



**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**

<b>Petitioner Information</b>	<b>Property Owner(s) If different than Petitioner</b>	<b>Subject Property</b>
<b>Name</b> John Hinnant	<b>Owner Name</b> Ogden-New Han Vol Emer Med Serv Inc	<b>Address</b> 4550/4580 Carolina Beach Rd
<b>Company</b> Eastern Carolinas Commercial Real Estat	<b>Owner Name 2</b> Michael Nave (Bd. President)	<b>Parcel ID(s)</b> see attached addenda
<b>Address</b> 432 Landmark Dr., Suite 4	<b>Address</b> 4550 Carolina Beach Rd	<b>Area</b> 13.65 acres
<b>City, State, Zip</b> Wilmington, NC 28412	<b>City, State, Zip</b> Wilmington, NC 28412	<b>Existing Zoning and Use</b> R-15 (SUP) - EMS Services
<b>Phone</b> (910) 619-3430	<b>Phone</b> (910) 547-8259	<b>Proposed Zoning and Use</b> B-2 - TBD
<b>Email</b> john@eccrenc.com	<b>Email</b> paramedic2692000@yahoo.com	<b>Land Classification</b> Improved - see attached
<b>Application Tracking Information (Staff Only)</b>		
<b>Case Number</b> <i>219-08</i>	<b>Date/Time received:</b> <i>Before May 8, 2019</i>	<b>Received by:</b> <i>BS</i>

**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.

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

see attached addenda

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 addenda

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

see attached addenda

**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.**



John Hinnant

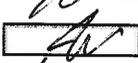
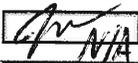
Signature of Petitioner and/or Property Owner

Print Name

**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:

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



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

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**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
<b>Name</b> John Hinnant	<b>Owner Name</b> Ogden-New Hanover Volunteer Emer-	<b>Address</b> 4550/4580 Carolina Beach Rd
<b>Company</b> Eastern Carolina Commercial Real Estate	<b>Owner Name 2</b> gency Medical Service Inc (Mike Nave)	<b>City, State, Zip</b> Wilmington, NC 28412
<b>Address</b> 432 Landmark Dr., Suite 4	<b>Address</b> 4550 Carolina Beach Rd	<b>Parcel ID</b> R07000-006-006-000 *
<b>City, State, Zip</b> Wilmington, NC 28412	<b>City, State, Zip</b> Wilmington, NC 28412	<b>&amp; R07000-006-005-000</b>
<b>Phone</b> (910) 399-4602 / (910) 619-3430	<b>Phone</b> (910) 547-8259	
<b>Email</b> john@eccrenc.com	<b>Email</b> paramedic2692000@yahoo.com	
<b>Application Tracking Information</b> (Staff Only)		
<b>Case Number Reference:</b>	<b>Date/Time received:</b>	<b>Received by:</b>

This document was willfully executed on the 16th day of April, 2019.

  
\_\_\_\_\_  
Owner 1 Signature

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

Application for  
ZONING MAP AMENDMENT

Applicant: John Hinnant, agent for Ogden-New Hanover Volunteer Emergency Medical Services, Inc  
Parcel ID#s: R07000-006-006-000 & R07000-006-005-000

Land Classification: Improved: 2 structures (Bldg 1 = 6,000 SqFt, Bldg 2 = 13,300 SqFt [2 stories]).

- 1) How will the requested change be consistent with the County's Policies for Growth and Development?

The proposed rezoning from R-15 (SUP) to B-2 would create a more feasible zoning designation for the parcel of land fronting Carolina Beach Road. 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 an up zoning (from R-15 to B-2)) will permit the property to more effectively offer the community a better mixture of uses. Nearly half of the permitted uses permitted under B-2 would be suitable uses for the existing structures, totaling over 17,000 square feet of metal, light industrial buildings.

In addition, this section of Carolina Beach Road is in transition, from historically rural residential to dense residential development with commercial/special uses fronting Carolina Beach Road.

