NEW HANOVER COUNTY
PLANNING & INSPECTIONS

Application for
SPECIAL USE PERMIT

<table>
<thead>
<tr>
<th>Petitioner Information</th>
<th>Property Owner(s)</th>
<th>Subject Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>Owner Name</td>
<td>Address</td>
</tr>
<tr>
<td>Cindee Wolf</td>
<td>Church of God of Prophecy</td>
<td>1380 N College Rd</td>
</tr>
<tr>
<td>Company</td>
<td>Owner Name 2</td>
<td>Parcel ID(s)</td>
</tr>
<tr>
<td>Design Solutions</td>
<td></td>
<td>Ref Attached List</td>
</tr>
<tr>
<td>Address</td>
<td>Address</td>
<td>Area</td>
</tr>
<tr>
<td>PO Box 7221</td>
<td>4476 William Louis Drive</td>
<td>6.87 acres +/-</td>
</tr>
<tr>
<td>City, State, Zip</td>
<td>City, State, Zip</td>
<td>Existing Zoning and Use</td>
</tr>
<tr>
<td>Wilmington, NC 28406</td>
<td>Wilmington, NC 28405</td>
<td>R-10 &amp; R-15 / Church</td>
</tr>
<tr>
<td>Phone</td>
<td>Phone</td>
<td>Proposed Use</td>
</tr>
<tr>
<td>910-620-2374</td>
<td>910-799-1244 / Lawrence Brewer</td>
<td>Adult Day Care</td>
</tr>
<tr>
<td>Email</td>
<td>Email</td>
<td>Land Classification</td>
</tr>
<tr>
<td><a href="mailto:cwolf@lobodemar.biz">cwolf@lobodemar.biz</a></td>
<td></td>
<td>General Residential</td>
</tr>
</tbody>
</table>

Application Tracking Information (Staff Only)

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Date/Time received:</th>
<th>Received by:</th>
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</table>

APPLICATION OVERVIEW

In order to assist petitioners through the process for obtaining a Special Use Permit, petitioners are highly encouraged to attend a pre-application conference prior to application submittal. Petitioners are requested to review the sections of the Zoning Ordinance specific to Special Use Permits prior to submission, and advised to contact Planning Staff with any questions. The following sections of the Zoning Ordinance pertain specifically to Special Use Permits:

- Section 70: Objectives and Purposes of Special Use Permits
- Section 71: General Requirements of Special Use Permits
- Section 72: Additional Restrictions Imposed on Certain Special Uses
- Section 111: Petitions

Applications for Special Use Permits (with the exception of single family dwellings on individual lots) must first be considered by the New Hanover County Planning Board at a public hearing. The Planning Board will make a recommendation to the County Commissioners which will take final action on the permit application in a quasi-judicial public hearing. Attendance at all public hearings is required. The public hearings will allow staff, the applicant, proponents and opponents to testify in regards to the request. Unless otherwise published or announced, Planning Board meetings are held on the first Thursday of each month at 6:00PM in the Commissioner's Assembly Room at the Historic County Courthouse located at Third and Princess Streets, Wilmington, North Carolina. All meeting dates and application deadlines are published on the New Hanover County Planning website.
APPLICATION REQUIREMENTS

In order to assist petitioners through the process for obtaining a Special Use Permit, petitioners are highly encouraged to attend a pre-application conference prior to application submittal. Applications must be reviewed by Planning Staff for completeness prior to being officially accepted. Applications must be submitted to Planning Staff at least twenty (20) working days before the Planning Board meeting at which the application is to be considered. Once accepted, the Planning Board will consider the application at the assigned meeting unless the applicant requests a continuance.

Applications for single-family dwellings, including mobile homes, on individual lots do not require Planning Board review and must be submitted to Planning Staff twenty (20) working days before the Commissioners meeting. For High Density Residential projects, a High Density Residential application and High Density Checklist must also accompany this application. The New Hanover County Technical Review Committee (TRC) must also review a High Density Residential project prior to submitting this application.

