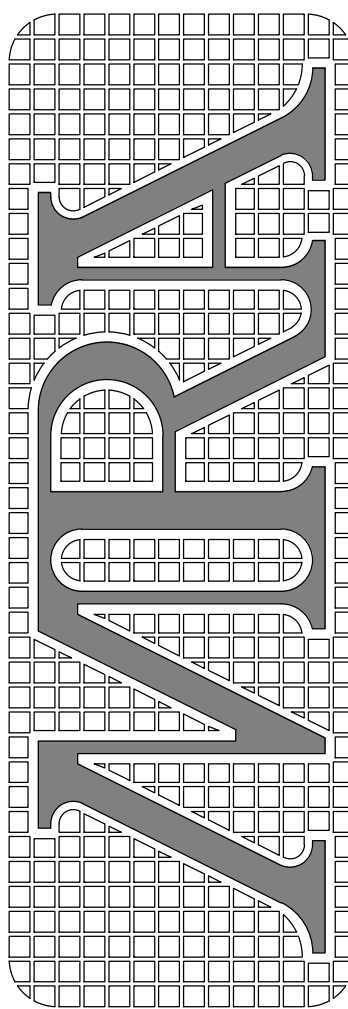
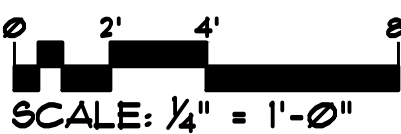
2 TWO BEDROOM UNIT B(6) - HANDICAPPED WITH SHOWER FLOOR PLANS
 1/4" = 1'-0" PAINT TO PAINT AREA = 980 SF.



3 THREE BEDROOM UNIT C(6) - HANDICAPPED WITH SHOWER FLOOR PLANS
 1/4" = 1'-0" PAINT TO PAINT AREA = 1,182 SF.



1 ONE BEDROOM UNIT A(6) - HANDICAPPED WITH SHOWER FLOOR PLANS
 1/4" = 1'-0" PAINT TO PAINT AREA = 715 SF.



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
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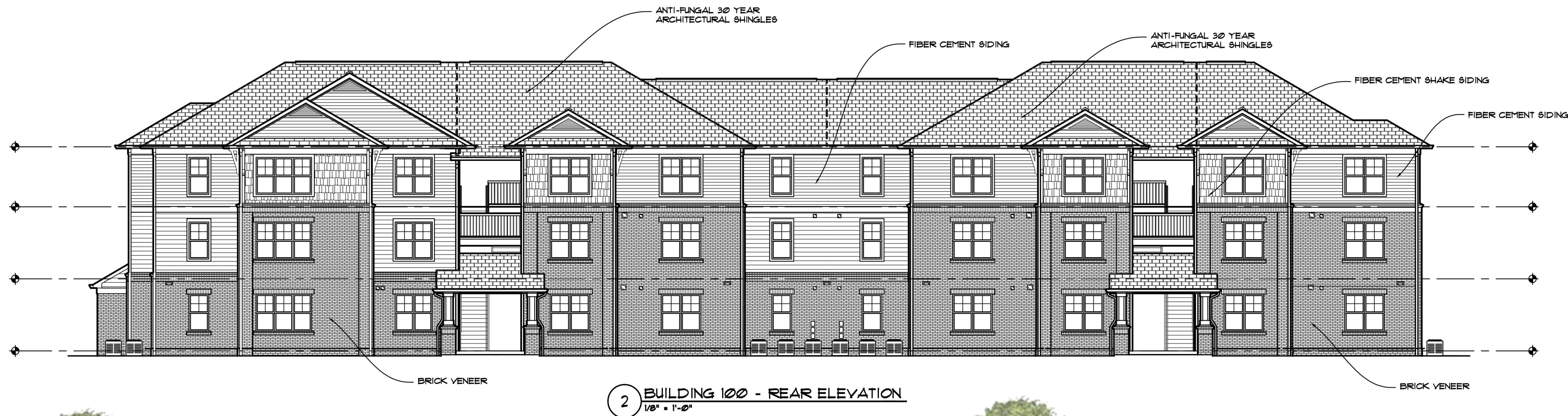
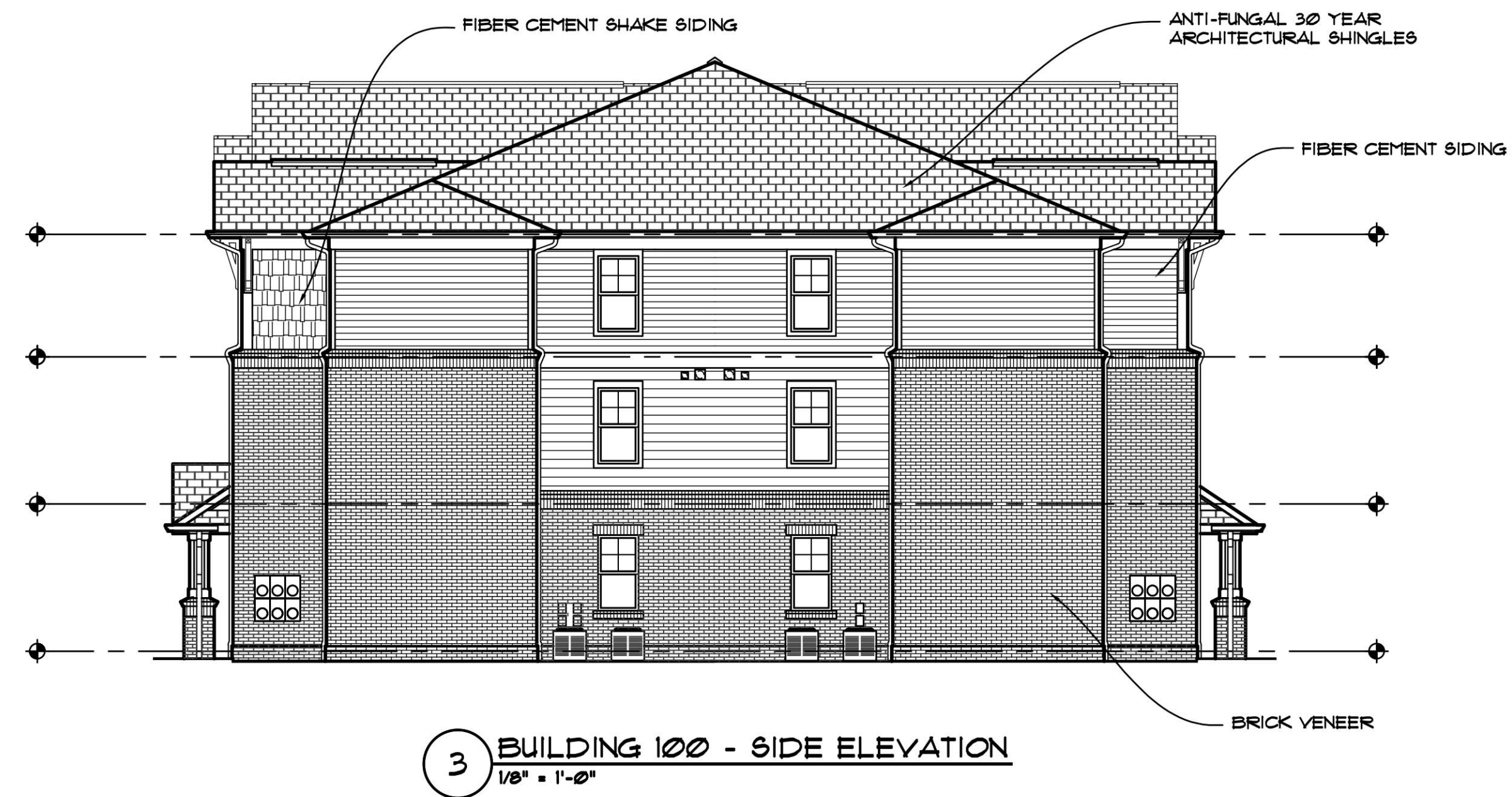
ESTRELLA LANDING
 WILMINGTON, NC

