



# NEW HANOVER COUNTY PLANNING & LAND USE

230 Government Center Drive Suite 110  
Wilmington, NC 28403  
910-798-7165 phone  
910-798-7053 fax  
www.nhcgov.com

## Application for ZONING MAP AMENDMENT

Petitioner Information	Property Owner(s) <i>If different than Petitioner</i>	Subject Property
<b>Name</b> Frank Braxton	<b>Owner Name</b> Preservation Point Partners, LLC	<b>Address</b> +1603 1607/1541 Castle Hayne Road
<b>Company</b> Coastal Land Design	<b>Owner Name 2</b> Scott Rye	<b>Parcel ID(s)</b> R04100-001-016 015 028
<b>Address</b> P.O. Box 1172	<b>Address</b> 9827 Cogdill Road	<b>Area</b> 30.32 Acres
<b>City, State, Zip</b> Wilmington, NC 28402	<b>City, State, Zip</b> Knoxville, TN 37932	<b>Existing Zoning and Use</b> Ind-2
<b>Phone</b> 910-254-9333 x-3	<b>Phone</b> 865-777-1170	<b>Proposed Zoning and Use</b> R-15 & B-2
<b>Email</b> fbraxton@cldeng.com	<b>Email</b> scott@llcinvest.com	<b>Land Classification</b> Employment Center
<b>Application Tracking Information (Staff Only)</b>		
<b>Case Number</b> 219-06	<b>Date/Time received:</b> 4/3/2019	<b>Received by:</b> BS

### 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:

Required Information	Applicant Initial	Staff Initial
Copy of the New Hanover County Tax Map, which delineates the property requested for rezoning.	JFB	BS
Legal description (by metes and bounds) of property requested for rezoning.		
Copy of the subdivision map or recorded plat which delineates the property.	JFB	BS
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)		N/A
A report of the required public information meeting outlined in Section 111-2.1 (if applicable)	JFB	BS
Authority for Appointment of Agent Form (if applicable)	JFB	BS
Fee - For petitions involving 5 acres or less, \$500. For petitions involving greater than 5 acres, \$600	JFB	BS

### 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.



Scott Rye

Signature of Petitioner and/or Property Owner

Print Name



NEW HANOVER COUNTY  
PLANNING & LAND USE  
*AUTHORITY FOR  
APPOINTMENT OF AGENT*

230 Government Center Drive  
Suite 110  
Wilmington, NC 28403  
910-798-7165 phone  
910-798-7053 fax  
www.nhcgov.com


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.

Agent Information	Property Owner(s)	Subject Property
Name Frank Braxton	Owner Name Preservation Point Partners, LLC	Address 1603 1607/1541 Castle Hayne Road
Company Coastal Land Design	Owner Name 2 Scott Rye	City, State, Zip Wilmington, NC
Address P.O. Box 1172	Address 9827 Cogdill Road Ste 1	Parcel ID R04100-001-016 & 015-028
City, State, Zip Wilmington, NC 28402	City, State, Zip Knoxville, TN 37932	
Phone 919-254-9333 x-3	Phone 865-777-1170	
Email fbraxton@cldeng.com	Email scott@llcinvest.com	
<b>Application Tracking Information (Staff Only)</b>		
Case Number Reference:	Date/Time received:	Received by:

This document was willfully executed on the 29 day of March, 20 19.

  
Owner 1 Signature

\_\_\_\_\_  
Owner 2 Signature

**REZONING REQUEST  
FROM I-2 TO R-15 and B-2  
PARCEL ID #R04100-001-002-000**

**1. HOW WOULD THE REQUESTED CHANGE BE CONSISTENT WITH THE COUNTY'S POLICIES FOR GROWTH AND DEVELOPMENT?**

The rezoning request, from Industrial-2 to R-15 and B-2, is for property contained within an Employment Center Place Type of the County's Future Land Use Map. The Subject Property will become part of an approved Residential Development and will address the County's Goals associated with Responsible Growth. The overall project will extend sewer to an area that is adjacent to the River and presently connected to individual Septic Systems. The property may provide a primary access to the adjacent Development and reduce the impacts on an existing neighborhood street. The Zoning Request will permit the development of a mix of uses, residential types and spur the development of an aging or under developed area.