For all proposals, in addition to this application, the following supplemental information and materials are required:

<table>
<thead>
<tr>
<th>Required Information</th>
<th>Applicant Initial</th>
<th>Staff Initial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Narrative of Proposed Use</td>
<td>CW</td>
<td></td>
</tr>
<tr>
<td>Traffic Impact Worksheet</td>
<td>CW</td>
<td></td>
</tr>
<tr>
<td>Traffic Impact Analysis (if applicable)</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Site Plan (8-24x36 copies for Planning Board; 8-24x36 copies for Commissioners)</td>
<td>CW</td>
<td></td>
</tr>
<tr>
<td>• Tract boundaries and total area, location of adjoining parcels and roads</td>
<td></td>
<td></td>
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<tr>
<td>• Proposed use of land, structures and other improvements. For residential uses, this shall include number, height and type of units and area to be occupied by each structure and/or subdivided boundaries. For non-residential uses, this shall include approximate square footage and height of each structure, an outline of the area it will occupy and the specific purpose for which it will be used.</td>
<td></td>
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<tr>
<td>• Development schedule including proposed phasing.</td>
<td></td>
<td></td>
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<tr>
<td>• Traffic and Parking Plan to include a statement of impact concerning local traffic near the tract, proposed right-of-way dedication, plans for access to and from the tract, location, width and right-of-way for internal streets and location, arrangement and access provision for parking areas.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• All existing and proposed easements, reservations, required setbacks, rights-of-way, buffering and signage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• The one hundred (100) year floodplain line, if applicable</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Location and sizing of trees required to be protected under Section 62 of the Zoning Ordinance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Any additional conditions and requirements, which represent greater restrictions on development and use of the tract than the corresponding General Use District regulations or other limitations on land which may be regulated by State law or Local Ordinance.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Any other information that will facilitate review of the proposed change (Ref. Article VII, as applicable)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Authority for Appointment of Agent Form (if applicable)</td>
<td>CW</td>
<td></td>
</tr>
<tr>
<td>Fee - $500; $250 if application pertains to a residential use (i.e. mobile home, duplex family child care home)</td>
<td>CW</td>
<td></td>
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</tbody>
</table>
CRITERIA REQUIRED FOR APPROVAL OF A SPECIAL USE PERMIT
(As Outlined in Section 71 of the New Hanover County Zoning Ordinance)

The applicant should explain, with reference to attached plans (where applicable), how the proposed use satisfies these requirements (please use additional pages if necessary). The applicant has the burden of proof and must provide sufficient evidence in order for the required findings to be met. Planning Staff, the Planning Board, and the Board of County Commissioners reserve the right to require additional information, if needed, to assure that the proposed Special Use Permit meets the following requirements:

1. The Board must find “that the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.”

The site is located just off of North College Road, a major thoroughfare. Direct access will be at an existing driveway onto Kings Grant Road, a public right-of-way. Widening of the driveway for full turning movements will be coordinated with NCDOT. The tract is already serviced with public water and sanitary sewer. Fire service is by NHCo Murrayville Station #17. Detailed design and permitting would be required prior to the onset of improvements construction. The existing church had no stormwater management. The upgraded facility will have means for water quality enhancement and detention of surface runoff.

2. The Board must find “that the use meets all required conditions and specifications” of the Zoning Ordinance.

The proposed use as a daytime senior medical care and recreation facility is permitted by Special Use in the residential districts. A site plan showing both the existing conditions and proposed improvements has been prepared in accordance to Ordinance requirements and technical standards. There are no other specific conditions.

3. The Board must find “that the use will not substantially injure the value of adjoining or abutting property or that the use is a public necessity.”

The subject tract has been a church for many years, and included a child daycare facility within the last couple. There has been no evidence of an adverse effect on the land values of surrounding properties. The proposed facility will be bringing site landscaping into compliance with current regulations and generally enhancing the overall aesthetics.

4. The Board must find “that the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the plan of development for New Hanover County.”

The tract is located in the General Residential land classification, which is intended to support lower-density housing and associated civic and commercial services. Access to services such as the senior care facility proposed need to be located conveniently to the residents that will use them. Its driveway access to Kings Grant Drive from N College Road does not encroach into the residential neighborhoods further along Kings Grant Drive.
Section 72 of the Zoning Ordinance provides additional requirements for the following Special Use Permits. Please supplement your application with all necessary material to meet any additional requirements if your use is any of the following:

- Cemetery
- Convenience Food Store
- Hospital or Nursing and Personal Care Facilities
- Private Club or Lodge and Fraternal and Social Organizations
- Sanitary Landfill
- Travel Trailer Park
- Family Child Care Home
- Kennel
- Mobile Home
- Non-Residential Off-Street Parking
- Commercial Marina
- Septage and Sludge Disposal

- Outdoor Shooting Ranges
- Adult Entertainment Establishment
- Indoor/Outdoor Recreation Establishments
- Community Boating Facility
- Residential Uses within Commercial Districts
- Bed and Breakfast Inn
- Electronic Gaming Operation
- Farmers Market or Produce Stands in Residential Zoning Districts
- Mining
- High Density Development
- Senior Living Options

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.

