

NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE

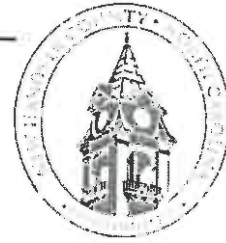
230 Government Center Drive, Suite 110

Wilmington, North Carolina

Telephone (910) 798-7165

FAX (910) 798-7053

planningdevelopment.nhc.gov.com



VARIANCE Application

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AUG - 6 2019

REVIEW PROCESS

NEW HANOVER COUNTY
PLANNING & ZONING

Step 1: Pre-Application Conference

In order to assist applicants through the variance process, applicants are highly encouraged to attend a pre-application conference prior to application submittal. Applicants are requested to review Section 122-1(2) of the Zoning Ordinance and sections relating to the application, and advised to contact Planning Staff with any questions. The purpose of the pre-application conference is to provide the applicant an opportunity to become familiar with the submittal requirements and procedures of the application, and also to receive preliminary comments from staff regarding the proposal's compliance with any applicable development regulations.

Step 2: Application Submittal

Applications must be received by the Planning and Inspections Department by 5:00 PM on the application deadline date. A complete application consists of the items detailed in the submittal checklist provided in this application.

Step 3: Staff Review

Upon receiving a completed application, staff may distribute it to certain departments and agencies for review. County Planning staff shall review the application, and prepare a staff report for the Zoning Board of Adjustment.

Step 4: Zoning Board of Adjustment Review and Action

The New Hanover County Zoning Board of Adjustment shall consider the application at a public hearing. Public hearings for variance applications are conducted in a quasi-judicial manner and include additional standards for the testimony and evidence presented during the hearing. The property owner, or their attorney, must be present for the meeting.

A variance shall be approved if the applicant provides substantial evidence that the proposed use will meet the following findings:

1. **Unnecessary hardship would result from the strict application of the ordinance.** *It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.*
2. **The hardship results from conditions that are peculiar to the property, such as location, size or topography.** *Hardship resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or general public, may not be the basis for granting a variance.*
3. **The hardship did not result from actions taken by the applicant or the property owner.** *The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.*

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Applicant/Agent Information		Property Owner(s) <i>If different than Applicant/Agent</i>	
Name DAVID L. MENIUS, P.E.		Owner Name MARITIME WEST DEVELOPMENT, LLC	
Company STROUD ENGINEERING, P.A.		Owner Name 2 BY: SCOTT GEROW, MEMBER	
Address 102-D CINEMA DRIVE		Address PO BOX 789	
City, State, Zip WILMINGTON, NC 28403		City, State, Zip CASTLE HAYNE, NC 28429	
Phone 910-815-0775		Phone 910-821-1735	
Email LMENIUS@STROUDENGINEER.COM		Email SGEROW@AOL.COM	
Subject Property Information			
Address/Location 4320 US HWY 421 NORTH WILMINGTON, NC 28401			
Parcel Identification Number(s) RO2400-001-048-000			
Total Parcel(s) Acreage 11.45			
Existing Zoning and Use(s) I-2, LAND USE CODE 281 (CHEMICAL AND ALLIED)			
Application Tracking Information		<i>(Staff Only)</i>	
Case Number ZBA-940	Date/Time received:	Received by:	

Energov - VAR-19-0006

2. **The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardship resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or general public, may not be the basis for granting a variance.**

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3. **The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.**

SEE ATTACHED

4. **The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.**

SEE ATTACHED

**Maritime North
4320 US Hwy 421 North**

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Project Narrative

The 11.45 acre site is located on US Hwy 421, approximately 1 mile north of the intersection with SR 2145 (Sutton Lake Road) in an unincorporated portion of New Hanover County, NC. The site and adjoining properties are zoned I-2. Proposed improvements are consistent with this zoning and include 34 proposed warehouse units totaling 132,100 sf.

An existing building located on the northern corner of the site is to be retained along with the parking and driveway connection. The southern 2/3 of the site is presently vacant and is vegetated with a stand of 10" - 20" pine trees. No significant trees are located onsite. The central and eastern side of the site drains towards vacant land to the east. The western side of the site drains towards the 421 R/W. No stormwater conveyances are located on or adjacent to the site.

Access to the site is by an existing full-movement driveway off of US 421. Internal drive aisle widths are sufficient to allow fire apparatus access and a 96' diameter turnaround area is provided in the rear of the buildings.

Water and sewer service will be provided by extensions of private mains off of the CFPUA mains along US 421. The daily water usage is calculated to be 3400 GPD based on NCDEQ rules which prescribe 25 GPD per employee.