**2. HOW WOULD THE REQUESTED ZONE CHANGE BE CONSISTENT WITH THE PROPERTY'S CLASSIFICATION ON THE LAND CLASSIFICATION MAP?**

The rezoning request, from Industrial-2 to R-15 and B-2, is for property contained within an Employment Center Place Type of the County's Future Land Use Map. The property is located north of Downtown Wilmington, north of Smith Creek and west of Castle Hayne Road. Access to the property is from Castle Hayne Road. The subject property is adjacent to property that was rezoned, in 2007, from I-2 to R-15 and is approved as a Performance Residential Subdivision (Preservation Point – formerly River Breeze). The property has been purchased by the Developers of Preservation Point and is intended to become part of the Preservation Point Development. The Employment Center Place Type describes a mix of uses that include housing and commercial. This requested rezoning will provide mixed zoning classifications addressing the Place Type. The Proposed B-2 Zoning along Castle Hayne Road is intended to provide commercial uses serving the Proposed Preservation Point Development and the surrounding community.

**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?**

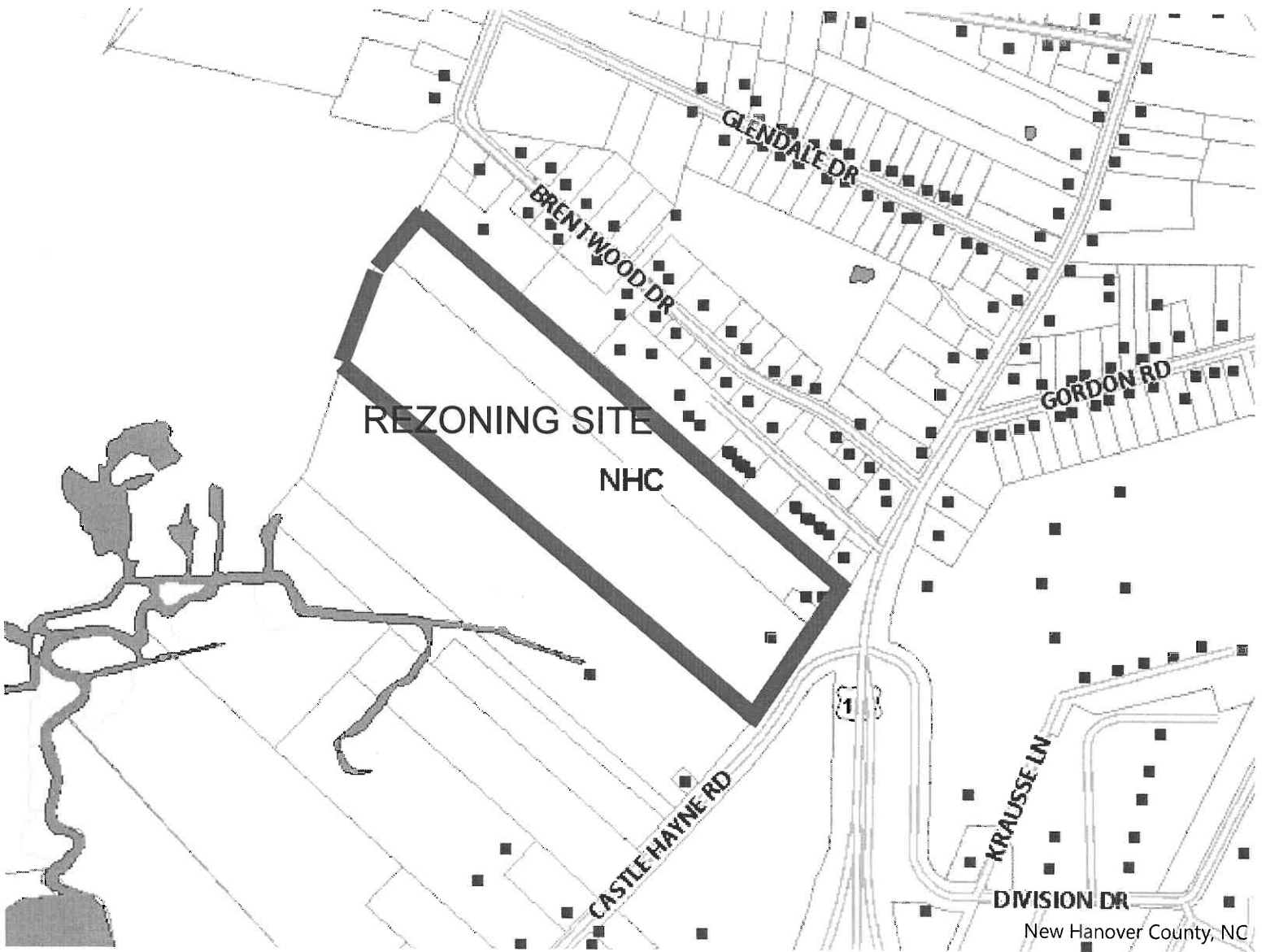
The Castle Hayne Road Corridor, from the Hwy 17 Bypass to the MLK Freeway, is undergoing changes due to improved access connections and the proximity to Downtown Wilmington and the Hwy 421 Industrial Corridor. In addition, Castle Hayne Road runs parallel to the Cape Fear River, thus providing access to riverfront property. The real estate trend toward water-based development is creating a demand for properties with water access or water views. The Downtown's continuing growth is creating a demand

