

# THE DAVIS COMMUNITY

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*Health Care Center • Champions Assisted Living • Rehabilitation and Wellness Pavilion*

*January 10, 2020*

## *Community Meeting Notice for Proposed New Hanover County Rezoning and Special Use Permit*

*Please note that a community information meeting for an upcoming request by Cornelia Nixon Davis, Inc. dba, The Davis Community, applicant/owner, and Champion McDowell Davis Foundation, partial owner, to rezone the current office and institutional (conditional district) to residential R-20. This request also seeks a special use permit modification to add an independent living complex on an adjoining 20-acre parcel of undeveloped land. The SUP modification will reclassify the total site use to become Continuing Care Retirement Community rather than Skilled Nursing and Assisted Living Facility. An attached Parcel Plan with descriptions is included to aid in the understanding of the request.*

*The subject properties are as follows:*

- *Existing developed O+I (CD) site approximately 37.45 acres, Parcel #R03700-001-005-000*
- *New adjoining R-20 independent living site approximately 19.88 acres, Parcel #R03700-002-001-000*
- *New storm water management and conservation parcel approximately 12.0 acres, Parcel #R03700-002-002-001*

*The community meetings will be held on January 23, 2020, at Wesleyan Chapel UMC Fellowship Hall located at 10255 US Highway 17N, Wilmington, NC 28411. The meetings will be at 3:30 p.m. and 5:30 p.m. in an effort to reach as many interested parties as possible and limit overcrowding. For directions or additional inquiries please contact Bruce Bowman at Bowman Murray Hemingway Architects at 910-762-2621 or [bowman@bhmharch.com](mailto:bowman@bhmharch.com).*

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

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CORNELIA NIXON DAVIS, INC.  
*A Not-For-Profit Community*



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## Description of Proposed Rezoning and Special Use Permit Modification

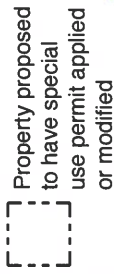
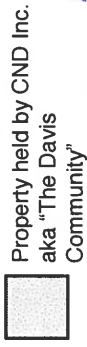
The proposed new use that will be added to the 53-year-old senior care campus will be a 150-unit independent living multi-family development with an additional 32 single-story cottage units consisting of duplexes and triplexes. There will also be a one-story wellness facility with community amenities of approximately 25,000 square feet. The existing 179-bed skilled nursing facility and 123-unit assisted living facility will remain in use as well as the detached pharmacy and administrative buildings.

The original facility pre-dated the NHC Zoning Ordinance. The existing zoning is currently designated as O+I (CD). With the addition of independent living as a new use, the management is now seeking a reversal of the O+I (CD) zone to R-20 for the existing developed tract to be more compatible with surrounding properties. In addition to this action, the management is also seeking a special use permit for both the developed tract and adjoining R-20 tract with proposed independent living for combined use as a Continuing Care Retirement Community. The zoning modification will comply with Section 72.43.1 Senior Living Options of the New Hanover County Zoning Ordinance.

The central portion of the skilled nursing facility known as The Community Center is currently undergoing extensive renovations with partial rebuild. This is the oldest portion of the existing facility and will be replaced with a modern one-story building of similar footprint. Centralized services such as shipping, receiving, laundry, maintenance and storage is proposed to be moved from the current community center building to a new outbuilding located off of the existing service drive behind the fire station. The new facility will consolidate all large truck deliveries near the service drive behind the fire station. Deliveries to individual structures will utilize vans or smaller trucks. Other design elements include relocation of the storm water pond across the street and removal of the existing water tower.