Stormwater runoff will be collected by inlets and conveyed via to an infiltration basin designed infiltrate the 1.5" storm in 72 hours. Additional volume in the basin is used to attenuate the 25 year storm in accordance with the NHC stormwater ordinance. A portion of BUA which is \leq the existing BUA onsite will bypass the basin. The drainage basins are aligned to mirror predevelopment sizes and directions and all runoff will be infiltrated.

Erosion control is accomplished through the temporary use of gravel construction entrances, silt fence, and hardware cloth and gravel inlet protection. The stormwater basin will be used as a skimmer basin during site construction and will be converted to a stormwater basin once the site is stabilized. Riprap aprons will be installed and left in place at all pipe outlets.

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Variance Criteria #3

The hardship did not result from actions taken by the applicant or property owner.

The easements were granted by previous owners and the current owner has no ability to amend these existing easement agreements or relocate the utilities.

Variance Criteria #4

The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

The proposed landscaping plan, which is provided along with this variance application, will provide an attractive property frontage, with plantings and groundcover along its entire length. Landscaping internal to the project is consistent with the ordinance and will enhance the appearance of an existing parking land and structure located on the property. Substantial justice can be achieved by the implementation of this plan.

Public health and safety will be best served by fully utilizing this industrial site for a use for which it is zoned and upon which significant infrastructure—most at the public's expense—has been installed. Newly constructed public water and sewer mains, a large existing driveway and deceleration lane, and electric distribution lines were all designed to support the continued growth of this corridor. The requested variance to the County's landscaping ordinance will allow for this continued growth in a manner that does not impede the utilities which enable it.

New Hanover County
EnerGov
230 Government Center Drive
Suite 110
Wilmington, NC 28403
910-798-7308

039240-0001 Star R. 08/07/2019 08:41AM

ENERGOV INVOICE

MENIUS, DAVID (STROUD ENGINEERING PA)
VAR-19-0006

2019 Item: INV-00013085

Balance due: 0.00

Balance unpaid: 0.00

[PL] - \$400 Fixed =

PL100 400.00

400.00

Subtotal 400.00

Total 400.00

CHECK 400.00

Check Number 1095

Change due 0.00

Paid by: MENIUS, DAVID



Comments: NHC ZONING CODE VARIANCE FOR
4320 US HWY 421, VAR-19-0006

Thank you for your payment

CUSTOMER COPY
DUPLICATE RECEIPT

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**NEW HANOVER COUNTY
PLANNING & ZONING**

STROUD ENGINEERING, P.A.

102-D Cinema Drive
Wilmington, NC 28403

LETTER OF TRANSMITTAL

(910) 815-0775

TO NHC

DATE	8/6/2019	JOB NO.	PW-1349
ATTENTION	Linda Painter		
RE:	4320 US Hwy 421 N. Variance Application		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1			Application
1			Narrative
1			Plan - 24 x 36
1			Plan - 11 x 17
1			\$400

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THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: _____

If enclosures are not as noted, kindly notify us at once.

Maritime West Development LLC

1095

New Hanover County				8/5/2019		
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
8/5/2019	Bill	NHC Zoning	400.00	400.00		400.00
					Check Amount	400.00

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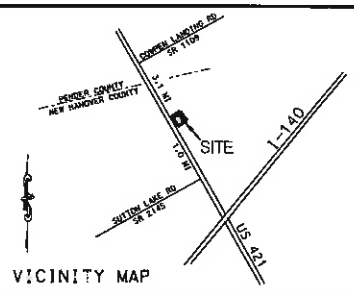
AUG - 6 2019

NEW HANOVER COUNTY
PLANNING & ZONING

Select Bank - 2966

400.00

Var-19-0006
 Inv 00013085



PROJECT DATA

PARCEL ID 002400-001-048-000
 DEED BOOK/PAGE 6154/2247
 PLAT BOOK/PAGE 65/3
 ZONING I-2
 CANA LUC INDUSTRIAL
 PROPERTY AREA 498,810 SF
 11.45 AC

EX BUA 66,046 SF
 EX BUA REMOVED 1,249 SF
 EX BUA TO REMAIN 64,797 SF
 PROP BUILDING 132,100 SF
 PROP WALKWAYS 8,368 SF
 PROP PARKING/DRIVES 136,594 SF
 RESERVE 5,000 SF
 TOTAL BUA 346,859 SF
 % OF PROPERTY 7.96 AC