for housing with increased interest toward river base land use. The residential demand, coupled with the vision of Comprehensive Plan, renders this property inappropriate for industrial development.

This property is Zoned I-2 and is adjacent to a large expanse of marshlands associated with the Northeast Cape Fear River and Smith Creek. The developable upland area is linear in shape and difficult to develop as a single use industrial site. Given the proximity to the water bodies, Heavy Industrial Uses do not represent the best stewardship of the area's resources.

#### **4. HOW WILL THIS CHANGE OF ZONING SERVE THE PUBLIC INTEREST?**

The proposed zoning request to change from Industrial-2 to Residential-15 and B-2 is in keeping with the County's Comprehensive Plan as well as providing the land use classification needed to address housing and community type commercial near the City's Downtown District. The property is within an area experiencing change due to improved access to the Downtown District and regional employment areas. The subject property is part of larger development that will bring Public Sewer to an area that relies on individual septic systems. The vision of the County's Comprehensive Plan projects this area to be an Urban Mixed Use and an Employment Center. These uses are in keeping with the logical growth of the Downtown Area.



Progress Partners tracts

Cape Fear Township  
New Hanover County  
Outer Perimeter Boundary

Being all that certain tracts 1 & 2 of land lying and being in Cape Fear Township, New Hanover County and being recorded in the New Hanover County Registry deed book 5176, at page 1556 and all that certain adjoining tracts 1 & 2 of land lying and being in Cape Fear Township, New Hanover County and being recorded in the New Hanover County Registry deed book 5176, at page 1560. Said tracts are referenced on plat titled "San Succi Farm" as recorded in the New Hanover County Registry map book 2, page 8 & map book 2, page 125. Tracts are bound to the North and West by (now or formerly) Preservation Point Partners, LLC. as recorded in New Hanover County registry in deed book 6184, at page 1992. Bound to the South by the Northern Right of Way Castle Hayne Road and being more particularly described as follows:

Beginning at an existing Iron on the South Western corner of tract 1 as recorded in the New Hanover County Registry deed book 5176, page 1556 said iron being located on the northern Right of Way Castle Hayne Road and lying North  $36^{\circ}25'25''$  East 835.26' from NGS monument "Highway"; thence leaving said iron and running North  $48^{\circ}36'16''$  West 2,006.48' to an existing iron; thence running North  $20^{\circ}25'14''$  East 226.78' to a new iron; thence running along the same line North  $20^{\circ}25'14''$  East 126.55' to an existing iron; thence running North  $29^{\circ}46'16''$  East 91.00' to a new iron; thence running along the same line North  $29^{\circ}46'16''$  East 220.17' to a new iron lying in the most Western point of a tract by (now or formerly) Carolyn Sue Hersey as recorded in New Hanover County Registry deed book 1669, page 0688; thence running South  $48^{\circ}43'16''$  East 2,106.70' to a new iron adjoining the Northern Right of Way Castle Hayne Road; thence running along the Right of Way Castle Hayne Road South  $32^{\circ}29'24''$  West 213.99' to a new iron; thence running along the Right of Way Castle Hayne Road South  $33^{\circ}16'25''$  West 18.56' to an existing monument with disk; thence running along the Right of Way Castle Hayne Road South  $33^{\circ}16'24''$  West 190.98' to a new iron; thence along the same line South  $33^{\circ}16'24''$  West 72.26' to an existing monument with disk; thence along the Right of Way Castle Hayne Road South  $35^{\circ}14'43''$  West 149.53' to an existing iron being the point of beginning containing 30.323 acres.