In granting a Special Use Permit, conditions may be designated to assure that the use in its proposed location is harmonious with the spirit of the Zoning Ordinance, CAMA Land Use Plan and any other adopted plans that are applicable. All conditions become part of the special use permit and run with the land. A Special Use Permit shall become null and void if construction or occupancy of the proposed use as specified and approved is not commenced within 24 months of the date of issuance.

By my signature below, I certify that this application is complete and that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

[Signature] 01/30/12

Design Solutions / Cindie Wolf

Signature of Petitioner and/or Property Owner
Print Name
NEW HANOVER COUNTY
PLANNING & INSPECTIONS

AUTHORITY FOR
APPOINTMENT OF AGENT

Please note that for quasi-judicial proceedings, either the land owner or an attorney must be present for the case at the public hearing.

The undersigned owner does hereby appoint an authorized the agent described herein as their exclusive agent for the purpose of petitioning New Hanover County for a variance, special use permit, rezoning request, and/or an appeal of Staff decisions applicable to the property described in the attached petition. The Agent is hereby authorized to, on behalf of the property owner:

1. Submit a proper petition and the required supplemental information and materials
2. Appeal at public meetings to give representation and commitments on behalf of the property owner
3. Act on the property owner’s behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition applicable to the New Hanover County Zoning Ordinance.

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<td>1380 N College Dr</td>
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<tr>
<td>Company</td>
<td>Owner Name 2</td>
<td>City, State, Zip</td>
</tr>
<tr>
<td>Design Solutions</td>
<td></td>
<td>Wilmington, NC</td>
</tr>
<tr>
<td>Address</td>
<td>Address</td>
<td>Parcel ID</td>
</tr>
<tr>
<td>P.O. Box 7221</td>
<td>4476 William Louis Drive</td>
<td>Ref Attached List</td>
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<tr>
<td>City, State, Zip</td>
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<tr>
<td>Wilmington, NC</td>
<td>Wilmington, NC</td>
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<tr>
<td>Phone</td>
<td>Phone</td>
<td></td>
</tr>
<tr>
<td>910-620-2374</td>
<td>910-799-1244</td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td>Email</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:cwolf@lobodeman.biz">cwolf@lobodeman.biz</a></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Application Tracking Information (Staff Only)

Case Number Reference:  
Date/Time received:  
Received by:

This document was willfully executed on the 24th day of January 2017.

Lawrence Brewer

Owner 1 Signature  
President & Chairman of Church Board

Owner 2 Signature

04/14
Special Use Permit Narrative
For Elderhaus Day Facility at Kings Grant

Elderhaus is an organization that provides total senior care for those 55 years of age and older. It supports independent living while at the same time promoting community and quality of life by providing medical care, adult day care, on-going rehabilitative therapies, in-home care services, transportation and counseling.

The subject site was previously used as a church and child daycare. The existing buildings fronting South College Road will be retained and renovated into administration offices, meeting rooms, and supply storage. The existing building on the western side of the property will be expanded by approximately 5000 s.f. and a covered drop-off area provided. The existing parking area will be improved and additional staff and client parking will be added around the site. Landscaping for buffers, streetyards and interior aesthetics will be upgraded to current standards.

The facility is open from 7:30 a.m. to 5:30 p.m., Monday through Friday only. There are no operations on weekends or holidays. Nor is there any residential living component to the use. It is strictly a day care facility for seniors only.

There are around 70 regular employees and up to 112 participants on a daily basis. Many of those are transported via the eleven (11) facility buses that provide home pick-up and drop-off service.

The program is called PACE – Program of All-Inclusive Care for the Elderly. Additional information is attached.

This permit will allow a much needed community service.
WHAT IS PACE?

PROGRAM OF ALL-INCLUSIVE CARE FOR THE ELDERLY (PACE)

WE ARE HERE TO HELP
Given the option, the majority of seniors would rather age in place, choosing to receive care in the comfort of their homes over assisted living and nursing facilities.
That is where Elderhaus PACE steps in. PACE services are provided by Elderhaus and covered by Medicare and Medicaid. Our overall goal is to manage all the health and medical needs of our elderly clients. Our work prevents premature hospitalizations and nursing facility placements, enabling our seniors to live in the community for as long as possible.