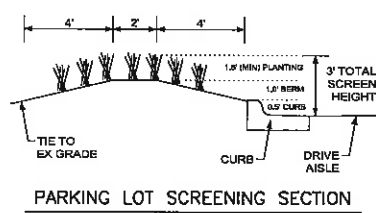
DISTURBANCE LIMITS 9.5 AC
 RECEIVING STREAM NE CAPE FEAR RIVER
 CLASSIFICATION C15W
 STREAM INDEX 18-74-(152.5)

EXISTING SQUARE FOOTAGE 6,554 GSF
 PROPOSED SQUARE FOOTAGE 132,100 GSF
 TOTAL SQUARE FOOTAGE 138,654 GSF
 PROPOSED USE WAREHOUSE

MINIMUM LOT AREA NA
 MAXIMUM BLDG HEIGHT 50'
 MINIMUM FRONT YARD NA
 MINIMUM SIDE YARD NA
 MINIMUM REAR YARD NA

LANDSCAPING/TREE PROTECTION LEGEND

- RIVER BIRCH
- CRAPMYRTLE
- INDIAN HAWTHORNE



PARKING LOT INTERIOR LANDSCAPING CALCULATIONS

TOTAL PROPOSED PARKING + DRIVE AISLE + WALKWAY = 144,962
 144,962 SF X 8.0% = 11,597 SF REQUIRED (11,154 PROVIDED)
 PROVIDE CRAPMYRTLES AS NOTED ON PLAN ALONG WITH GROUND COVER
 CONSISTING OF MULCH AND (4) BLUE JUNGLE PER 100 SF

STREETYARD CALCULATIONS

863 LF PROPERTY FRONTAGE - 30' DRIVEWAY = 833 LF
 833 LF X 25 STREETYARD FACTOR = 20,825 SF REQUIRED (20,836 PROVIDED)
 PROVIDE (3) UNDERSTORY TREES PER 600 SF OF STREETYARD = 104 REQUIRED (52 PROVIDED)
 PROVIDE (6) SHRUBS PER 600 SF OF STREETYARD = 208 REQUIRED (104 PROVIDED)

FOUNDATION PLANTING CALCULATIONS

PROVIDE 5' WIDE FOUNDATION PLANTING BETWEEN BUILDINGS
 AND PARKING/DRIVE AISLES.
 5' WIDTH / 0.12 = 42' MAXIMUM FACADE HEIGHT :OK

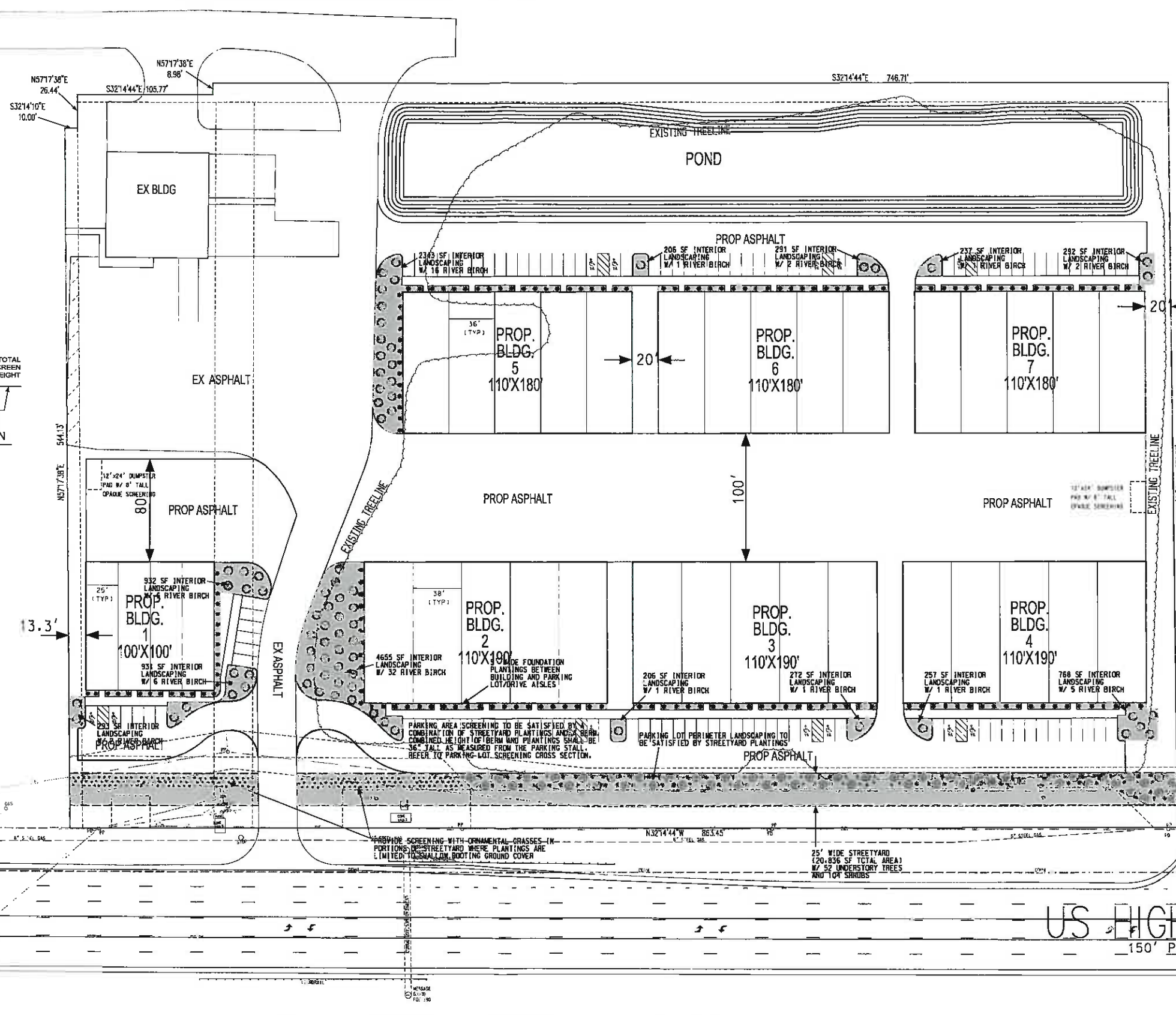
TREE NOTES:

