



**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
Name CINDEE WOLF	Owner Name RAIFORD G TRASK, JR REV TRUST	Address CHANDLER DR
Company DESIGN SOLUTIONS	Owner Name 2 RAIFORD G TRASK, JR - TRUSTEE	Parcel ID(s) 323007.67.5839
Address PO BOX 7221	Address 6336 OLEANDER DR, STE 1	Area 10.35 AC+/-
City, State, Zip WILMINGTON, NC 28406	City, State, Zip WILMINGTON, NC 28403	Existing Zoning and Use O&I AND R-15 / VACANT
Phone 910-620-2374	Phone 910-799-8755	Proposed Zoning and Use R-5 / RESIDENTIAL
Email CWOLF@LOBODEMAR.BIZ	Email RAIFORD@TRASKLANDCO.COM	Land Classification GENERAL RESIDENTIAL
Application Tracking Information (Staff Only)		
Case Number 719-12	Date/Time received: Before 9.5.2019	Received by: 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.	CAW	BS
Legal description (by metes and bounds) of property requested for rezoning.	CAW	BS
Copy of the subdivision map or recorded plat which delineates the property.	CAW	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)	CAW	BS
Fee - For petitions involving 5 acres or less, \$500. For petitions involving greater than 5 acres, \$600	CAW	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?

The policies for growth and development encourage safe and affordable housing to be available to every citizen. Sustainability of the County depends on sensible in-fill and maximizing use of lands already accessible to urban services. More density of single-family development not only increases tax base, but makes better use of the existing infrastructure.

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

This tract is defined as a place-type of General Residential on the Comprehensive Plan, but is bordered by an interstate highway and adjacent to both Urban and Community Mixed-Use place-types. Although the overlying designation suggests an ideal density of 1-6 units per acre, the slightly higher density of 8 units per acre allowed within an R-5 district would be consistent with transitioning between busy highway corridors and more the more established residential neighborhoods in NorthChase.

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 tract is currently split-zoned by an O&I, office & institutional, district and an R-15, residential district. However, the only access is through the NorthChase neighborhood streets - which is not convenient for the commercial uses customarily developed in that zone. Rezoning the entire tract to R-5 for a higher density, but 100% residential, development would ultimately create less vehicular trip generation than many of the alternative uses allowed in the current district.

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

The Comprehensive Plan promotes fostering sustainable growth through sensible infill where adequate services are already available. Allowing increased density on this property will improve the form and function of an underutilized site, maximize land use efficiency, and is a good economic development opportunity.

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.

Cynthia A Wolf 08/30/19

CYNTHIA A WOLF

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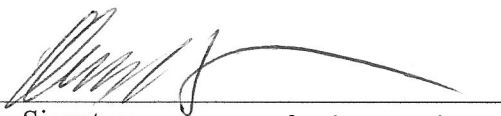
Please note that for quasi-judicial proceedings, either the land owner or an attorney must be present for the case at the public hearing.

