

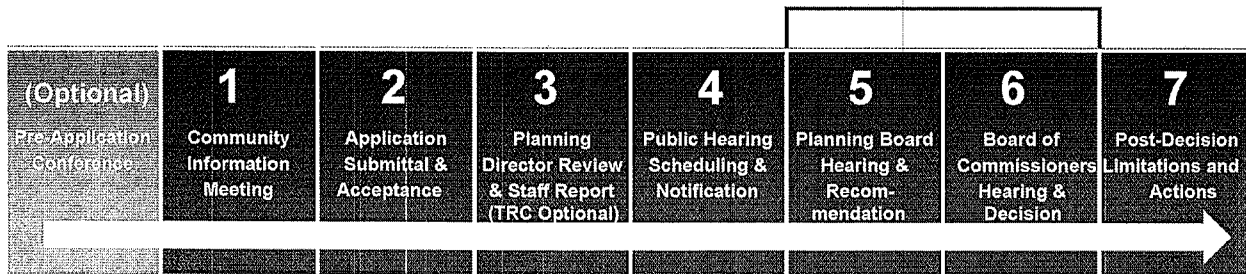
# **NEW HANOVER** **COUNTY**

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](http://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**

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

## 2. Subject Property Information

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

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

<b>Proposed Conditional Zoning District:</b> R-10	<b>Total Acreage of Proposed District:</b> 4.9
<p><b>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).</b> 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 collected via drop inlets along the roadway and piped to a small stormwater pond.</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>No additional conditions proposed.</p>
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## 5. Traffic Impact

<p>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.</p>	
<b>ITE Land Use:</b> Residential 210 Single Family Detached Housing	
<b>Trip Generation Use and Variable (gross floor area, dwelling units, etc.)</b> Dwelling Units (11)	
<b>AM Peak Hour Trips:</b> 8.14	<b>PM Peak Hour Trips:</b> 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

- \$700 for more than 5 acres *ck# 1078*

- \$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

- 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.

*5 copies of the site plan*

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

SE

SE

SE

## 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.



Signature of Property Owner(s)

Lauren McKenzie CEO of  
Cape Fear Habitat for  
Humanity Inc.

Print Name(s)



Signature of Applicant/Agent

Sonya Edens - RSL Engineering

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.*