

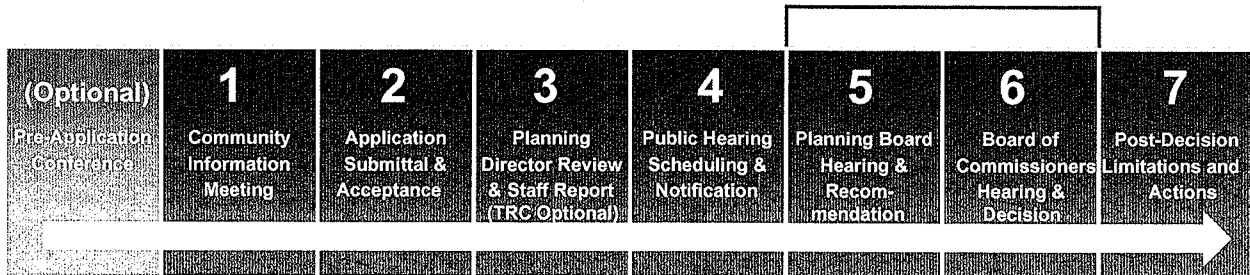
NEW HANOVER COUNTY



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 Sonya Edens	Owner Name (if different from Applicant/Agent) Cape Fear Habitat for Humanity, Inc.
Company RSC Engineering, PLLC	Company/Owner Name 2
Address 15226 US Hwy 17	Address 3310 Fredrickson Road
City, State, Zip Hampstead, NC 28443	City, State, Zip Wilmington, NC 28401
Phone 910-270-9599	Phone 910-762-4744
Email sonya@rscengineering.com	Email wendi@capefearhabitat.org

2. Subject Property Information

Address/Location Dorsey Lane, Castle Hayne		Parcel Identification Number(s) R02500-003-004-000	
Total Parcel(s) Acreage 4.9	Existing Zoning and Use(s) R-20, Vacant	Future Land Use Classification R-10 (Conditional)	

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

Proposed Conditional Zoning District: R-10	Total Acreage of Proposed District: 4.9
<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>Only single family residential use shall be allowed within in the proposed Conditional R-10 zoning district. The owner, Cape Fear Habitat for Humanity proposes to develop the site into an 11 lot subdivision. Water and sewer service shall be via CFPUA. The subdivision proposed is low density and storm water shall be conveyed via roadside swales.</p>	

4. Proposed Condition(s)

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.

No additional conditions proposed.

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: Residential 210 Single Family Detached Housing

Trip Generation Use and Variable (gross floor area, dwelling units, etc.) Dwelling Units (11)

AM Peak Hour Trips: 8.14

PM Peak Hour Trips: 10.89

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 parcel is located within a residential area and the proposed use is low density residential housing. This is consistent with the Comprehensive Plan for this area.

- 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.**

The parcel is located within the General Residential type of use on the Future Land Use Map. The proposed rezoning is consistent with general residential land use.

- 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?**

With the availability of water and sewer, it allows for increased density to be considered when developing the parcel. Much care and consideration have been given to identify the best use of the land without over developing the parcel.

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

SE

Application fee:

- \$600 for 5 acres or less - *ck# 6995*
 - \$700 for more than 5 acres
 - \$300 in addition to base fee for applications requiring TRC review

SE

Community meeting written summary

SE

Traffic impact analysis (if applicable) - *na*

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

SE

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

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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.

SE

- 5 hard copies of site plan

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

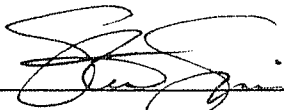
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7. Acknowledgement and Signatures

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.


_____ for Cape Fear Habitat for Humanity
Signature of Property Owner(s)

Steve Spain, Executive Director

_____ **Print Name(s)**


_____ **Signature of Applicant/Agent**

Sonya Edens

_____ **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.

Community Meeting Summary

- Project Information Notice was mailed out to 73 property owners on 2/16/21 per the list provided by New Hanover County Planning Department. The mailing included the notice letter and a copy of the site plan.
- The notice letter and site plan were emailed to New Hanover County Planning for uploading to their communication site.
- Inquiries from (3) different property owners were received. See summary of each below.

2/23/21: Michelle Carlisle (KG Plaza) emailed and requested an enlarged site plan. A pdf of the site plan was emailed as requested on 2/23/21.