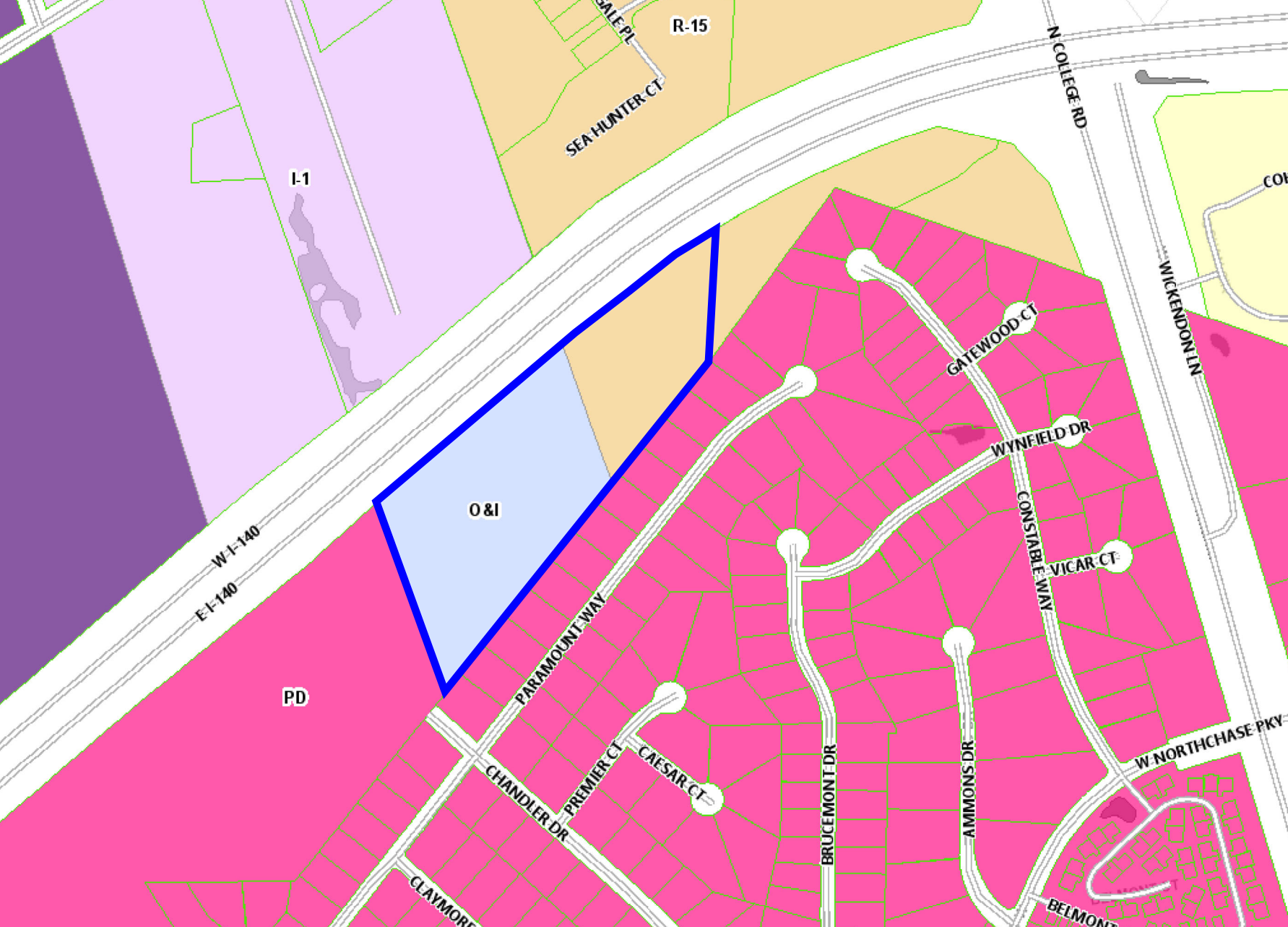
The undersigned owner does hereby appoint an authorized the agent described herein as their exclusive agent for the purpose of petitioning New Hanover County for a variance, special use permit, rezoning request, and/or an appeal of Staff decisions applicable to the property described in the attached 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
Name CINDEE WOLF	Owner Name RAIFORD G TRASK, JR REV TRUST	Address CHANDLER DR
Company DESIGN SOLUTIONS	Owner Name 2 RAIFORD G TRASK, JR - TRUSTEE	City, State, Zip WILMINGTON, NC 28411
Address PO BOX 7221	Address 6336 OLEANDER DR, STE 1	Parcel ID 323007.67.5839
City, State, Zip WILMINGTON, NC 28406	City, State, Zip WILMINGTON, NC 28403	
Phone 910-620-2374	Phone 910-799-8755	
Email CWOLF@LOBODEMAR.BIZ	Email RAIFORD@TRASKLANDCO.COM	
Application Tracking Information (Staff Only)		
Case Number Reference:	Date/Time received:	Received by:

This document was willfully executed on the 29th day of August, 2019.


