

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.nhcgov.com



CONDITIONAL ZONING DISTRICT Application

Applicant/Agent Information		Property Owner(s) <i>If different than Applicant/Agent</i>
Name CINDEE WOLF	Owner Name TRINITY REFORMED ORTHODOX CHURCH	
Company DESIGN SOLUTIONS	Owner Name 2	
Address PO BOX 7221	Address 3801 WILSHIRE BLVD.	
City, State, Zip WILMINGTON, NC 28406	City, State, Zip WILMINGTON, NC 28403	
Phone 910-620-2374	Phone 910-395-1252	
Email CWOLF@LOBODEMAR.BIZ	Email	
Subject Property Information		
Address/Location 4725 S. COLLEGE RD		
Parcel Identification Number(s) 313407.58.5330 / [R07100-004-012-001]		
Total Parcel(s) Acreage 3.00		
Existing Zoning and Use(s) R-15 / VACANT		
Future Land Use Classification COMMUNITY MIXED-USE		
Application Tracking Information (Staff Only)		
Case Number 220-04	Date/Time received: 2/6/2020 Before 5 PM	Received by: GS

Proposed Zoning, Use(s), & Narrative

Proposed Conditional Zoning District: CZD / R-5 Total Acreage of Proposed District: 3.00 AC.

Only uses allowed by right in the corresponding General Use District are eligible for consideration within a Conditional Zoning District. Please list the uses that will be allowed within the proposed Conditional Zoning District, the purpose of the district, and a project narrative (please provide additional pages if needed).

PERFORMANCE SUBDIVISION W/ TWENTY-TWO (22) TOWNHOME-STYLE RESIDENCES

Proposed Condition(s)

Within a Conditional Zoning District, additional conditions and requirements which represent greater restrictions on the development and use of the property than the corresponding General Use District regulations may be added. These conditions may assist in mitigating the impacts the proposed development may have on the surrounding community. Please list any conditions proposed to be placed on the Conditional Zoning District below. Staff, the Planning Board, and Board of Commissioners may propose additional conditions during the review process.

** HOMES WILL BE ACCESSED FROM HIDDEN VALLEY DR., A PUBLIC STREET ROW, BY A PRIVATE DRIVE.

** HOMES WILL BE 2-3 BEDROOM, MAXIMUM TWO-STORY, AND HAVE 1-CAR GARAGES.

** PROJECT WILL BE SERVICED BY CFPWA WITH CONNECTION TO PUBLIC WATER & SANITARY SEWER MAINS.

** REFERENCE SITE PLAN FOR SITE LAYOUT & IMPROVEMENTS

Traffic Impact

Please provide the estimated number of trips generated for the proposed use(s) based off the most recent version of the Institute of Transportation Engineers (ITE) Trip Generation Manual. A Traffic Impact Analysis (TIA) must be completed for all proposed developments that generate more than 100 peak hour trips, and the TIA must be included with this application.

ITE Land Use: RESIDENTIAL TOWNHOUSE / ITE CODE 230

Trip Generation Use and Variable (gross floor area, dwelling units, etc.): CALCULATED PER 22 DWELLING UNITS

AM Peak Hour Trips: 10 PM Peak Hour Trips: 11

CONSIDERATION OF A CONDITIONAL ZONING DISTRICT

The Conditional Zoning District procedure is established to address situations where a particular land use would be consistent with the New Hanover County Land Use Plan and the Zoning Ordinance objective and where only a specific use or uses is proposed. The procedure is intended primarily for use with transitions between zoning districts of very dissimilar character where a particular use or uses, with restrictive conditions to safeguard adjacent land uses, can create a more orderly transition benefiting all affected parties and the community-at-large. The applicant must explain, with reference to attached plans (where applicable), how the proposed Conditional Use Zoning District meets the following criteria.

1. How would the requested change be consistent with the County's policies for growth and development? (For example: the Comprehensive Plan and applicable small area plans)

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.

2. How would the requested Conditional Zoning District be consistent with the property's classification on the Future Land Use Map located within the Comprehensive Plan?

The tract is identified in the Comprehensive Land Use Plan as a Community Mixed-use place type. The plan suggests higher densities to support the small-scale, compact development patterns that the place type promotes. The proposed townhome development is an acceptable transition between the busy highway corridor and the more established single-family housing beyond the boundary of the tract.

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 property had previously been designed for a religious institution, but those plans never came to fruition. S. College Road is a thoroughfare of the community. Single-family residences are less attractive along very busy traffic corridors. A denser housing style makes infill possible with better affordability.

APPLICATION REQUIREMENTS

Staff will use the following checklist to determine the completeness of your application. Please verify all of the listed items are included and confirm by initialing under "Applicant Initial". If an item is not applicable, mark as "N/A". Applications must be complete in order to process for further review.