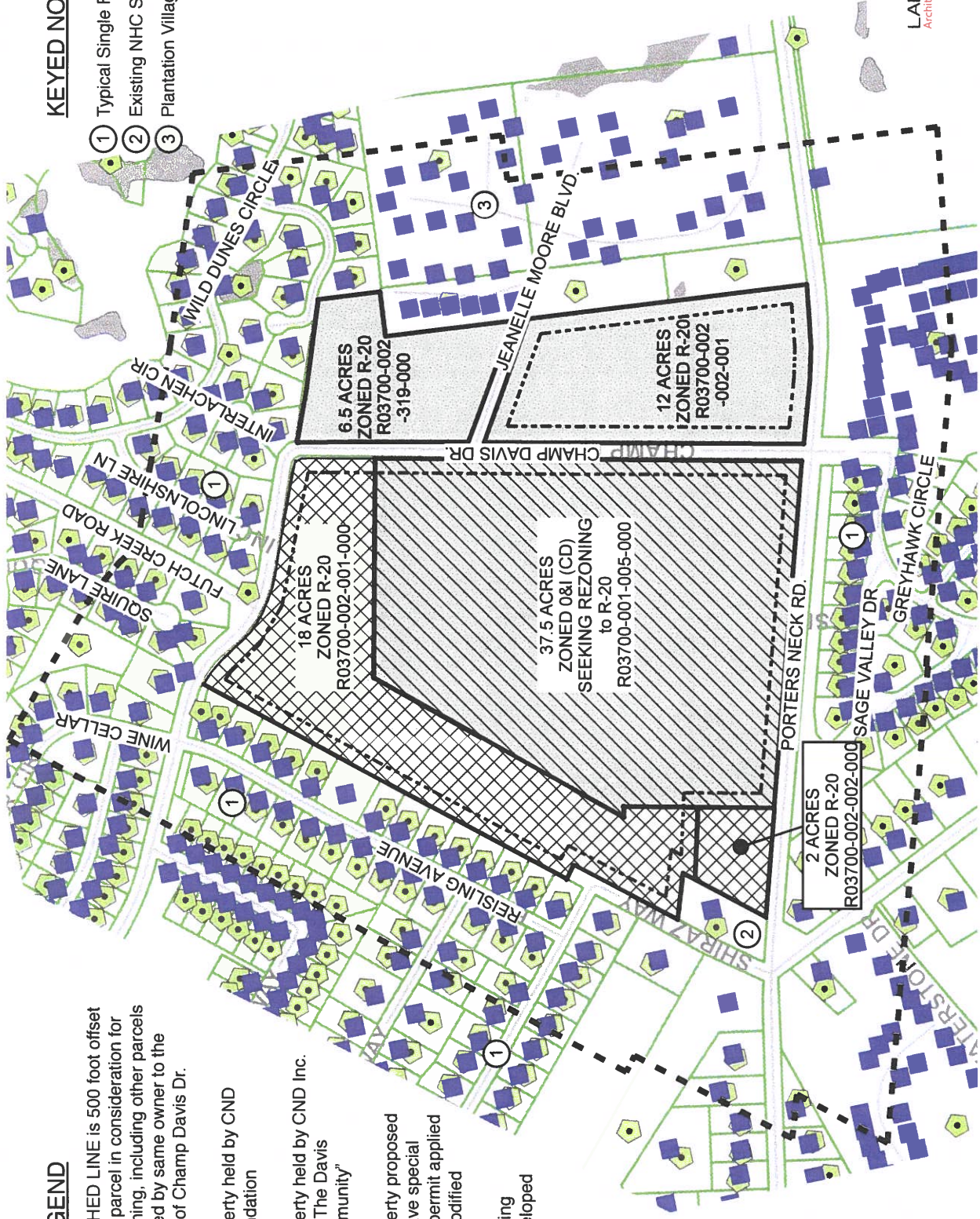
**LEGEND**

- - - DASHED LINE is 500 foot offset from parcel in consideration for rezoning, including other parcels owned by same owner to the east of Champ Davis Dr.



**KEYED NOTES**

- ① Typical Single Family Zoned R-20
- ② Existing NHC Station 14
- ③ Plantation Village