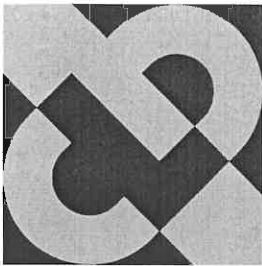


Progress Partners tracts  
Cape Fear Township  
New Hanover County  
Tract located in R15 zoning district

Commencing at an existing Iron on the South Western corner of tract 1 as recorded in the New Hanover County Registry deed book 5176, page 1556 said iron being located on the northern Right of Way Castle Hayne Road and lying North  $36^{\circ}25'25''$  East 835.26' from NGS monument "Highway"; thence leaving said iron and running North  $48^{\circ}36'16''$  West 594.56' to an intersecting conceptual zoning district line being the Point of Beginning; thence running North  $48^{\circ}36'17''$  West 1,411.86' to an existing iron; thence running North  $20^{\circ}25'14''$  East 226.78' to a new iron set; thence running along the same line North  $20^{\circ}25'14''$  East 126.55' to an existing iron; thence running North  $29^{\circ}46'16''$  East 91.00' to a new iron; thence running along the same line North  $29^{\circ}46'16''$  East 220.17' to an existing iron ; thence running South  $48^{\circ}43'15''$  East 1,879.83' to a point intersecting the Eastern Property line of Tract 1 recorded in the New Hanover County Registry deed book 5176, at page 1560 and a conceptual zoning district line; thence running South  $66^{\circ}27'05''$  West 146.95' to a point; thence running North  $81^{\circ}36'32''$  West 74.14' to a point; thence running along an arc with a chord bearing of North  $43^{\circ}04'02''$  West 101.19' and a radius of 265.00' to a point; thence running South  $41^{\circ}23'44''$  West 469.69' to a point being the Point of Beginning containing 23.115 acres.

Progress Partners tracts  
Cape Fear Township  
New Hanover County  
Tract located in B2 zoning district

Beginning at an existing Iron on the South Western corner of tract 1 as recorded in the New Hanover County Registry deed book 5176, page 1556 said iron being located on the northern Right of Way Castle Hayne Road and lying North  $36^{\circ}25'25''$  East 835.26' from NGS monument "Highway"; thence leaving said iron and running North  $48^{\circ}36'16''$  West 594.56' to point; thence running along a conceptual zoning district line North  $41^{\circ}23'44''$  East 469.66' to a point; thence running South  $54^{\circ}04'27''$  East 53.84' to point; thence turning a deflection angle  $11^{\circ}00'25''$  Right with an arc length of 101.817 and a radius of 265.00' to a point; thence running South  $81^{\circ}36'32''$  East 74.14 to a point ; thence running North  $66^{\circ}27'05''$  East 146.96' to a point in the Eastern Property line of Tract 1 recorded in the New Hanover County Registry deed book 5176, at page 1560; thence running South  $48^{\circ}43'16''$  East 226.86' to a new iron; thence running along the Right of Way Castle Hayne Road South  $32^{\circ}29'24''$  West 213.99' to a new iron set; thence running along the Right of Way Castle Hayne Road South  $33^{\circ}16'25''$  West 18.56' to a monumented Right of Way disk; thence running along the Right of Way Castle Hayne Road South  $33^{\circ}16'24''$  West 190.98' to a new iron set; thence along the Right of Way Castle Hayne Road South  $33^{\circ}16'24''$  West 72.26' to a Right of Way monumented disk; thence running along the Right of Way Castle Hayne Road South  $35^{\circ}14'43''$  West 149.53' to an existing iron being the point of beginning containing 7.208 acres.