Required Information		Applicant Initial	Staff Initial
1	Complete Conditional Zoning District application.	CAW	
2	Application fee – (\$600 for 5 acres or less, \$700 for more than 5 acres. An additional \$300 fee must be provided for applications requiring TRC review).	CAW	GS
3	Community meeting written summary.	CAW	GS
4	Traffic impact analysis (for uses that generate more than 100 peak hour trips).	N/A	NA
5	Legal description (by metes and bounds) or recorded survey Map Book and Page reference of the property requested for rezoning.	CAW	GS
6	<u>Site Plan including the following elements:</u> <ul style="list-style-type: none"> • Tract boundaries and total area, location of adjoining parcels and roads. • Proposed use of land, structures and other improvements. For residential uses, this shall include number, height and type of units and area to be occupied by each structure and/or subdivided boundaries. For non-residential uses, this shall include approximate square footage and height of each structure, an outline of the area it will occupy and the specific purpose for which it will be used. • Development schedule including proposed phasing. • Traffic and Parking Plan to include a statement of impact concerning local traffic near the tract, proposed right-of-way dedication, plans for access to and from the tract, location, width and right-of-way for internal streets and location, arrangement and access provision for parking areas. • All existing and proposed easements, reservations, required setbacks, rights-of-way, buffering and signage. • The one hundred (100) year floodplain line, if applicable. • Location and sizing of trees required to be protected under Section 62 of the Zoning Ordinance. • Any additional conditions and requirements, which represent greater restrictions on development and use of the tract than the corresponding General Use District regulations or other limitations on land which may be regulated by State law or Local Ordinance. • Any other information that will facilitate review of the proposed change (Ref. Article VII, as applicable). 	CAW	GS
7	1 hard copy of ALL documents AND 8 hard copies of the site plan. Additional hard copies may be required by staff depending on the size of the document/site plan.	CAW	GS
8	1 PDF digital copy of ALL documents AND plans.	CAW	GS

ACKNOWLEDGEMENT AND SIGNATURES

By my signature below, I understand and accept all of the conditions, limitations and obligations of the Conditional Zoning District zoning for which is being applied. 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.

If applicable, I also appoint the applicant/agent as listed on this application to represent me and make decisions on my behalf regarding this application during the review process. The applicant/agent is hereby authorized on my behalf to:

1. Submit an application including all required supplemental information and materials;
2. Appear at public hearings to give representation and commitments; and
3. Act on my behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of this application.

Gilbert A. Martin

Signature of Property Owner(s)