UNIT HANDICAPPED WITH SHOWER FLOOR PLANS

PROJECT	REVISIONS
2021-010	
DATE	
1-20-2021	
DRAWN BY / CHECKED BY	
SK	

A2.3

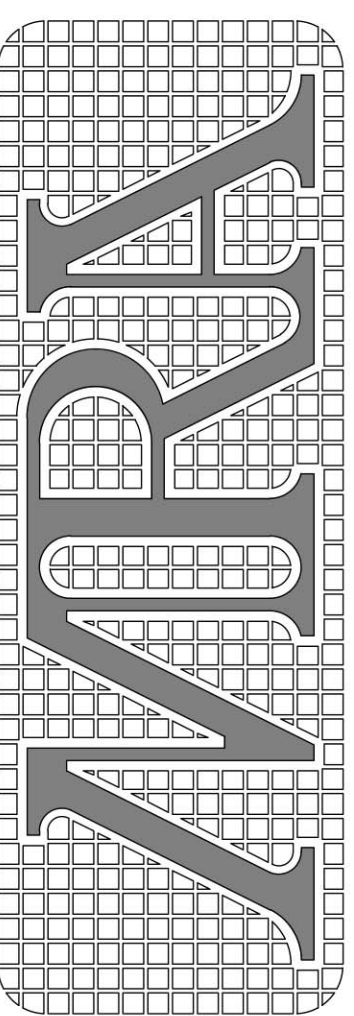
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SCALE: 1/8" = 1'-0"

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ESTRELLA LANDING
 WILMINGTON, NC