**ZONING PLAT**



January 10, 2020

**LANTZ-BOGGIO**  
Architects & Interior Designers

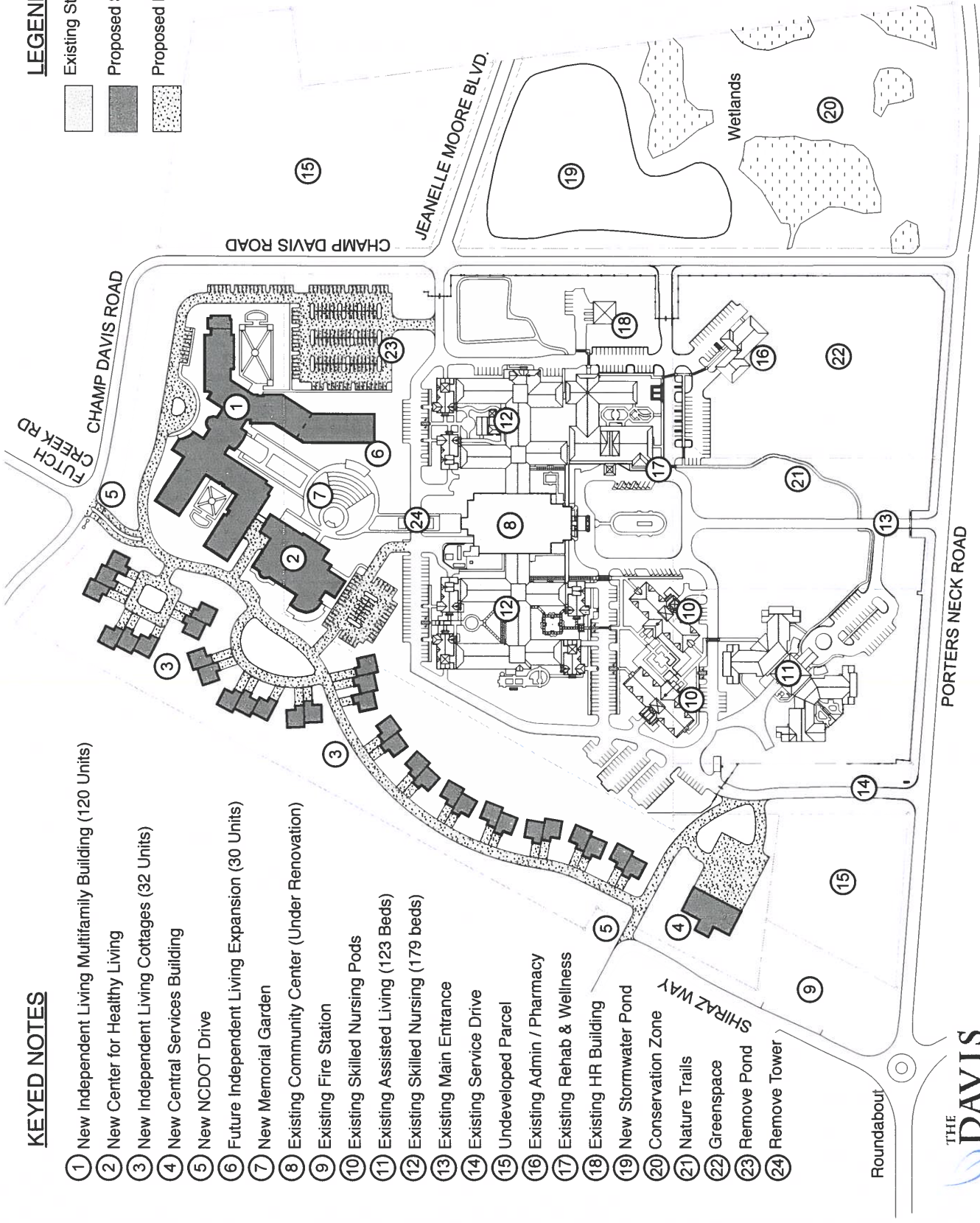
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BOWMAN  
MURRAY  
HEMINGWAY  
ARCHITECTS

**KEYED NOTES**

- 1 New Independent Living Multifamily Building (120 Units)
- 2 New Center for Healthy Living
- 3 New Independent Living Cottages (32 Units)
- 4 New Central Services Building
- 5 New NCDOT Drive
- 6 Future Independent Living Expansion (30 Units)
- 7 New Memorial Garden
- 8 Existing Community Center (Under Renovation)
- 9 Existing Fire Station
- 10 Existing Skilled Nursing Pods
- 11 Existing Assisted Living (123 Beds)
- 12 Existing Skilled Nursing (179 beds)
- 13 Existing Main Entrance
- 14 Existing Service Drive
- 15 Undeveloped Parcel
- 16 Existing Admin / Pharmacy
- 17 Existing Rehab & Wellness
- 18 Existing HR Building
- 19 New Stormwater Pond
- 20 Conservation Zone
- 21 Nature Trails
- 22 Greenspace
- 23 Remove Pond
- 24 Remove Tower

**LEGEND**

- Existing Structure
- Proposed Structure
- Proposed Pavement



**OVERALL PROPOSED SITE PLAN**

January 10, 2020

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**hmm**  
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