Gilbert A. Martin

Print Name(s) FOR TRINITY REFORMED
ORTHODOX CHURCH

Cynthia S. Wolf

Signature of Applicant/Agent

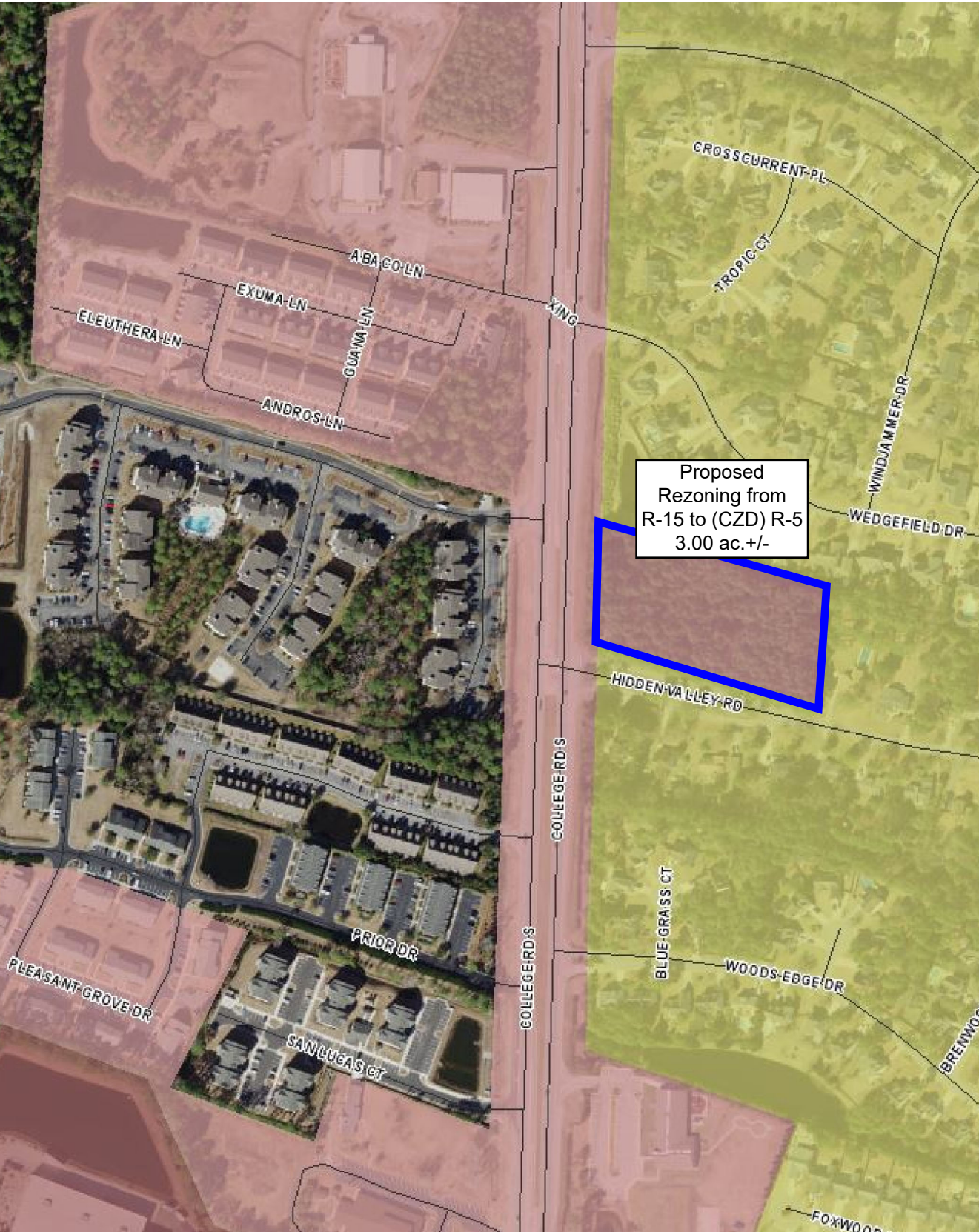
DESIGN SOLUTIONS/CYNTHIA WOLF

Print Name

NOTE: Form must be signed by the owner(s) of record. If there are multiple property owners a signature is required for each owner of record.

If an applicant requests delay of consideration from the Planning Board or Board of County Commissioners before notice has been sent to the newspaper (approximately 2-3 weeks before the hearing), 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.





Proposed
Rezoning from
R-15 to (CZD) R-5
3.00 ac. +/-

CROSSCURRENT-PL

TROPIC-CT

ABACO-LN

EXUMA-LN

ELEUTHERA-LN

GUAVA-LN

ANDROS-LN

XING

WINDJAMMER-DR

WEDGEFIELD-DR

HIDDEN-VALLEY-RD

COLLEGE-RD'S

COLLEGE-RD'S

BLUE-GRASS-CT

WOODS-EDGE-DR

BREWSTER-DR

FOXWOOD-DR

PRIOR-DR

SAN LUCAS CT

PLEASANT GROVE-DR

Legal Description for
Conditional Zoning District

Beginning at a point at the intersection of the northern boundary of Hidden Valley Drive (S.R. 1704), a variable width public right-of-way, with the eastern boundary of South College Road (N.C. Hwy. 132), a 200' public right-of-way; said point being shown on the plat for Hidden Valley – Section 1, recorded among the land records of the New Hanover County Registry in Map Book 18, at Page 50; and running thence from the beginning with the South College Road right-of-way,

North 01°19'58" West, 266.81 feet to a point; thence

South 74°57'02" East, 504.24 feet to a point; thence

South 01°19'58" West, 266.81 feet to a point in the northern boundary of Hidden Valley Road;

Thence with that right-of-way,

North 74°57'02" West, 504.24 feet to the point and place of beginning, containing 130,699 square feet, or 3.00 acres, more or less.

**REPORT OF COMMUNITY MEETING REQUIRED BY
NEW HANOVER COUNTY ZONING ORDINANCE
FOR CONDITIONAL DISTRICT REZONINGS**

Project Name: Hidden Valley Road Townhomes
Proposed Zoning: R-15 to R-5 (CZD)

The undersigned hereby certifies that written notice of a community meeting on the above zoning application was given to the adjacent property owners set forth on the attached list by first class mail, and provided to the Planning Department for notice of the Sunshine List on January 16, 2020. A copy of that written notice and a list of recipients are attached.

The meeting was held at the following time and place: Tuesday, January 28, 2020,
6:00 p.m.; at the Arab Shrine Club, 4510 S. College Road.

The persons in attendance at the meeting were: Reference attached sign-in List and
attached emails received.

The following issues were discussed at the meeting: A presentation was given on the
proposed project, how it relates to the Comp Plan and the particulars about Conditional
Zoning Districts. The majority of the conversation revolved around flooding in the vicinity of
The Hidden Valley Drive intersection with S. College Rd, stormwater management, traffic
and overall development density. The majority of attendees were strongly opposed to any
infill other than 3-4 single-family homes – although it was explained that up to eight (8)
residential units are permitted, by-right, as the tract exists today in the R-15 district, and that
there are no restrictions on the housing style under the “performance” standards.

As a result of the meeting, the following changes were made to the petition: No changes were
made to the concept layout of eighteen (18) units, but the plan has been better detailed and
labeled for submittal.