A3.1

REVISIONS

PROJECT 2021-010

DATE 1-20-2021

DRAWN BY / CHECKED BY

SK

BUILDING 100 - ELEVATIONS

2021 PRELIMINARY SET

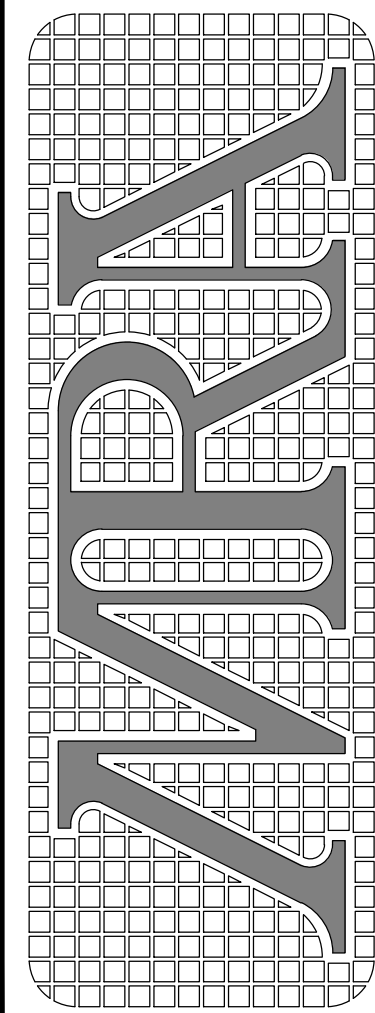
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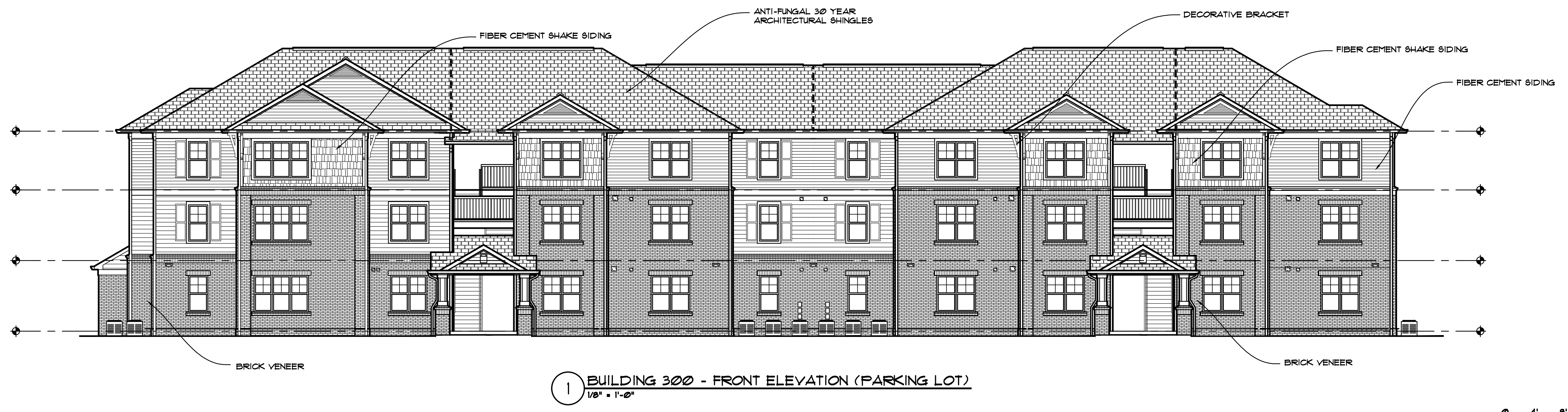
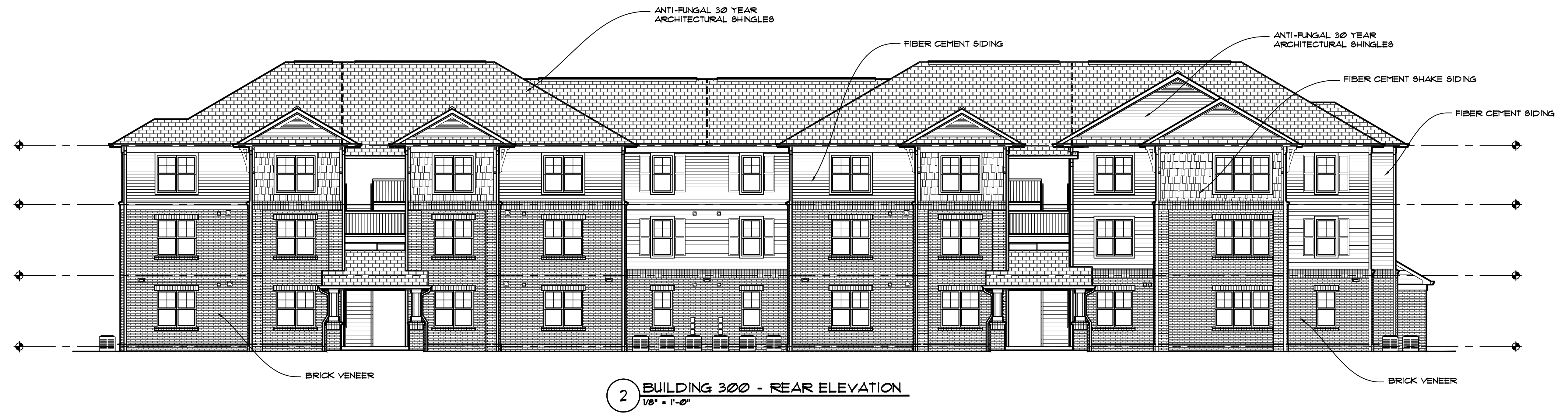
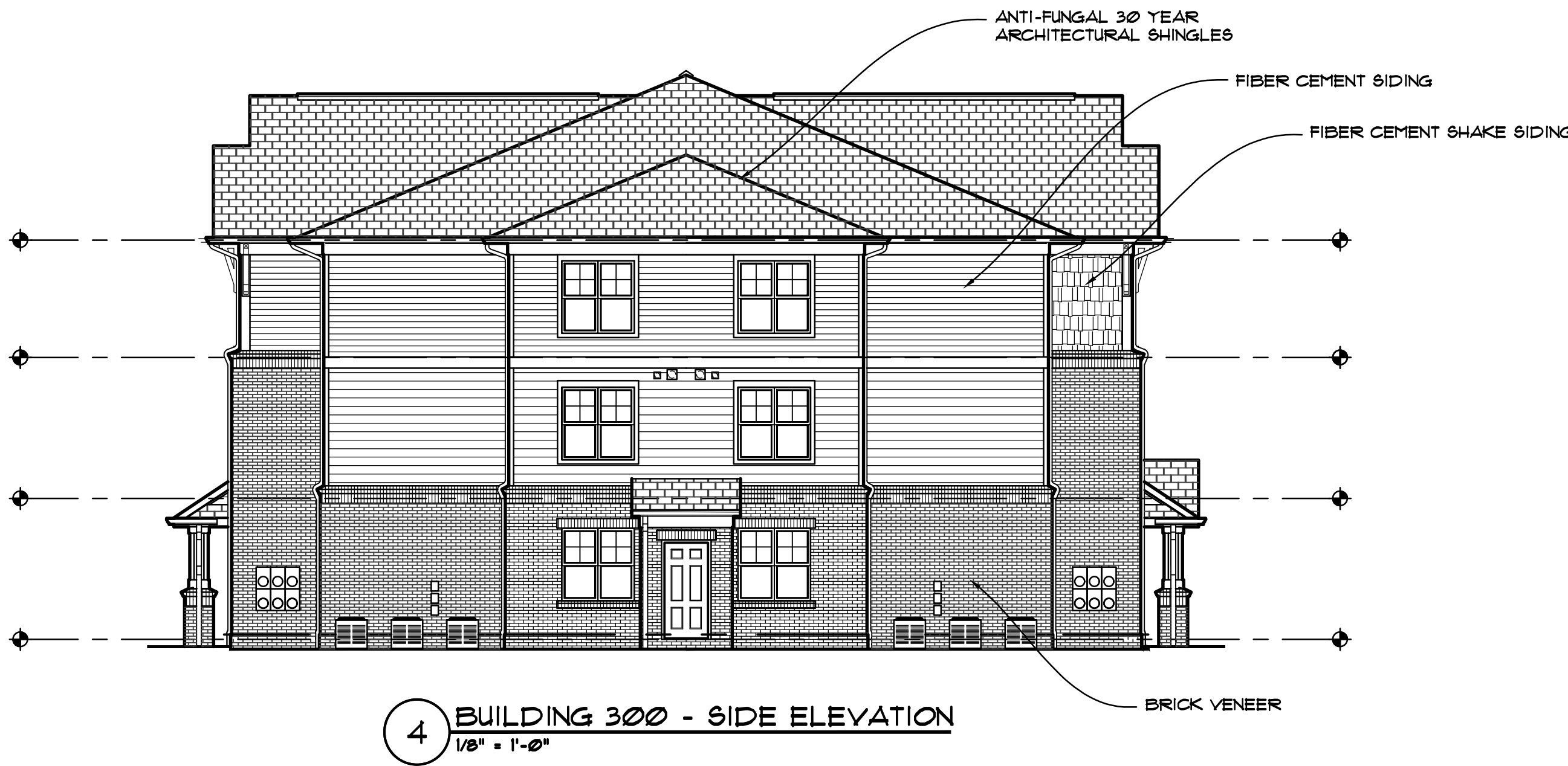
MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

