## NEW HANOVER COUNTY
### PLANNING & LAND USE

Application for

### ZONING MAP AMENDMENT

<table>
<thead>
<tr>
<th>Petitioner Information</th>
<th>Property Owner(s)</th>
<th>Subject Property</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name</strong></td>
<td>WILLIAM H. CAMERON</td>
<td><strong>Address</strong></td>
</tr>
<tr>
<td><strong>Company</strong></td>
<td>PAYSHORE ESTATES, INC</td>
<td><strong>Owner Name</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>1201 Glen Meade Ld</td>
<td><strong>Owner Name 2</strong></td>
</tr>
<tr>
<td><strong>City, State, Zip</strong></td>
<td>WILMINGTON NC</td>
<td><strong>Parcel ID(s)</strong></td>
</tr>
<tr>
<td><strong>Phone</strong></td>
<td>910-762-2676</td>
<td><strong>Area</strong></td>
</tr>
<tr>
<td><strong>Email</strong></td>
<td>williamcameronco.com</td>
<td><strong>Existing Zoning and Use</strong></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>
</tr>
</thead>
<tbody>
<tr>
<td>Z18-13</td>
<td>8/8/2018</td>
<td>BS</td>
</tr>
</tbody>
</table>

### APPLICATION OVERVIEW

In order to assist petitioners through the rezoning process, 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 zoning amendments prior to submission, and advised to contact Planning Staff with any questions. The following sections of the Zoning Ordinance pertain specifically to zoning amendments:

- Section 110: Amending the Ordinance
- Section 111: Petitions
- Section 112: Approval Process

Applications for zoning amendments 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 rezoning process, 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. In order to allow time to process, fees and review for completeness, applications will not be accepted after 5:00 PM on the deadline day. Once accepted, the Planning Board will consider the application at the assigned meeting unless the applicant requests a continuance.

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>Copy of the New Hanover County Tax Map, which delineates the property requested for rezoning.</td>
<td>匕</td>
<td>BS</td>
</tr>
<tr>
<td>Legal description (by metes and bounds) of property requested for rezoning.</td>
<td>ewart</td>
<td>BS</td>
</tr>
<tr>
<td>Copy of the subdivision map or recorded plat which delineates the property.</td>
<td>ewart</td>
<td>BS</td>
</tr>
<tr>
<td>Any special requirements of the Ordinance (for example, Section 54.2 for Planned Development District, Section 54.1 for Exceptional Design Zoning District, or Section 54.3 for Riverfront Mixed Use District)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>A report of the required public information meeting outlined in Section 111-2.1 (if applicable)</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Authority for Appointment of Agent Form (if applicable)</td>
<td>Hc</td>
<td>BS</td>
</tr>
<tr>
<td>Fee - For petitions involving 5 acres or less, $500. For petitions involving greater than 5 acres, $600</td>
<td>Hc</td>
<td>BS</td>
</tr>
</tbody>
</table>

CRITERIA REQUIRED FOR APPROVAL OF A CHANGE OF ZONING

Requests for general rezonings do not consider a particular land use but rather all of the uses permitted in the zoning district which is being requested for the subject property. Rezoning requests must be consistent with the New Hanover County Land Use Plan and the Zoning Ordinance, and the applicant has the burden of proving that the request is not consistent with the county’s adopted land use plan, zoning ordinance, reasonable, and in the public’s interest. The applicant should explain, with reference to attached plans (where applicable), how the proposed zoning district satisfies these requirements. The applicant has the burden of proof and must provide sufficient evidence in order for the required findings to be met.

You must explain in the space below how your request satisfies each of the following requirements (attach additional sheets if necessary):

1. How would the requested change be consistent with the County’s Policies for Growth and Development?

SEE ATTACHED
2. How would the requested zone change be consistent with the property’s classification on the Land Classification Map?

SEE ATTACHED

3. What significant neighborhood changes have occurred to make the original zoning inappropriate, or how is the land involved unsuitable for the uses permitted under the existing zoning?

SEE ATTACHED

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

SEE ATTACHED

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.

By my signature below, I understand and accept all of the conditions, limitations and obligations of the zoning district for which I am applying. I understand that the existing official zoning map is presumed to be correct. I understand that I have the burden of proving why this requested change is in the public interest. 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.

Signature of Petitioner and/or Property Owner

Print Name

04/14
Zoning Map Amendment
Bayshore Estates, Inc. Property located at 7910 Market Street

Criteria Required for Approval of a Change of Zoning

1. How would the requested change be consistent with the County’s Policies for Growth and Development?

The proposed rezoning from R-15 and B-2 to O&I would create a more feasible zoning designation for the parcel of land fronting Market Street. The current R-15 zoning designation is outdated and left-over zoning from the County’s original zoning law implementation from the late 1960’s. The Future Land Use Map has the site designated as Community Mixed Use. This zoning application, which is a combination partial up zoning (from R-15 to O&I) and partial down zoning (from B-2 to O&I) will permit the property to more effectively offer the community a better mixture of uses.

2. How would the requested zone change be consistent with the property’s classification on the Land Classification Map?

As previously stated, the proposed zoning change would better allow the property to offer a variety of uses, thus meeting the County’s objective of Community Mixed Use under the Future Land Use Map.

3. What significant neighborhood changes have occurred to make the original zoning inappropriate, or how is the land involved unsuitable for the use permitted under the existing zoning?

The portion of the subject property proposed for rezoning is currently split into two separate zoning designations, making effective development of the property under either of the two zoning classifications unfeasible due to the split zoning. The applicant believes the request to rezone to O&I provides an effective transitional use between the residential neighbors located in Marsh Oaks and the surrounding uses fronting Market Street. Over the last 25-30 years, Market Street has become a prime commercial growth artery and major transportation route for residents and commuters. Low density single family development, as only allowed in R-15 is impractical.

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

The proposed rezoning allows the property be more effectively developed under the Community mixed Use designation provided in the Future Land Use plan.
August 27, 2018

Re: Proposed Re-Zoning (2.66 Acres)

Being a part of the Bayshore Estates, Inc. tract recorded at deed book 681 page 109, records of the New Hanover County Register of deeds and being more particularly described as follows:

Beginning at an iron on the eastern right of way of U.S. Highway 17 (100' Public right of way), said iron being located N 47-47-57 E 543.44 ft. from the intersection of the centerlines of U.S. Highway 17 and Marsh Oaks Drive (variable width public right of way), said iron also having N.C. Grid coordinates N=199,347.67 ft., E=2,362,802.78 ft.: Proceed from said point of beginning and with the eastern right of way of U.S. Highway 17 N 42-26-27 E 126.99 ft. to an iron, thence leaving said right of way S 47-24-58 E 207.67 ft. to an iron, thence S 47-24-58 E 167.14 ft. to an iron, thence S 36-39-22 E 296.10 ft. to an iron, thence S 72-41-20 W 190.29 ft. to an iron, thence S 48-42-24 W 25.14 ft. to a point, thence N 41-17-36 W 167.55 ft. to an iron, thence N 47-20-12 W 200.43 ft. to an iron, thence N 42-30-51 E 100.00 ft. to an iron, thence N 47-29-09 W 200.12 ft. to the point of beginning and containing 2.66 Acres.

All bearings are N.C. Grid NAD 83

Jonathan L. Wayne PLS 3391