Date: February 3, 2020
Applicant: Design Solutions
By: Cindee Wolf

Community Information Meeting

Hidden Valley Townhomes

Tuesday, January 28, 2020

Name	Address	Email (Optional)
Robert Hall	622 Hidden Valley Rd.	streck@charter.net
Thomas Luckey	638 Hidden Valley Rd.	tolko3781@yahoo.com
Patrick Erwin	437 Hidden Valley Rd.	tropicalreef@gmail.com
Susanne Lopez-Legentil	437 Hidden Valley Rd.	slopezlegentil@me.com
Julian March	602 Hidden Valley Rd.	jmarcnnews@gmail.com
Michael Troja	315 Hidden Valley Rd.	michael.troja315@gmail.com
Suzanne Hutchinson	330 Hidden Valley Rd.	malvern1213@gmail.com
Novella Hall	669 Hidden Valley Rd.	tel. 910-350-3583
Charles Krueger	657 Hidden Valley Rd.	910-297-2625
Emily Krueger	657 Hidden Valley Rd.	e.jonesart@gmail.com
Deirdre Condon	4833 Wedgefield Dr.	dlcondon51@outlook.com
Shawna White	630 Hidden Valley Rd.	shawna.leigh.white@hotmail.com
John White	"	soundsidcarpentry@hotmail.com
MR & MRS. GARRISON	654 Hidden Valley	MGARRISON654@gmail.com
Jim & Rita Bolick	4724 Wedgefield Dr.	JBolick001@cp-rr.com
Alton & Katie Moore	538 Hidden Valley Rd.	alton1944@bellsouth.net
WADE & LYANNE HARRIS	5901 HEADSAIL Ct	W.HARRIS5901@ATT.NET
Linda Titus Johnson	4616 Wedgefield Dr.	lc.johnson@hotmail.com
Cindee Wolf	Project Planner	cwolf@lobodemar.biz

Community Information Meeting

Hidden Valley Townhomes

Tuesday, January 28, 2020

Name	Address	Email (Optional)
Richard Farrow	4700 Crosswinds Dr Wilming ton NC 28409	RNF0616@aol.com
JOE & Kathy Carrillo	645	JKKC645hidden@ hotmail.com
Paul + Elizabeth Leitzke	440 Hidden Valley Rd	Paul.Leitzke@gmail.com
Michael TROJA	315 Hidden Valley Rd	michael.troja315@gmail.com
CHIP JACKSON	320 FRIENDLY LN	chipjackson1@gmail.com
John Staugenhaupt	534 Hidden Valley	JStaug47@gmail.com
Jeff + Kathy Norris	441 Hidden Valley Rd	JFN441@yahoo.com
Stanley Godwin	554 Hidden Valley Rd.	stanley.godwin96@gmail.com
Susanna Lopez-Legentil	437 Hidden Valley Rd	slopezlegentil@me.com
Patrick ERWIN	437 Hidden valley Rd	tropicalreef@gmail.com
Jo Ann Bryant	309 Hidden Valley Rd	Josebryant@aol.com
Amy Rose	605 Hidden Valley Rd	amyold@hotmail.com
Heath Kelley	5101 MAKO DR.	heathpkelley@aol.com
LINDA TITUS JOHNSON	4616 Wedgefield Dr. 28409	lc.johnson@hotmail.com
Emily Ann Yopp	505 Hidden Valley Rd.	emily.yopp@ncr.com

Community Information Meeting

Hidden Valley Townhomes

Tuesday, January 28, 2020

Name	Address	Email (Optional)
Rita M. Williams	5012 Crosswinds Dr. 28409	
Judy Shreve	5028 Crosswinds Dr	
Gideon Smith	230 Gait Inter Dr.	gsmith@chicago.com
Koreen LaRose	4608 Wedgefield Dr.	hipmomanddada@hotmail.com
Michael Kinney	646 Hidden Valley Rd	mike.kinney646@gmail.com
Lehr Schultz	642 Middle Valley Rd	
Carol Bales	4209 Rushing Dr.	cnbales@ec.rr.com
Nathan Bales	4209 Rushing Dr.	nbales@ec.rr.com
Harold Jarvis II	4608 Wedgefield Dr	harold.jarvis@Mac.com
Todd Moreno	327 Hidden Valley Rd.	tmmyb@gmail.com
Joan + Don Steele	428 Hidden Valley	steelejoan23@yahoo.com
Russell Reynolds	517 Hidden Valley	RT Reynolds 3615@gmail
Annette Hall	650 Hidden Valley Rd	ahall11948@gmail.com
P. Johnson		
Justin Shingleton	335 Hidden Valley Rd	JTS1987@icloud.com
Amanda Shingleton	335 Hidden Valley Rd	
Frank Dugan	4125 Heathside Dr Wm 28412	Frankfoc630@gmail.com
Warren Grundman	661 Hidden Valley Rd	wgrundman@yahoo.com

KATHLEEN M. CULIFFE

645 HIDDEN VALLEY RD

jk645hiddenvalley@hotmail.com

Matt DeCilio

613 Hidden Valley Rd.

Elizabeth DeCilio

613 Hidden Valley Rd.

Susan Reich

(~~sc~~ seariders@charter.net)

JAY REICH

537 Hidden Valley

537 HIDDEN VALLEY ROAD

Susanna Lopez - Legentel

437 Hidden Valley Road

Ann Brugh

309 Hidden Valley Rd.

Titus + Linda Johnson

4616 Wedgetield Dr

Wilm. NC 28409

Megan Singletary

617 Hidden Valley Rd

Wilm. NC. 28409

Melissa Wilson

445 Hidden Valley Road

mdwlesw@

hotmail.com

Hulda C. Claude

541 Hidden Valley Rd.

Linda Johnson

4616 Wedgetield Dr.

l.c.johnson@

hotmail.com

Titus Johnson

Justin Lavasa

533 Hidden Valley Rd

HAESwire77

@yahoo.com

Dennis MORAN

618 Hidden Valley Rd

dennis.moran1@gmail.com

Gloria + Lincoln Hill

4617 Wedgetield Dr.

dennis.moran1@gmail.com

seeknova@aol.com

cwolf@lobodemar.biz

From: Michael Troja <michael.troja315@gmail.com>
Sent: Sunday, January 26, 2020 4:36 PM
To: cwolf@lobodemar.biz
Subject: Development @ Hidden Valley and S. College