YOU ARE ELIGIBLE FOR PACE IF YOU:
• Are 55 years of age or older
• Can live safely in the community
• Meet the State of NC requirements for nursing home level of care
• Live in the Elderhaus PACE Service Area: (SEE SERVICE AREA MAP ON BACK)

TO SPEAK WITH US TODAY, call Elderhaus PACE at (910) 343-8209 or visit us online at www.elderhaus.com TTY 1-800-735-2962

YOUR HEALTH IS OUR MISSION
It is the mission of Elderhaus Inc. to provide coordinated, community-based healthcare and socialization for adults.

YOUR PACE DIRECT CARE TEAM IS MADE UP OF THE FOLLOWING:
• Medical Provider & Nursing Staff
• Medical Social Worker
• Dietician
• Activities & Recreation
• Physical and Occupational Therapy
• Home Care Coordinator & Aides
• Durable Medical Equipment & Pharmacy
• Transportation Department
• 24 Hour Emergency On Call

In addition to care administered by our on-site health professionals, PACE will provide any specialist or secondary care determined medically necessary by our Interdisciplinary Team.

YOUR COST FOR PACE SERVICES
Seniors who are eligible for Medicare and Medicaid will receive Elderhaus PACE services at no cost. If you have Medicare but do not meet financial eligibility requirements for Medicaid, you may be responsible for the portion of your bill that Medicaid would otherwise cover.

Long Term care insurances may pay for a portion of PACE services through direct negotiation with the PACE organization.

For seniors without supplemental state or federal assistance, we will work with you to arrange an out-of-pocket plan to best meet your individual needs.

Once you enroll in Elderhaus PACE we become your Health Care Provider. There is never a deductible or co-payment for any drug, service, or care approved by the PACE care team. If a PACE participant receives medical services from an out-of-network provider without prior authorization (with the exception of emergency services), the participant may be liable for the full cost of those services.

Elderhaus PACE complies with applicable Federal civil rights laws and does not discriminate on the basis of race, color, national origin, age, disability, or sex.

ATENCIÓN: si habla español, tiene a su disposición servicios gratuitos de asistencia lingüística. Llame al 1-910-343-8209. TTY 1-800-735-2962

WWW.ELDERHAUS.COM
H3942-10132016BR

Elderhaus PACE
2222 South 17th Street
Wilmington, NC 28401

注意：如果您使用繁體中文，您可以免費獲得語言援助服務。請致電1-910-343-8209
TTY 1-800-735-2962
Quick Facts about Programs of All-Inclusive Care for the Elderly (PACE)

What are Programs of All-inclusive Care for the Elderly (PACE)?

PACE is a Medicare program and Medicaid state option that provides community-based care and services to people age 55 or older who otherwise would need a nursing home level of care. PACE was created as a way to provide you, your family, caregivers, and professional health care providers flexibility to meet your health care needs and to help you continue living in the community.

A team of health care professionals will give you the coordinated care you need. These professionals are also experts in working with older people. They will work together with you and your family (if appropriate) to develop your most effective plan of care.

PACE provides all the care and services covered by Medicare and Medicaid, as authorized by the health care team. They also cover additional medically-necessary care and services not covered by Medicare and Medicaid that the team may decide you need. PACE provides coverage for prescription drugs, doctor care, transportation, home care, checkups, hospital visits, and nursing home stays when necessary.

Who can join PACE?

You can join PACE if you meet the following conditions:

- You’re 55 years old or older.
- You live in the service area of a PACE organization.
- You’re certified by the state in which you live as needing a nursing home level of care.
- You would be able to live safely in the community if you get PACE services.

Note: You can leave a PACE program at any time.
**PACE services include (but aren’t limited to) the following:**

- Adult Day Care
- Recreational Therapy
- Meals
- Dentistry
- Nutritional Counseling
- Social Services
- Laboratory/X-ray Services
- Social Work Counseling
- Transportation

- Primary Care (including doctor and nursing services)
- Hospital Care
- Medical Specialty Services
- Prescription Drugs
- Nursing Home Care
- Emergency Services
- Home Care
- Physical Therapy
- Occupational Therapy

PACE also includes all other services that are available in your area and determined necessary by your team of health care professionals to improve and maintain your overall health.

**What do I need to know about PACE?**

**PACE Provides Comprehensive Care**

PACE uses Medicare and Medicaid funds to cover all of your medically-necessary care and services. You can have either Medicare or Medicaid, or both, to join PACE. You can also pay for PACE privately, if you do not have Medicare or Medicaid.