ESTRELLA LANDING
WILMINGTON, NC

BUILDING 200 - ELEVATIONS



A3.2

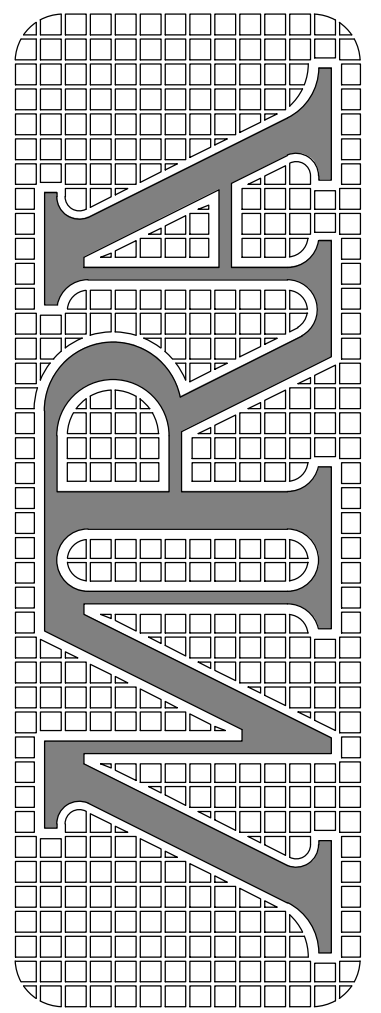


0 4' 8' 16'
SCALE: 1/8" = 1'-0"