 Owner Signature Raiford G. Trask, Jr.



R-15

I-1

O&I

PD

SEA HUNTER CT

W-F-140
E-F-140

PARAMOUNT WAY

CHANDLER DR

PREMIER CT

CAESAR CT

BRUCEMONT DR

AMMONS DR

GATEWOOD CT

WYNFIELD DR

CONSTABLE WAY

VICAR CT

N COLLEGE RD

WICKENDON LN

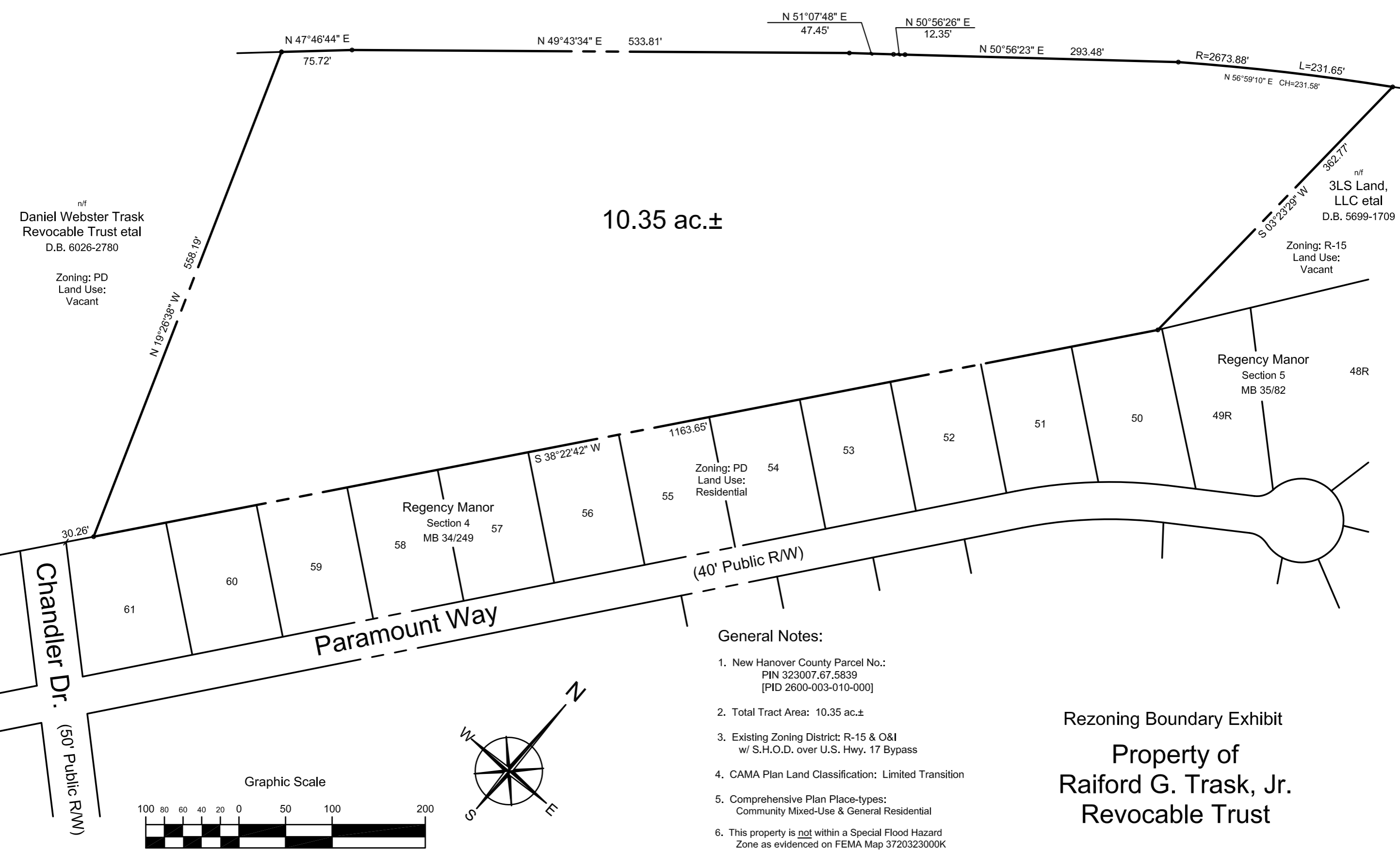
W NORTHCHASE PKY

CLAYMORE

BELMONT

I-140 / U.S. Hwy 17 Bypass

(Public R/W)



n/f
Daniel Webster Trask
Revocable Trust etal
D.B. 6026-2780

Zoning: PD
Land Use:
Vacant

10.35 ac.±

n/f
3LS Land,
LLC etal
D.B. 5699-1709

Zoning: R-15
Land Use:
Vacant

Regency Manor
Section 5
MB 35/82

Zoning: PD
Land Use:
Residential

Regency Manor
Section 4
MB 34/249

Chandler Dr.
(50' Public R/W)

Paramount Way

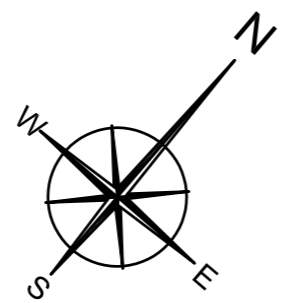
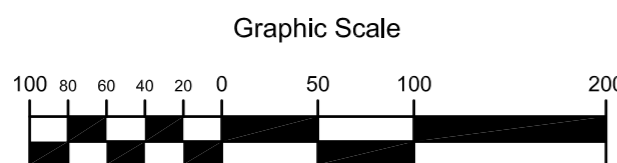
(40' Public R/W)

General Notes:

1. New Hanover County Parcel No.:
PIN 323007.67.5839
[PID 2600-003-010-000]
2. Total Tract Area: 10.35 ac.±
3. Existing Zoning District: R-15 & O&I
w/ S.H.O.D. over U.S. Hwy. 17 Bypass
4. CAMA Plan Land Classification: Limited Transition
5. Comprehensive Plan Place-types:
Community Mixed-Use & General Residential
6. This property is not within a Special Flood Hazard
Zone as evidenced on FEMA Map 3720323000K
dated August 28, 2018.

Rezoning Boundary Exhibit
Property of
Raiford G. Trask, Jr.
Revocable Trust

Cape Fear Township / New Hanover County / North Carolina