I find your proposal appalling .This type of compressed building would destroy this neighborhood. The appeal of living in a wooded single family home development brought me here 11 years ago, and I've enjoyed the character of this area ever since. this sort of careless development is what destroyed areas like northern New Jersey generations ago. There is a reason for the zoning being the way it is , and many of us here on Hidden Valley are here because we all have a little room on adequate size lots. 20 more households would affect trafffic and conjection, and drive down the property values of those nearest to this unattractive proposal.

Michael Troja owner 315 Hidden Valley Rd.

cwolf@lobodemar.biz

From: Suzanne Hutchinson <malvern1213@gmail.com>
Sent: Tuesday, January 28, 2020 2:03 PM
To: cwolf@lobodemar.biz
Subject: Hidden Valley Rd

Hello,

I am sorry I will not be able to attend the meeting tonight in regards to to the rezoning of Hidden Valley Rd. I am very much opposed to this plan. I think the present zoning should be kept in place for the good of this neighborhood!

Suzanne Hutchinson
330 Hidden Valley Rd.
910-232-2766lo

Sent from my iPhone

From: Patrick M. Erwin <tropicalreef@gmail.com>
Sent: Sunday, January 26, 2020 11:37 PM
To: cwolf@lobodemar.biz
Cc: Jordy Rawl; Chase Elam
Subject: Re: Hidden Vally Road Townhouse Development

Dear Mrs. Wolfe,

Thank you for the quick response and additional information. I am certainly no development/zoning expert and appreciate the clarifications.

It is good to hear thoughtful consideration of logistics regarding traffic, utilities and stormwater. The information I received indicated 22 townhome units, not 2, but I imagine these considerations hold true. I can say that inadequate ditching is a major concern on our street, as many have filled in and flood (including our front yard) with even moderate rainfall.

It is less encouraging that the argument for being an asset to our community consists of being less negative than other options - less traffic than a place of worship, or a commercial building. Or being only possibly negative - not "necessarily" decreasing property values. If the land is to be developed, why not develop consistent with the zone and area that already characterizes our neighborhood and the surrounding ones?

Most consistent with current land usage would be a few single-family home plots. I have no doubt that new residents are looking for different housing options, but I do doubt that this area has the pedestrian access to businesses and public transportation required by this demographic. Crosswalks and walk/bike paths are popping up north of us, but are not accessible to our neighborhood.

All in all, this just seems out of place, and presumably it must be considered so from a development standpoint since re-zoning is needed to change the land usage - as far as I understand.

Thank you again for your time and consideration.

Best regards,
Patrick

On Jan 26, 2020, at 11:31 AM, cwolf@lobodemar.biz wrote:

We appreciate your comments. I'll offer some explanation.

Traffic:

Hidden Valley Road is a NCDOT-maintained public street (SR #1704), and certainly adequate to handle the trips generated from just 2 townhomes. It already has the advantages of a dedicated taper & right-turn lane from the South and a "left-over" for turns from the North. The original plan for this site was a church, which probably would have introduced more traffic overall – albeit at more concentrated times. As you can imagine, property with frontage along a busy thoroughfare could be attractive to a multitude of uses – many more intense. We feel that a residential project is much more appropriate than office(s) or something commercially oriented at the entry into your neighborhood.

Utilities:

There is a public sewer main stubbed to the northern boundary of this tract from the system in Wedgefield Drive. We would be extending that service into this project. There would not be a septic system. Of course the water service will come from the main in Hidden Valley Road.

Stormwater Management:

As is often the case with older neighborhoods, such as Hidden Valley, there were no stormwater detention requirements when they were developed. All new development must meet pre- / post-runoff standards – meaning that all surfaces created must drain to a pond or other management facility that is sized to control drainage such that the runoff cannot leave the site any differently than it does today in its natural state. We have completed preliminary calculations for the pond area that is shown on the exhibit. Overflow in larger storm events would drain into the highway ditch along S College Road, and then routes southward to the Motts Creek drainageway ultimately towards the Cape Fear River. New Hanover County has recently enacted a stormwater utility program. That will be intended to assist in remedying existing issues with inadequate ditching – such as you’ve described.

Value:

New development, even at a greater density, does not necessarily affect surrounding property values adversely. It’s normal to transition density between a busy road corridor and older established subdivision. New construction to more current building codes and with more sustainable materials often enhances values in a neighborhood, because of the higher sale prices in the market today. New residents to Wilmington are looking for alternative living styles to the classic single-family home on a larger lot that entails more maintenance. With garages, these townhomes are considered more up-scale. They will be marketed to individual owners and maintenance of the stormwater pond and all common areas the responsibility of a homeowners’ association.