## **Coastal Land Design, PLLC**

Civil Engineering/Landscape Architecture  
Land Planning/Construction Management

**Re: Rezoning Community Meeting**

**8 February, 2019**

**To whom it might concern,**

This is a notice for a community information meeting for an upcoming request by Coastal Land Design, PLLC, applicant, on behalf of Preservation Point Partners, LLC, contract to purchase, for a Rezoning from I-2, to R-15, for Residential use.

The subject property is approximately 30.23 acres and is located at *1539 Castle Hayne Road*, and is comprised of the parcels identified as R04100-001-015-000, R04100-001-016-000, and R04100-001-028-000.

The purpose of the community information meeting is to explain the proposal and answer questions from meeting attendees.

The meeting will be held in the first floor conference room at Coastal Land Design's office (221 North Front Street, Wilmington, NC 28401) and begin at 4:30, lasting until 6, on Monday, Feb 18<sup>th</sup>. For directions or further information, please contact Frank Braxton at (910) 254-9333 x 3 or [fbraxton@cldeng.com](mailto:fbraxton@cldeng.com).

Thank You and Kind Regards,

Frank Braxton  
Registered Landscape Architect  
Coastal Land Design, PLLC

910-254-9333  
[fbraxton@cldeng.com](mailto:fbraxton@cldeng.com)