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800

ESTRELLA LANDING
WILMINGTON, NC

BUILDING 300 - ELEVATIONS

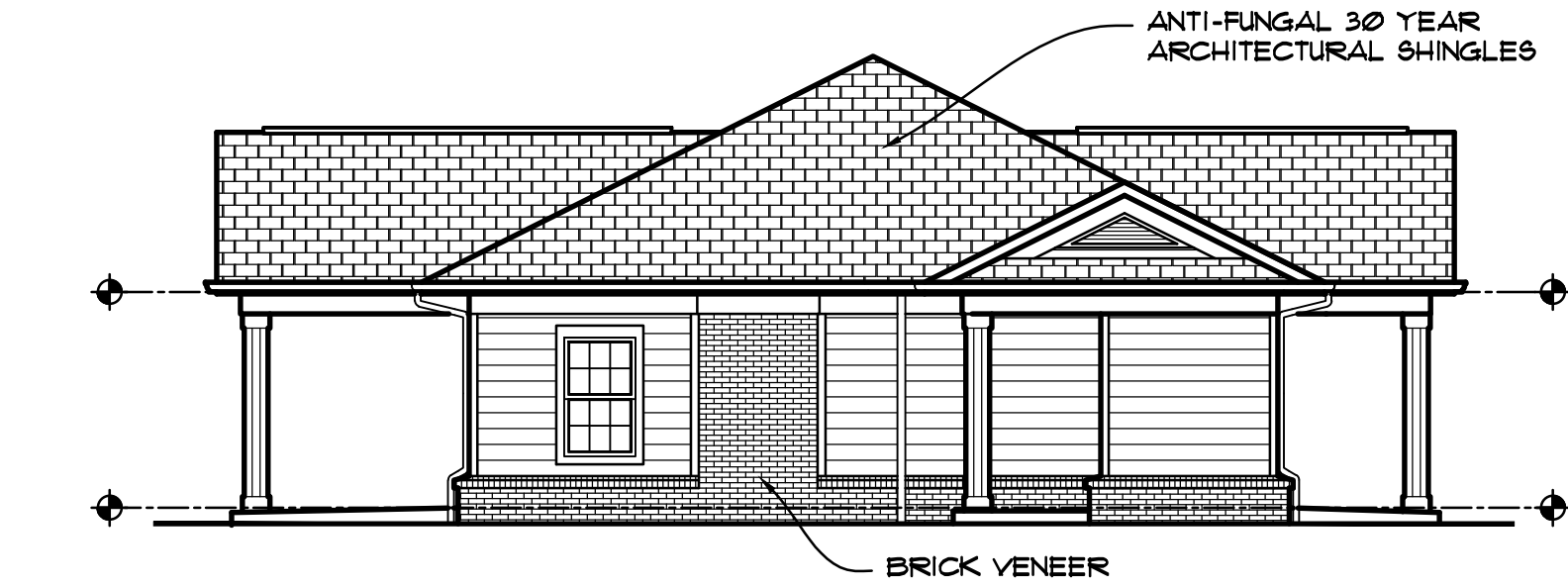


A3.3

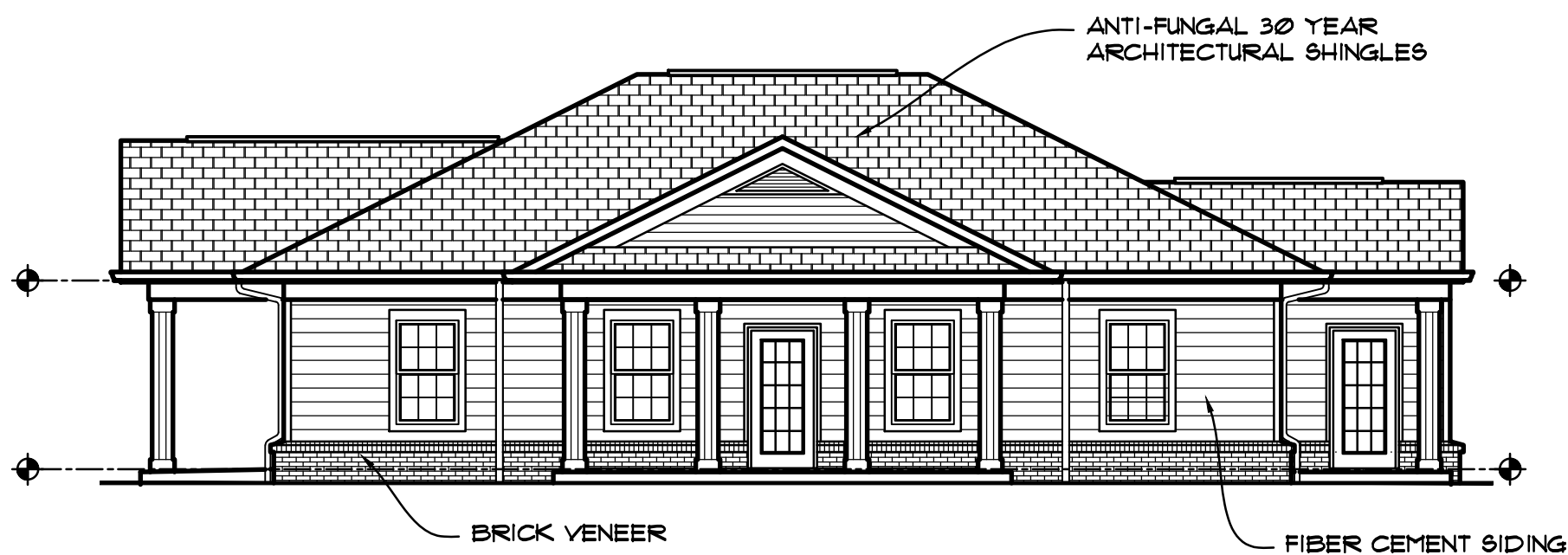
2021 PRELIMINARY SET