- 1) 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. The current limitations of the SUP limit the marketability of the property.

- 2) 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 two parcels making up the subject property is encumbered by a conservation overlay, flood zone and high-tension power line easement. The existing improvements are currently in the only buildable area that does not endanger the environmentally sensitive area. Over the last 20 years, the county fair has relocated, creating land for mixed use development. There have been commercial developments, multifamily, ministorage facilities, special use properties and the redevelopment of the Echo Farms Golf Course are examples of the transition the area is undergoing. Under the B-2 district, there are 46 permitted uses that would work within the existing structures, preventing teardown and redevelopment of the current site.

- 3) How will this change of zoning serve the public interest?

The proposed zoning allows the property to be more effectively using the existing structures and remain consistent with the desired Community Mixed Use designation provided in the Future Land Use Plan. The existing environmental buffer will protect adjacent residential uses, and the existing structures already blend in with the other adjacent uses which include B-2 zoning.

Metes & Bounds – image from Register of Deeds.

#### **4550 Carolina Beach Rd**

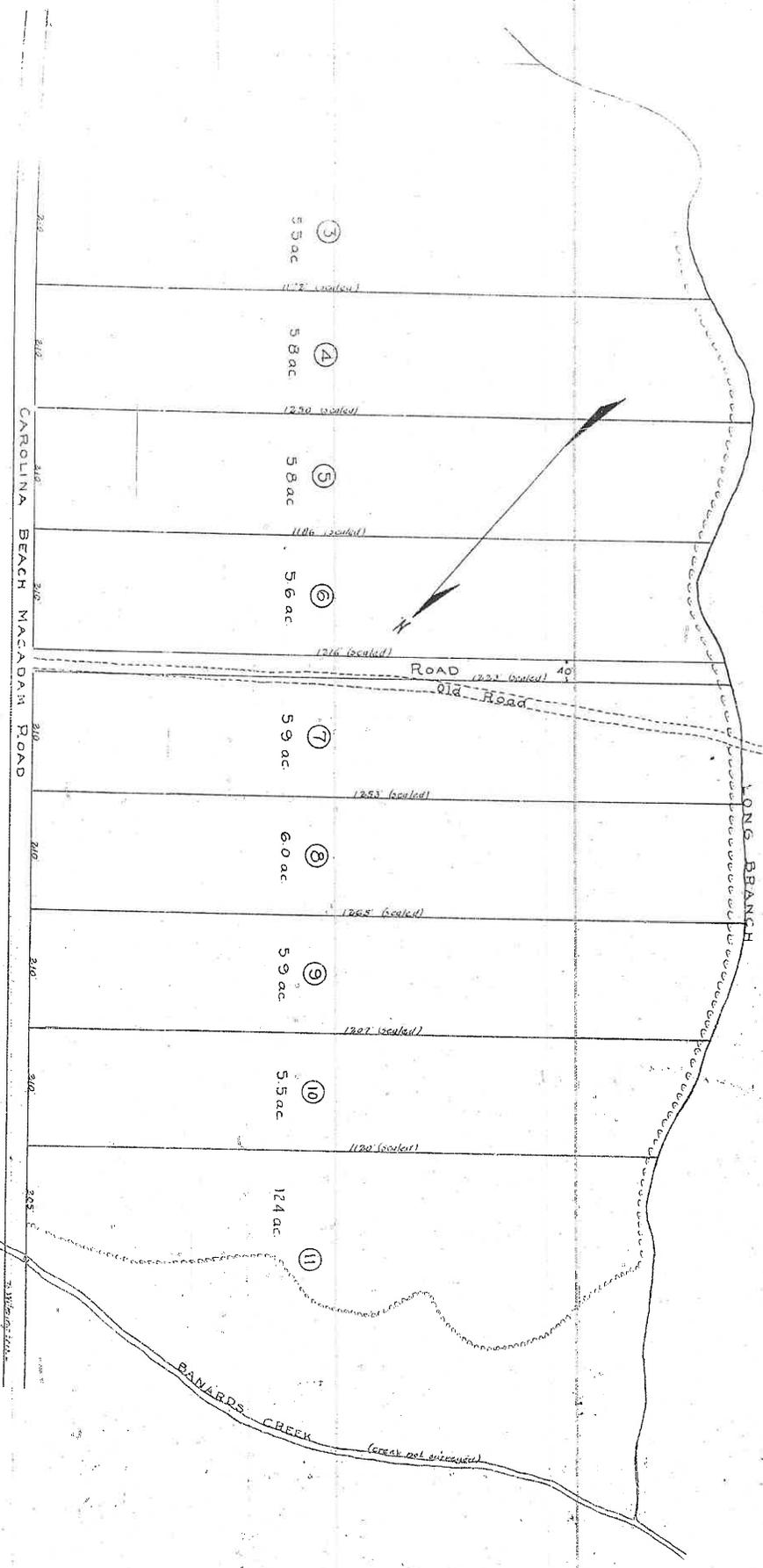
MASONBORO TOWNSHIP, COUNTY OF NEW HANOVER, AND STATE OF North Carolina, more particularly described as follows:

BEGINNING in the Western line of Carolina Beach Macadam Road (N. C. Route #30) where said road intersects Barnards Creek; running thence in a Westerly direction with the run of Barnards Creek to the run of Long Branch; thence in a Southerly direction along the run of Long Branch to the dividing line between Lots #10 and #11 of the Geo. C. Biddle property; thence Eastwardly and at right angles with the Carolina Beach Macadam Road 1120 feet to the Western line of Carolina Beach Macadam Road; thence Northwardly along the said Western line of Carolina Beach Macadam Road 205 feet, more or less, to the run of Barnards Creek to the point of Beginning. Same being all of Lot #11 of the Geo. C. Biddle property according to map made by J. L. Becton, C. E., which is duly recorded in the Register of Deeds Office, New Hanover County, Map Book 3, Page 27, and the same property described in deed recorded in Book 233, Page 332 of the New Hanover County Registry.

#### **4580 Carolina Beach Rd**

BEGINNING in the Western line of Carolina Beach, Macadam Road (N. C. Route #30) at a point 205 feet Southwardly from the run of Barnards Creek, the same being the dividing line between Lots #10 and #11 of the George C. Biddle property; running thence Westwardly and at right angles with Carolina Beach Macadam Road 1120 feet to the run of Long Branch; thence in a Southerly direction along the run of Long Branch to the dividing line between Lots #9 and #10 of the aforementioned George C. Biddle property; running thence Eastwardly and at right angles to the Carolina Beach Macadam Road 1207 feet to the Western line of Carolina Beach Macadam Road; thence Northwardly along the said Western line of Carolina Beach Macadam Road 210 feet to the point of Beginning. Same being all of Lot #10 of the George C. Biddle property according to map made by J. L. Becton, C. E., which is duly recorded in Register of Deeds Office, New Hanover County, Map Book 3, Page 27, and being the same property described in deed recorded in Book 233, Page 383 of the New Hanover County Registry.

Saving and Excepting, however, from the operation of this instrument so much of the above property as was conveyed by deed recorded in Book 310, Page 190 of the New Hanover County Registry and by right-of-way to the State Highway Commission recorded in Book 710, Page 351 of said Registry.



Note: Acreage shown is approximate.

MAP SHOWING SUBDIVISION OF

GEO. W. BIDDLE PROPERTY

ON CAROLINA BEACH MACADAM ROAD

between Sixth & Seventh Streets

Scale: 1" = 100' Office of the Surveyor Wilmington N.C.

Wilmington, N.C. 28401

Zoning Map Amendment Application  
4550/4580 Carolina Beach Rd.

Tax Map