PID	Physical Address	Property Owner	Owner Address	Owner Address 2	Zoning
R04110-006-013-002	172 Brentwood Drive	HERSEY CAROLYN S	168 Brentwood Drive	Wilmington, NC 28401	R-15
R04110-006-010-000	152 Brentwood Drive	Teachy Edwin T Jr. ETAL	14118 Harquin DR	Charlotte, NC 28273	R-15
R04100-001-017-000	1611 Castle Hayne Rd.	1611 Castle Hayne Rd. LLC	232 Causeway Dr. Suite 2-A	Wrightsville Beach, NC 28480	I-2
R04100-001-031-000	1611 Castle Hayne Rd.	W K Hobbs Investments LLC	2234 Metts Ave.	Wilmington, NC 28401	I-2
R04100-001-030-000	1611 Castle Hayne Rd.	Fisher Holdings LLC	1608 Market St.	Wilmington, NC 28401	I-2
R04100-001-029-000	1611 Castle Hayne Rd.	Mona Black Enterprises LLC	5553 Oleander Dr.	Wilmington, NC 28403	I-2
R04114-002-001-000	1619 Castle Hayne Rd.	Fisher Holdings LLC ETAL	1608 Market St.	Wilmington, NC 28401	B-2
R04110-006-004-000	118 Brentwood Dr.	BULLARDS TOWING AND HAULING LLC	106 ROCKWELL RD	WILMINGTON, NC 28411	B-2
R04110-006-003-000	114 Brentwood Dr.	LEWIS CHADRICK C TRYPHENA A	1853 BRIERWOOD RD	WILMINGTON, NC 28405	B-2
R04110-006-002-000	110 Brentwood Dr.	RODRIGUEZ JUAN C JOY C	4738 TUPELO DR	WILMINGTON, NC 28411	B-2
R04110-006-001-000	102 Brentwood Dr.	BULLARD DAVID	118 BRENTWOOD DR	WILMINGTON, NC 28401	B-2
R04110-006-005-000	122 Brentwood Dr.	AKERS EVERETT C WANDA C	2,031 OAKLEY RD	CASTLE HAYNE, NC 28429	R-15
R04110-006-005-001	124 Brentwood Dr.	NEWTON JOSEPH P	124 Brentwood Drive	Wilmington, NC 28401	R-15
R04110-006-006-000	126 Brentwood Dr.	DANIEL RELMOND HRS	131 VICTORIA DR	WILMINGTON, NC 28401	R-15
R04110-006-007-000	136 Brentwood Dr.	DANIEL BILLY NEAL	131 VICTORIA DR	WILMINGTON, NC 28401	R-15
R04110-006-008-000	142 Brentwood Dr.	CAUSEY WILLIAM DANNY VANESSA L	805 Bluebird Ln.	Wilmington, NC 28409	R-15
R04110-006-009-000	146 Brentwood Dr.	WELLS EDNA H LIFE ESTATE	192 Arlington Dr.	Wilmington, NC 28401	R-15
R04110-006-011-000	160 Brentwood Dr.	NORRIS JERRY J ETAL	160 Brentwood Dr.	Wilmington, NC 28402	R-15
R04110-006-012-000	168 Brentwood Dr.	SESSOMS SYBIL M	106 Widgeon Circle	Hampstead, NC 28443	R-15
R04110-006-012-001	170 Brentwood Dr.	HERSEY CAROLYN S	168 Brentwood Dr.	Wilmington, NC 28401	R-15
R04110-006-012-000	174 Brentwood Dr.	SPIVEY JOYCE A	176 Brentwood Dr.	Wilmington, NC 28401	R-15
R04110-006-013-001	176 Brentwood Dr.	SPIVEY JOYCE A	176 Brentwood Dr.	Wilmington, NC 28401	R-15
R04110-005-028-000	100 Glendale Dr.	JEWELL JULIA WALKER ETAL	304 Palmetto Rd.	Wilmington, NC 28401	R-15
R04110-005-002-000	173 Brentwood Dr.	BLACKBURN STEVEN LLOYD	173 Brentwood Dr.	Wilmington, NC 28401	R-15
R04110-005-003-000	171 Brentwood Dr.	BRITT JOHN PRESSLEY DONNA KING	171 Brentwood Dr.	Wilmington, NC 28401	R-15
R04110-005-004-000	169 Brentwood Dr.	BRITT JOHN PRESSLEY DONNA KING	169 Brentwood Dr.	Wilmington, NC 28401	R-15
R04110-005-005-000	165 Brentwood Dr.	ANDERSON WRIGHT L	2026 Lynwood Dr.	Wilmington, NC 28403	R-15
R04110-005-007-000	163 Brentwood Dr.	OLIVET BAPTIST CHURCH	138 Glendale Dr.	Wilmington, NC 28401	R-15
R04110-005-006-000	161 Brentwood Dr.	OLIVET BAPTIST CHURCH	138 Glendale Dr.	Wilmington, NC 28401	R-15
R04110-005-008-000	147 Brentwood Dr.	KERN R SCOTT LINDA	1631 Castle Hayne Rd	Wilmington, NC 28401	R-15
R04110-005-010-000	141 Brentwood Dr.	MURILLO MANUEL F	143 Brentwood Dr	Wilmington, NC 28401	R-15
R04110-005-012-000	137 Brentwood Dr.	SPENCER GREGORY W SCARLETT	137 Brentwood Dr	Wilmington, NC 28401	R-15
R04110-005-014-000	135 Brentwood Dr.	SPENCER BARRY DALE SR ETAL	135 Brentwood Dr	Wilmington, NC 28401	R-15
R04110-005-015-000	133 Brentwood Dr.	DANIEL BILLY N MICHELLE N	131 Victoria Dr.	Wilmington, NC 28401	R-15
R04110-005-044-000	131 Brentwood Dr.	CULBRETH DEAN C SR SHERRIE B	131 Brentwood Dr.	Wilmington, NC 28401	R-15
R04110-005-045-000	127 Brentwood Dr.	BROCK CHRISTOPHER B KIMBERLY A	127 Brentwood Dr.	Wilmington, NC 28401	R-15
R04110-005-018-000	109 Brentwood Dr.	HODGIN IAN D	109 Brentwood Dr.	Wilmington, NC 28401	R-15
R04110-005-019-000	1627 Castile Hayne Rd.	SEMON JOSEPH	1631 Castle Hayne Rd.	Wilmington, NC 28401	B-2
R04114-001-001-000	1624 Castile Hayne Rd.	PJS TRUCKING CO INC	PO BOX 159	Castle Hayne, NC 28429	B-2
R04114-001-002-000	1618 Castile Hayne Rd.	AIRPORT WAREHOUSE STORAGE LLC	1645 Arlington Blvd. East Suite	E Greenville, NC 27858	B-2
R04100-004-010-000	1536 Castile Hayne Rd.	AIRPORT WAREHOUSE STORAGE LLC	PO Box 12107	Wilmington, NC 28405	I-2
R04100-005-022-000	1480 Castile Hayne Rd.	CAPE FEAR PUBLIC TRANS AUTHORITY	PO BOX 2258	Wilmington, NC 28402	I-2
R04100-001-150-000	1505 Castile Hayne Rd.	PRESERVATION POINT PARTNERS LLC	9827 COGOILL RD	SUITE 1 KNOXVILLE, TN 37932	I-2
R04100-005-005-000	1418 Castile Hayne Rd.	SAFFO GEORGE A REV TRUST	7 Shore Dr.	Wrightsville Beach, NC 28480	I-2
R04100-001-009-000	1407 Castile Hayne Rd.	IKAROS INC	9 Shore Dr.	Wrightsville Beach, NC 28480	I-2
R04100-001-010-000	1417 Castile Hayne Rd.	BENTON & SONS 1417 CHR PROPERTIES LLC	PO Box 919	Whiteville, NC 28472	I-2
R04100-001-011-000	1431 Castile Hayne Rd.	BENTON & SONS 1417 CHR PROPERTIES LLC	PO Box 919	Whiteville, NC 28472	I-2
R04100-001-012-000	1505 Castile Hayne Rd.	BLAKE LOUISE A LIVING TRUST	153 Partridge Rd	Wilmington, NC 28412	I-2
N/A	N/A	CORBETT PACKAGE COMPANY	PO BOX 210	Wilmington, NC 28402	N/A