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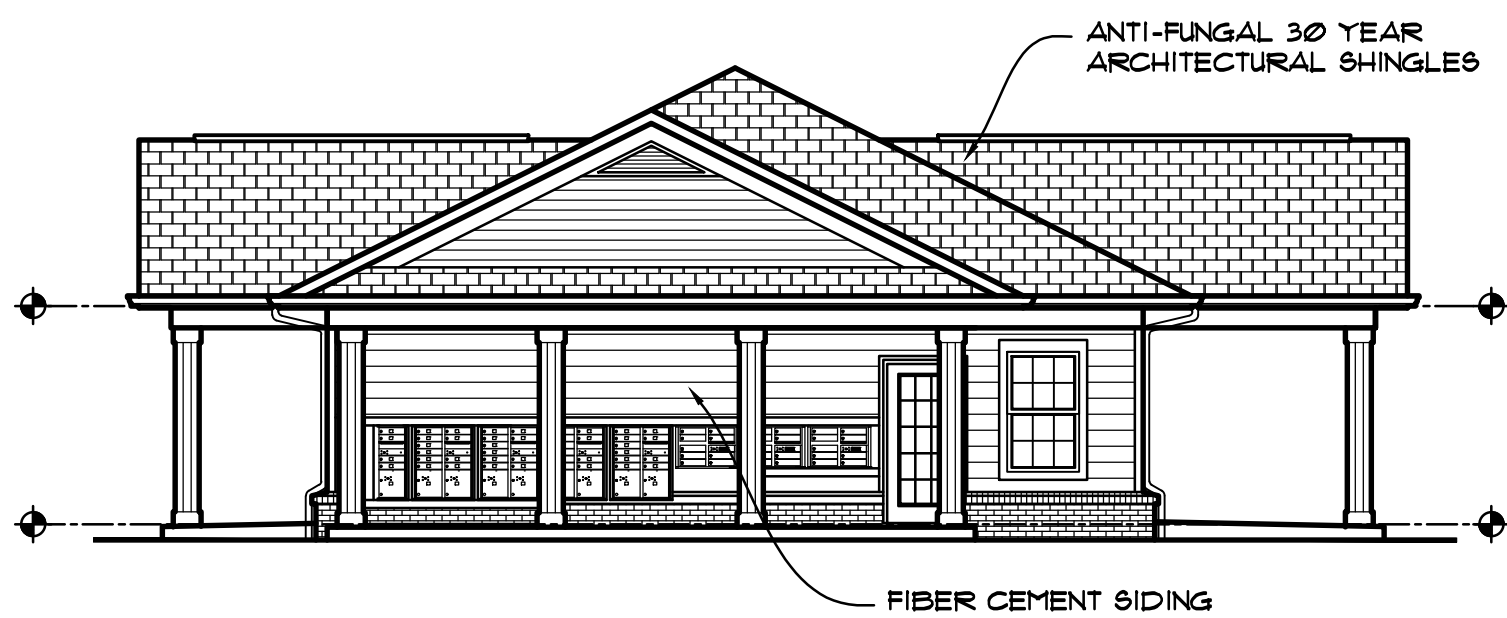
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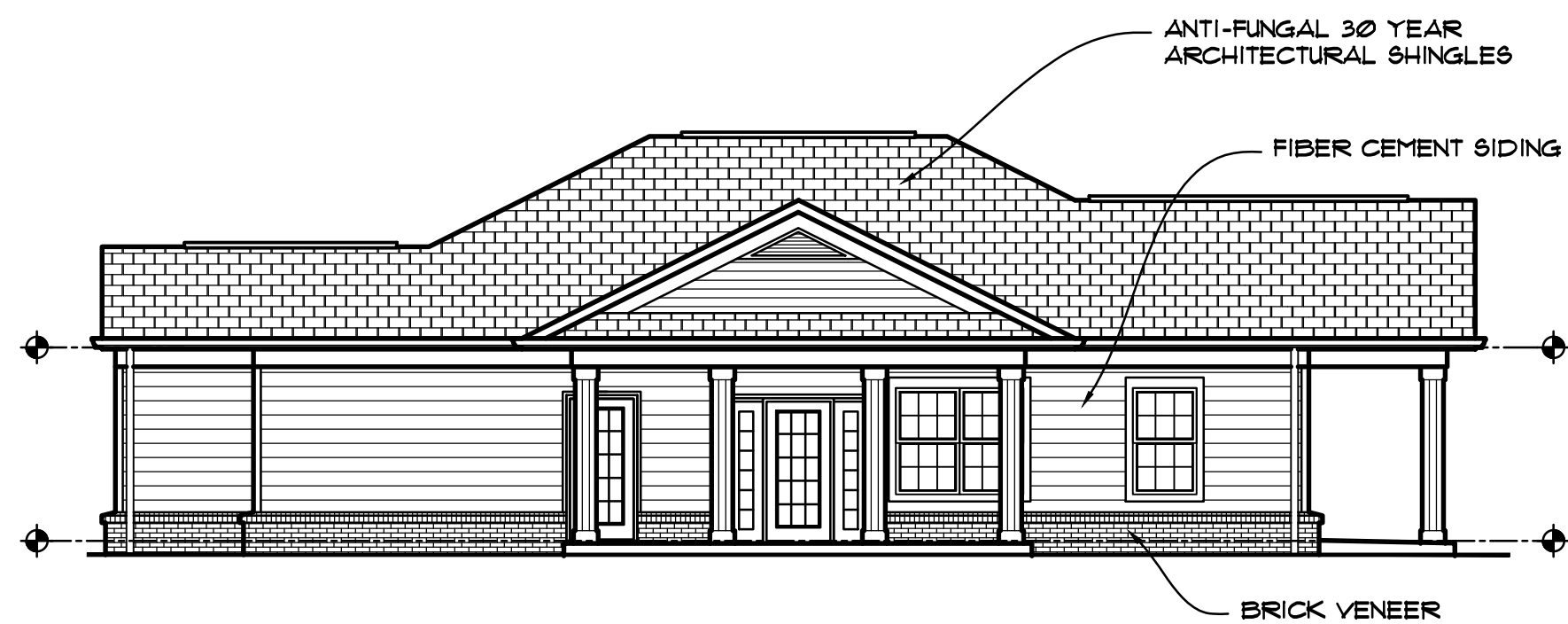
5 CLUBHOUSE - SIDE ELEVATION
 1/8" = 1'-0"