Please do not hesitate to reach out if you have other questions. Thank you.

Cindee Wolf
Tel. 910-620-2374

From: Patrick Erwin <tropicalreef@gmail.com> **On Behalf Of** Patrick M. Erwin
Sent: Sunday, January 26, 2020 9:41 AM
To: cwolf@lobodemar.biz
Subject: Hidden Vally Road Townhouse Development

Dear Mrs. Wolf,

I am contacting regarding your letter informing my neighborhood of the pending townhouse development project on Hidden Valley Road. I appreciate the notification and opportunity to attend to impacted property owners meeting this Tuesday.

In the letter, you indicate that the developer looks forward to being an asset to our community. Can you provide any specifics on how the development will positively impact our neighborhood?

Our initial reaction is that such a high-density development in a single-family home neighborhood is out of place and would cause logistical issues (e.g. increased traffic, water drainage problems).

Thank you for your time and consideration.

Best regards,

Patrick M. Erwin

437 Hidden Valley Road

(910) 619-5401

cwolf@lobodemar.biz

From: Yopp, Emily Ann <Emily.Yopp@ncr.com>
Sent: Tuesday, January 28, 2020 7:34 PM
To: cwolf@lobodemar.biz
Subject: Hidden Valley Road Development

To whom it may concern,

I am a homeowner on Hidden Valley road in Wilmington, NC.

I would like to strongly OPPOSE the development of the proposed 22 unit townhome community.

I have small children and I am concerned about the influx of traffic to the area, and our street being used more as a 'cut through'. With the increase traffic, this causes concern for the safety of my children at the school bus stop.

I also encounter heavy flooding and I am concerned that this development will cause increased flooding to my property.

Thank you for your time.

Emily Yopp

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From: cwolf@lobodemar.biz
Sent: Monday, January 27, 2020 9:36 AM
To: 'Julian'
Cc: Jordy Rawl; Chase Elam (carolusbuildingco@gmail.com)
Subject: RE: Hidden Valley Road proposal

Mr. March,

1. There will certainly be sidewalks within the community, and to include one along the frontage(s) could be a condition of approval. There are long-range plans by the County for a multi-use trail along College Road – similar to what has been installed from 17th Street to Holly Tree by the City of Wilm – from approximately the location of the old Monkey Junction library up to 17th Street. The issue would be whether it will be located on the East or West side of the busy road. Crosswalks would obviously need to be located at signalized intersection.
2. There is a public sewer main stubbed to the northern boundary of this tract from the system in Wedgefield Drive. We would be extending that service into this project, but any further extension eastward onto Hidden Valley Road would be a project for the CFPWA. The depth of the existing manhole invert is not adequate for positive flow for more than 500-600 linear feet.
3. An “attached” housing development is required to meet all landscape regulations in the NHC Co Ordinance for street yard, interior shading and buffer plantings. Regulated trees can only be removed for essential site improvements – buildings, streets, stormwater & utilities. Trees within around the perimeter of the site would certainly be preserved, and supplemented as necessary to provide the full planting requirements – along with the aesthetics desired for new homes.

Please do not hesitate to re-contact me if you have additional questions. Thank you. Cindee

From: Julian <jmarchnews@gmail.com>
Sent: Sunday, January 26, 2020 3:25 PM
To: cwolf@lobodemar.biz
Subject: Hidden Valley Road proposal

Good afternoon Cindee,

I received your letter with information on the proposal for the lot at the corner of Hidden Valley Road/South College Road. I'm not sure yet if I will be able to attend the meeting Tuesday, but did have a couple of questions/comments for you.

1. Is there a sidewalk planned alongside the Hidden Valley Road portion of the proposed development? It seems this would be prudent if there would be additional foot traffic on that section of the road to keep pedestrians safely away from vehicular traffic. Because of the center median in that section of the road, cars cannot move over to the oncoming lane if pedestrians are in the roadway.
2. It is my understanding the first block of Hidden Valley Road (between South College and Rushing Drive) remains still on septic systems while surrounding areas are on CFPWA sewer service. If the development were to move forward, do you know if that would mean CFPWA would extend sewer service to the 600 block of Hidden Valley?
3. I see some additional landscaping trees are planned in the rendering. If the development moved forward, would all the existing trees be removed, or would some trees be left behind?

From: cwolf@lobodemar.biz
Sent: Friday, January 24, 2020 4:51 PM
To: 'thomas lackey'
Cc: Jordy Rawl; Chase Elam (carolusbuildingco@gmail.com)
Subject: RE: A Performance Residential Townhome Development

Mr. Lackey,
We appreciate your comments. I'll offer some explanation.

On the traffic issue:

Hidden Valley Road is a NCDOT-maintained public street (SR #1704), and certainly adequate to handle the trips generated from just 2 townhomes. It already has the advantages of a dedicated taper & right-turn lane from the South and a "left-over" for turns from the North. The original plan for this site was a church, which probably would have introduced more traffic overall – albeit at more concentrated times. As you can imagine, property with frontage along a busy thoroughfare could be attractive to a multitude of uses – many more intense. We feel that a residential project is much more appropriate than office(s) or something commercially oriented at the entry into your neighborhood.