2/23/21: Hollyann Montalban phoned to ask questions as noted below:

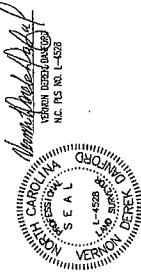
- Question: What is the pump station?
 - Answer: This is where wastewater will be collected from each of the houses and pumped to the existing sewer main along the road.
- Question: What is the hatched area on the plan?
 - Answer: This is open space to be utilized as a natural area walking trail.
- Question: Are there any ponds in the subdivision?
 - Answer: No, the subdivision is proposed low density development with roadside swales for stormwater management.
- Question: Where will the house on Lot 1 be located?
 - Answer: We do not have individual lot plans yet, but the houses are typically placed close to center from left to right on lots.

2/23/21: Frederick Gordon called while I was out of the office. I returned the call later that day and left a message on an answering machine.

2/24/21: Michelle Carlisle (KG Plaza) emailed and requested a copy of the information notice letter (her admin had inadvertently shredded their copy). A pdf of the notice was emailed as requested on 2/23/21.

2/25/21: Frederick Gordon called again. He asked if there would be any development on 3137 Oakley Court. I explained it was a proposed subdivision rezoning that would only apply to the parcel owned by the developer and there would be no development/zoning activity on the parcel he referenced. I further explained that he received the letter as a notification that there was proposed rezoning on a parcel in close proximity to his parcel.

NORTH CAROLINA
 I, VERNON DORSEY DAVISON, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION
 FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (GIVE DESCRIPTION
 RECORDED IN BOOK _____ PAGE _____), THAT ENCUMBRANCES NOT SHOWN
 ARE CLEARLY INDICATED AS BEING FROM ANOTHER PARTY IN BOOK _____ AS
 PAGE _____, THAT THE RATE OF PRECISION AS ENCUMBERED IS 1:10000,
 THAT THIS PLAN WAS PREPARED BY ACCORDANCE WITH G.S. 47-30 AS
 AMENDED, WITNESS MY OFFICIAL SIGNATURE, LICENSE NUMBER AND SEAL,
 THIS _____ DAY OF _____ AD, 2018.



NORTH CAROLINA
 THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND
 AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING
 STREET.

 VERNON DORSEY DAVISON
 N.C. T.L.S. NO. L-4228

LEGEND

- = IRON PIPE FOUND (IPF)
- = COINC. MONUMENT FOUND (CMF)
- ⊕ = CENTERLINE
- ⊗ = RIGHT OF WAY
- ⊘ = NON-MONUMENTED POINT (NMP)
- △ = SURVEY NAIL FOUND
- ⊞ = CONTROL CORNER

NORTH CAROLINA
 FIELD FOR REGISTRATION ON THE 10 DAY OF April 2018.
 A.T. LITTLE, JR. REGISTERED MAP MAKER AND FIELD RECORDER IN MAP BOOK # 64 PAGE 240.
 DATA 2018010583

VERNON DORSEY DAVISON
 REGISTERED SURVEYOR

 DAVISON

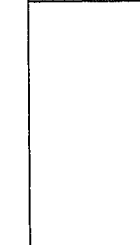
DANFORD & ASSOCIATES
 4002 W. FARMERS DRIVE
 WILMINGTON, NC 28403
 PHONE 910 797 9474
 email: danford@danfordandassociates.com

RECORD MAP OF BOUNDARY SURVEY FOR
CAPE FEAR HABITAT FOR HUMANITY
 REMAINDER OF PARCEL 1 OF THE HARRY DORSEY DIVISION
 PARCEL ID # R02580-003-004-000 DEED BOOK 5819 PAGE 2284 MAP BOOK 60 PAGE 257
 CAPE FEAR TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA

DEED BOOK 5819 PAGE 2284
 LAND PROJECT: HARRY DORSEY MANGROVE SUBD LOT 1 (DNR) HARRY DORSEY MANGROVE SUBD REMAINDER PARCEL 1 (DNR)

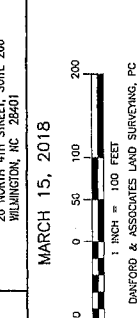
MARCH 15, 2018

OWNER: CAPE FEAR HABITAT FOR HUMANITY
 THE JOHANN CARTER HARRISON CENTER
 20 NORTH 4TH STREET, SUITE 200
 WILMINGTON, NC 28401