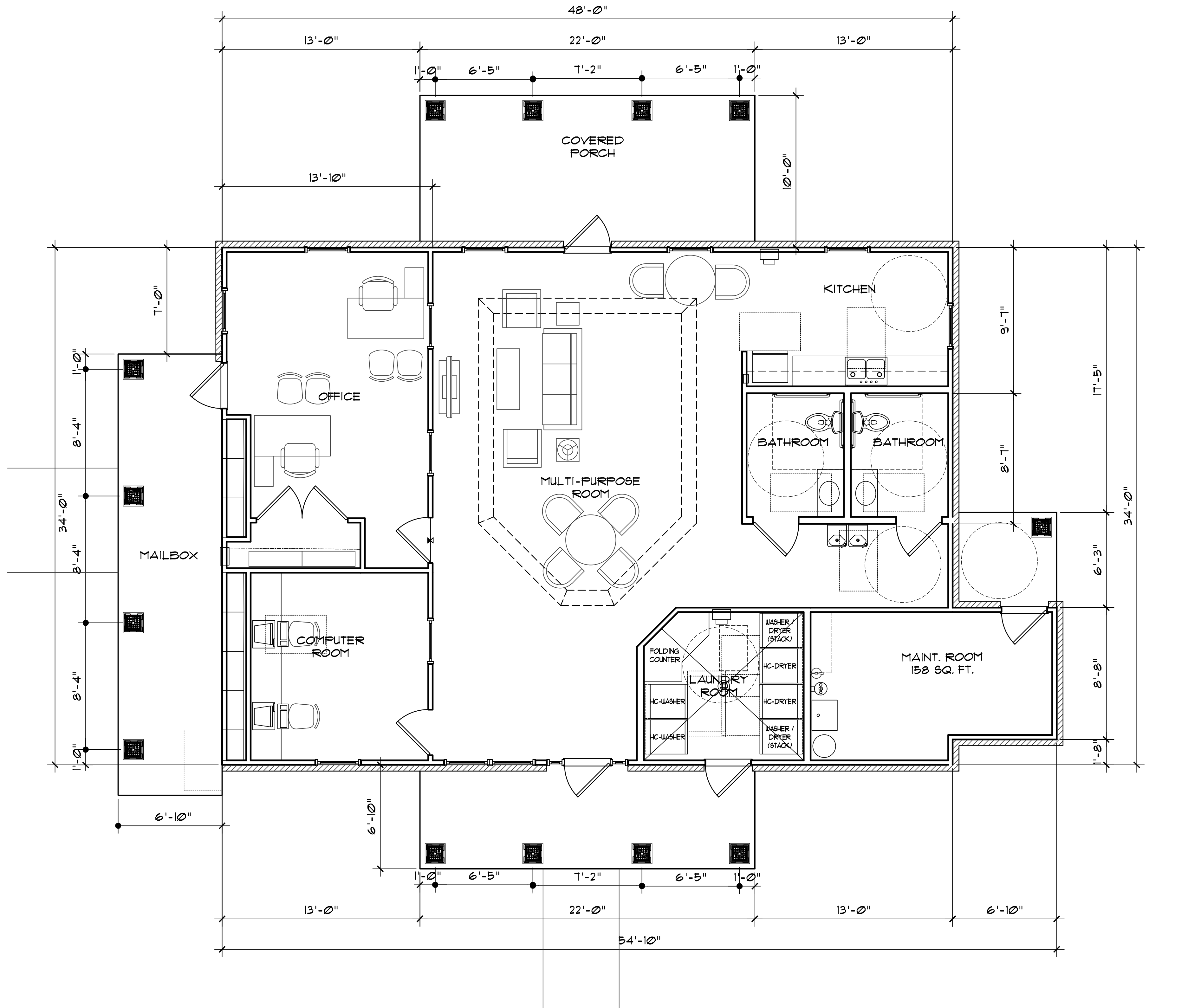
4 CLUBHOUSE - REAR ELEVATION
 1/8" = 1'-0"