Legal Description for Rezoning

Beginning at a point located North 38°22'42" East, 30.26 feet from a point at the end of the northeastern boundary of Chandler Drive (NC S.R. 2640), a fifty-foot (50') public right-of-way; said right-of-way shown on a plat entitled "Regency Manor – Section 4," and recorded among the land records of the New Hanover County Registry in Map Book 34, at Page 249; said point also being the westernmost corner of Lot 61 on that plat; and running thence from the point of beginning:

North 19°26'38" East, 558.19 feet to a point in the southeastern right-of-way of Interstate 140,
a public right-of-way; thence with that boundary,
North 47°46'44" East, 75.72 feet to a point; thence
North 49°43'34" East, 533.81 feet to a point; thence
North 51°07'48" East, 47.45 feet to a point; thence
North 50°56'26" East, 12.35 feet to a point; thence
North 50°56'23" East, 293.48 feet to a point; thence
Along a curve to the right, having a Radius of 2673.88 feet and Length of 231.65 feet, a Chord
of North 56°59'10" East, 231.58 feet to a point; thence leaving the right-of-way,
South 03°23'29" West, 362.77 feet to a point; thence
South 38°44'42" West, 1163.65 feet to the point and place of beginning, containing 10.35 acres
more or less.



323007.67.5839
[2600-003-010-000]
10.35 ac. +/-
Raiford G Trask, Jr.
Revocable Trust