THE UNDEVELOPED PORTION OF THE SITE IS WOODED WITH A THIN STAND OF
 SMALL PINES AND TURKEY OAKS, MOST OF WHICH FALL UNDER THE SIZE
 THRESHOLD OF REGULATED TREES. NO SIGNIFICANT TREES ARE LOCATED ON SITE.

ALL TREES--REGULATED AND UNREGULATED--ARE TO BE REMOVED TO ENABLE GRADING
 FOR ESSENTIAL SITE IMPROVEMENTS.

RETAIN OR PLANT 15 TREES (2" CALIPER) PER ACRE OF DISTURBANCE
 1.5 ACRES DISTURBED X 15 = 143 TREES REQUIRED

AN INVENTORY OF RETAINED/PLANTED TREES SHALL BE REQUIRED PRIOR TO
 THE ISSUANCE OF A CO.



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 PLANNING & ZONING

65' ROAD ACCESS AND UTILITIES EASEMENT
 BOOK 5447 PAGE 1139

LEGEND

PROJECT BOUNDARY	---
EX WATER MAIN	---
EX FORCE MAIN	---
STORMDRAIN	---
WETLAND LINE	---
EX CONTOURS	---
SWALE	---
SILT FENCE	---
DISTURBED AREA	---

NOTES:

1. BOUNDARY BY OTHERS.
2. THE SUBJECT PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD ZONE.
3. 404 WETLANDS ARE NOT FOUND ON THE SUBJECT PROPERTY.
4. WATER AND SEWER PROVIDED BY EXTENSION OF PRIVATE MAINS OFF OF EXISTING CPWA MAINS.
5. SOLID WASTE REMOVAL BY PRIVATE CONTRACTOR.
6. RUNOFF FROM IMPERVIOUS SURFACES SHALL BE DIRECTED TO THE COLLECTION/TREATMENT SYSTEM PER THE DRAINAGE AREAS NOTED ON THE PLAN.

SHEET INDEX

- | | |
|----------------|---|
| SITE PLAN | 1 |
| LANDSCAPE PLAN | 2 |
| SW & GRADING | 3 |
| DRIVEWAY PLAN | 4 |
| DETAILS | 5 |



STROUD ENGINEERING, P.A.
 102-D CINEMA DRIVE
 WILMINGTON, NORTH CAROLINA 28403
 (910) 815-0775
 LICENSE NO. C-0647

DEVELOPER: MARITIME WEST DEVELOPMENT, LLC
 ADDRESS: PO BOX 788
 CASTLE HAYNE, NC 28429
 PHONE: 910-821-1735

MARITIME NORTH
 4320 US HWY 421 NORTH
 WILMINGTON, NC 28401

SCALE: 1" = 40'
 SHEET: 2