3 CLUBHOUSE - SIDE ELEVATION
 1/8" = 1'-0"

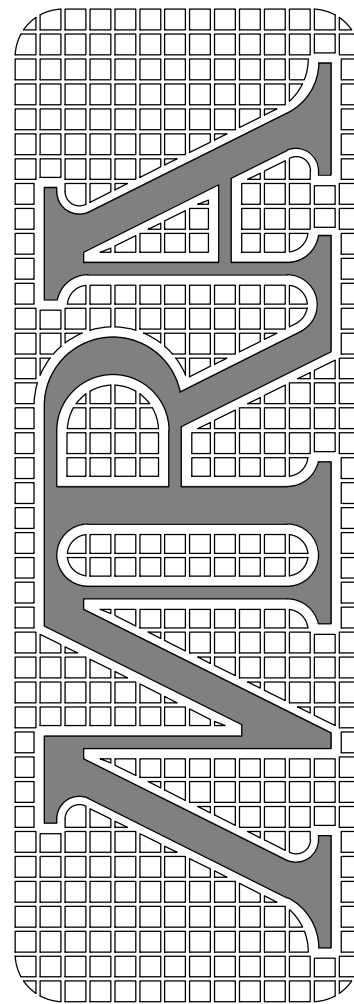


2 CLUBHOUSE - FRONT ELEVATION
 1/8" = 1'-0"



1 CLUBHOUSE - BUILDING FLOOR PLAN
 1/4" = 1'-0" 1364 S.F. GROSS

0 2' 4' 8'
 SCALE: 1/4" = 1'-0"



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 215 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-375-2800

ESTRELLA LANDING
 WILMINGTON, NC

CLUBHOUSE - FLOOR PLAN & ELEVATIONS

2021 PRELIMINARY SET

REVISIONS	PROJECT	DATE	DRAWN BY / CHECKED BY
	2021-010	1-12-2021	MRL

A4.1

PUBLIC COMMENTS

Everyone needs a place to call home.



February 19, 2021

Executive Board

Katrina Knight

Chair

Steve Whitney

Vice Chair

Roger Gins

Treasurer

Steve Spain

Advocacy Secretary

Andy Almeter

Membership Secretary

New Hanover County Planning Board:

I am writing to express the support of the Cape Fear Housing Coalition for the Estrella Landing conditional rezoning application on your agenda for March 4, 2021. The developer of the project, Stephanie Norris, has a strong track record of developing workforce housing developments in the County. Additional affordable units like those proposed for Estrella Place are desperately needed, and are especially appropriate at the proposed location, due to the easy access to Interstate 40.

Tax credit projects like Estrella Place, and Canopy Pointe (the zoning for which was approved by the Board last year) are an essential tool for addressing the critical shortage of workforce housing in New Hanover County. Tax credit projects like these harness the expertise and economies of scale that for-profit developers bring to the table in helping to address our community's long-term housing needs.

Estrella Place is well-designed and maximizes the utility of a piece of land that has unique development challenges due to its location, shape, and size. The addition of 84 affordable apartments in this fast-growing part of the County would help to attract and retain the essential workers who have helped our community throughout the Covid-19 crisis.

Traffic, tree preservation, and aesthetic concerns have been well-addressed by the applicant in their application, and Estrella Landing would be an asset to our community. On behalf of the Cape Fear Housing Coalition, I request that the Planning Board approve the request for conditional zoning for the Estrella Landing project.

Thank you for your consideration,

Katrina R. Knight, Chair

Our mission is to strengthen the Cape Fear Region by increasing access to affordable, safe, healthy housing.

www.capefearhousingcoalition.org