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Stormwater Management:

As is often the case with older neighborhoods, such as Hidden Valley, there were no stormwater detention requirements when they were developed. All new development must meet pre- / post- runoff standards – meaning that all surfaces created must drain to a pond or other management facility that is sized to control drainage such that the runoff cannot leave the site any differently than it does today in its natural state. We have completed preliminary calculations for the pond area that is shown on the exhibit. Overflow in larger storm events would drain into the highway ditch along S College Road, and then routes southward to the Motts Creek drainageway ultimately towards the Cape Fear River. New Hanover County has recently enacted a stormwater utility program. That will be intended to assist in remedying existing issues with inadequate ditching – such as you've described.

Please do not hesitate to reach out if you have other questions. Thank you.

Cindee Wolf
Tel. 910-620-2374

From: thomas lackey <toko3781@yahoo.com>
Sent: Thursday, January 23, 2020 1:02 PM
To: cwolf@lobodemar.biz
Subject: A Performance Residential Townhome Development

As a adjacent property owner , located at 638 hidden valley rd, Wilmington . I do have a few concerns about your proposed development

1 . Traffic is a concern

#2 . Sewer service

#3 . Water run off and flooding issues

I realize that we all have county water but none of have sewer , are you going to have a large septic system installed or what will you do

The water runoff is a major concern .. the first number of lots on the left of hidden valley , when you are entering hidden valley from S. College, have a large drainage ditch behind our property farther down hidden valley there are flooding issues each time we have a heavy storm I feel that with the scope of your development we would be affected in a negative way ., especially in regards to the water , drainage issues .

Regards

Thomas Lackey

PO Box 6

Vale, NC 28168



P.O. Box 7221
Wilmington, NC 28406

Design Solutions

APPLEWHITE CARLOS M COLLEEN
4665 ANDROS LN #200
WILMINGTON, NC 28409

CHARLOTTE NC 282

16 JAN 2020 PM 3 L



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284067221

28412-050165

NIXIE 276 6E 1 0001/27/20

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 28406722121 *2248-04362-16-45



P.O. Box 7221
Wilmington, NC 28406

Design Solutions

CHARLOTTE NC 282

16 JAN 2020 PM 3 L



GULISH KRISTIN
4566 EXUMA LN
WILMINGTON, NC 28412

284067221

UTF

284067221

28412-210065

NIXIE 276 6E 1 0201/27/20

RETURN TO SENDER
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BC: 28406722121 *2448-00353-16-46

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Wilmington, NC 28406



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SAYLORS WATCH HOA
3530 LEWIS LOOP
BOLIVIA, NC 28422

9325089830100966

UTF
28406>7221
28422-756230

NIXIE 274 7E 1 0201/28/20

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BC: 28406722121 *2448-00200-16-46

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Wilmington, NC 28406



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PALESE EILEEN J
4667 ANDROS LN
WILMINGTON, NC 28412

9327020051400966

28406>7221
28412-05016

276 N6E 1 818F0201/27/20
FORWARD EILEEN EXP RTN TO SEND
PALESE EILEEN JULIA
1757 W DALEHAVEN CIR
TUCSON AZ 85704-0963

RETURN TO SENDER

P.O. Box 7221
Wilmington, NC 28406



TROUT ROBB KACEY L
5916 WINDJAMMER DR
WILMINGTON, NC 28409

940092278023100

FWD
28406>7221
28409-344715

P.O. Box 7221
Wilmington, NC 28406



JOHNSTON BARBARA S
4578 EXUMA LN
WILMINGTON, NC 28412

940092278023100

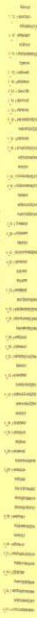
CHARLOTTE NC 282

10 JAN 2020 PM 4 L



276 NEE 1 A18C0201/26/20
FORWARD TIME EXP RTN TO SEND
TROUT PROMONTORY CT
WILMINGTON NC 28412-3267

RETURN TO SENDER



CHARLOTTE NC 282

10 JAN 2020 PM 4 L



NIXIE 276 EE 1 0201/27/20

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UT BC: 28406722121 *2348-00773-17-01



28409-344715



P.O. Box 7221
Wilmington, NC 28406

MAJAC PROPERTIES LLC
3600 COLLEGE RD S
WILMINGTON, NC 28412

UT

9327020011400000

UTF

28406>7221

28412-524099

NIXIE 276 DE 1 0001/27/20

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 28406722121 *2448-02570-16-43



P.O. Box 7221
Wilmington, NC 28406

CHARLOTTE NC 282
21 JAN 2020 PM 6 L

NOLES LLOYD G TERESA A
4620 WEDGEFIELD DR
WILMINGTON, NC 28409

wrong address to
return order please

9327020011400000

FWD

28406>7221

28409-396720

276 N6E 1 A18C0201/30/20
FORWARD TIME EXP RTN TO SEND
NOLES
692 RIVAGE PROMENADE
WILMINGTON NC 28412-2738

RETURN TO SENDER

P.O. Box 7221

Wilmington, NC 28406



Design Solutions

BOVA DAVID A SHEILA M
11 STRATTON CIR
TROY, NY 12182

061 NEE 1 918F0201/26/20
FORWARD TIME EXP RTN TO SEND
BOVA SUMMER WOODS DR
WILMINGTON NC 28412-7533

ANK
28406>7221
12182-360911

P.O. Box 7221

Wilmington, NC 28406



Design Solutions

SURESH BABU VIMALA
516 CARRIAGE WOODS CIR
RALEIGH, NC 27607

-- 9327020054400241

UTF
28406>7221
27607-999955

NIXIE 276 FE 1 0001/25/20
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 28406722121 #2448-00349-16-46