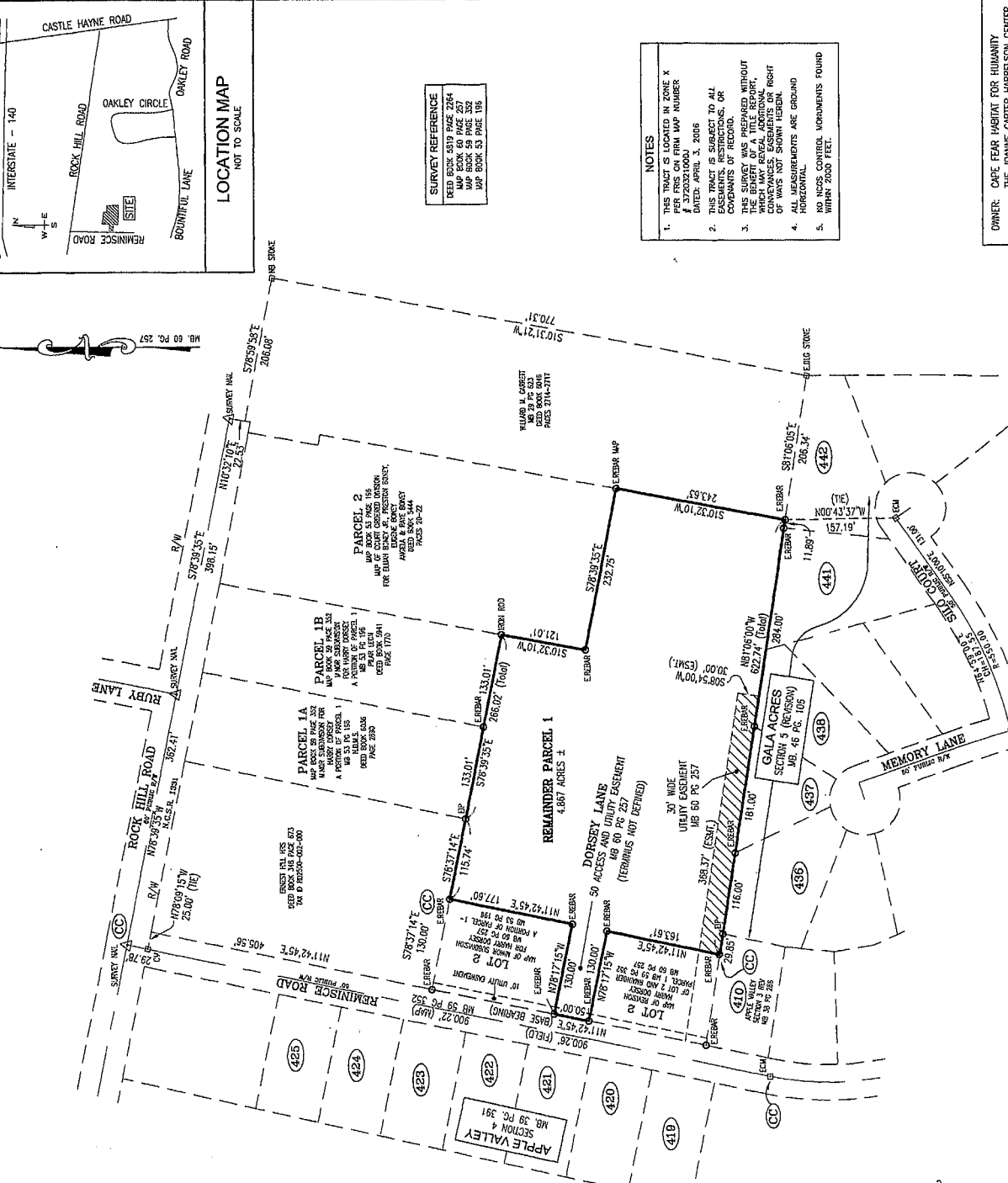
NOTES

1. THIS TRACT IS LOCATED IN ZONE X PER PINS ON FIRM MAP NUMBER 2018010583 DATED APRIL 3, 2018
2. THIS TRACT IS SUBJECT TO ALL ENCUMBRANCES, RESTRICTIONS, OR COVENANTS OF RECORD.
3. THIS SURVEY WAS PREPARED WITHOUT FIELD MEASUREMENTS. THE LOCATION, CONTAINANCES, EASEMENTS OR RIGHT OF WAYS NOT SHOWN HEREON ARE BASED ON RECORD MEASUREMENTS ARE FOUND ON RECORD MAPS. MONUMENTS FOUND ARE APPROXIMATELY 2000 FEET.



SURVEY REFERENCE

- DEED BOOK 5819 PAGE 2284
- MAP BOOK 59 PAGE 232
- MAP BOOK 53 PAGE 195



Map Book 64 page 240