**The Focus is on You**

You have a team of health care professionals to help you make health care decisions. Your team is experienced in caring for people like you. Usually they care for a small number of people. That way, they get to know you, what your living situation is, and your preferences. You and your family participate as the team develops and updates your plan of care and your goals in the program. When you enroll in PACE, you may be required to use a PACE preferred physician. These physicians are best suited to help you make health care decisions.

**PACE Covers Prescription Drugs**

PACE organizations offer Medicare prescription drug coverage (Part D). If you join a PACE program, you’ll get your Part D-covered drugs and all other necessary medication from the PACE program.

**Note:** If you’re in a PACE program, you don’t need to join a separate Medicare drug plan. If you do, you will be disenrolled from your PACE health and prescription drug benefits.
What do I need to know about PACE? (continued)

PACE Supports Family Caregivers
PACE organizations support your family members and other caregivers with caregiving training, support groups, and respite care to help families keep their loved ones in the community.

PACE Provides Services in the Community
PACE organizations provide care and services in the home, the community, and the PACE center. They have contracts with many specialists and other providers in the community to make sure that you get the care you need. Many PACE participants get most of their care from staff employed by the PACE organization in the PACE center. PACE centers meet state and federal safety requirements and include adult day programs, primary care from physicians and nurses, activities, and occupational and physical therapy facilities.

Preventive Care is Covered and Encouraged
Every PACE organization is focused on helping you live in the community for as long as possible. To meet this goal, PACE organizations focus on preventive care.

PACE Provides Medical Transportation
PACE organizations provide all medically-necessary transportation to the PACE center for activities or medical appointments. You may also be able to get transportation to some medical appointments in the community.

What You Pay for PACE Depends on Your Financial Situation
If you have Medicaid, you will not have to pay a monthly premium for the long-term care portion of the PACE benefit. If you don’t qualify for Medicaid but you have Medicare, you will be charged a monthly premium to cover the long-term care portion of the PACE benefit and a premium for Medicare Part D drugs. However, in PACE there is never a deductible or copayment for any drug, service, or care approved by the PACE team.
### Traffic Impact Worksheet

*Prior to submission of nonresidential site plan, this worksheet must be prepared. A Traffic Impact Analysis will be required for all projects generating 100 peak hour trips or more. The scope of the TIA shall be determined by concurrence of the Planning Director, the MPO coordinator and NCDOT traffic engineer. Any mitigation measures required must be included in the final site plan submitted for review.*

**PROJECT NAME**  Elderhaus Day Facility

**PROJECT ADDRESS**  1380 N College Road

**DEVELOPER/OWNER**  Elderhaus, Inc.

**EXISTING ZONING**  R-10 & R-15

**GROSS FLOOR AREA**  32,900 s.f. +/- sq. ft.

**NEAREST INTERSECTION**  Kings Grant Drive

**BEFORE PROPOSED PROJECT**

- **Average Daily Traffic (Date)**

- **LEVEL OF SERVICE (LOS)**

**ITE MANUAL TRAFFIC GENERATION ESTIMATE:**

*ITE Manual available at Planning Department

**USE AND VARIABLES:** 16,650 sf Med Office (720)/16,250 sf Rec (64 82)

(Example: Racquet Club; 8 courts; Saturday peaks)

**AM PEAK HOUR TRIPS**  64  **PM PEAK HOUR TRIPS**  82

*(Traffic generation of 100 peak hour trips will require Traffic Impact Analysis Scoping meeting with Planning Department)*

Person Providing Estimate  Cindee Wolf

Signature  Cindee Wolf

Peak Hour estimate confirmed by Planning & Zoning on  (Date)

By ______________________________
From: Amy Kimes
Sent: Friday, January 27, 2017 3:28 PM
To: Mike Kozlosky <Mike.Kozlosky@wilmingtonnc.gov>
Subject: RE: Elderhaus PACE Program Information

Mike,

The trip generation (based on my understanding) does not exceed the 100 peak hour requirement or the 3,000 ADT NCDOT requirement. A TIA will not be needed.

This is based on the limited information in the email trail below. If the use is greater than shown below or distributed in a different method the results will change. The trips were based on 15,000 square foot of medical office and 15,000 square foot of recreational center. If this is not the correct distribution of square footage or is not the correct total square footage please provide updated numbers so that I can verify the trip gen for the correct use/size of the development. I also did not reduce for the current use as I do not have a breakdown for that.

Thanks,

Amy Kimes, PE
Construction Project Manager
Wilmington Metropolitan Planning Organization (WMPO)
City of Wilmington
305 Chestnut Street, 3rd Floor
Wilmington, NC 28401
910-473-5130