# SIGN UP SHEET

Preservation Point Rezoning

Feb 18, 2019

## NAME

1

2

No ATTENDEES

3

4

Telephone: MR. HOBBS (W.K. HOBBS INVESTMENTS)

5

- NO CONCERNS -

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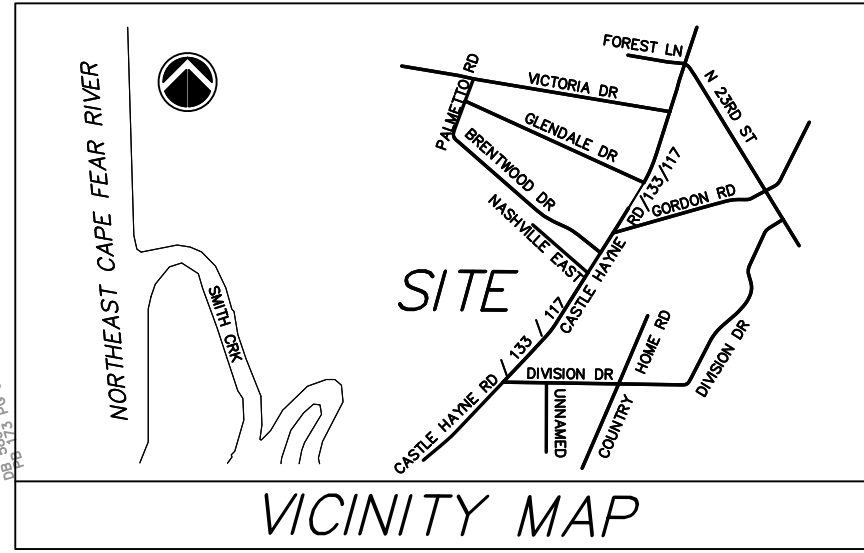
21





EXISTING ZONING: I-2  
PROPOSED ZONING: R-15  
(23.115 ACRES)

EXISTING ZONING: I-2  
PROPOSED ZONING: B-2  
(7.208 ACRES)



1000 0 100 200

SCALE 1:100  
(WHEN PRINTED ON 24 X 36 ARCH D PAPER)

NOT RELEASED FOR CONSTRUCTION

ISSUED FOR AGENCY REVIEW ONLY

Coastal Land Design, PLLC  
Civil Engineering / Landscape Architecture  
Land Planning / Construction Management  
NCBELS Firm License P-0369  
P.O. Box 1172 Phone: 910-254-9333  
Wilmington, NC 28402 Fax: 910-254-0502  
www.cldeng.com

"PRESERVATION POINT"

New Hanover County, NC

SECTION II  
ZONING PLAN

REV	DATE	DESCRIPTION	SL	INIT
0	11/29/18	PRELIMINARY SITE PLAN		

Address:

APPROVED: JFB	PROJECT: 989-01
CHECKED: JFB	SCALE: AS SHOWN
DESIGNED: JFB	RELEASE: -