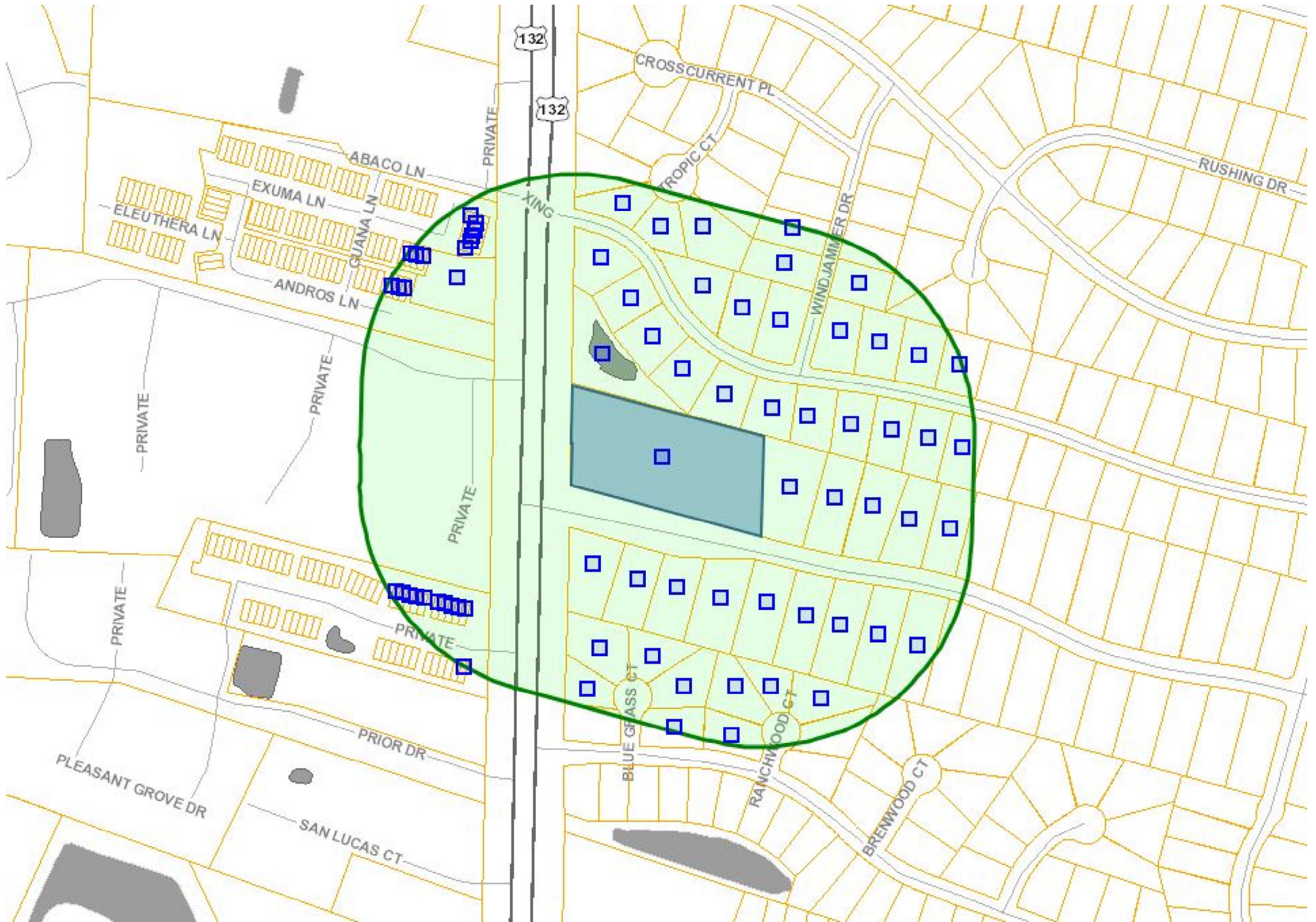
CHARLOTTE NC 282

NO 2004 2000 PM 5 C



CHARLOTTE NC 282

NO 2004 2000 PM 5 C



NAME	ADDRESS	CITY STATE ZIP	SITUS ADDRESS
ALI MOHAMAD A SHAMIEH	4709 WEDGEFIELD DR	WILMINGTON, NC 28409	4709 WEDGEFIELD DR WILMINGTON
ALTAMIRANO ALVARO & MARIA SOSA	5909 TROPIC CT	WILMINGTON, NC 28409	5909 TROPIC CT WILMINGTON
APPLEWHITE CARLOS M COLLEEN	4665 ANDROS LN #200	WILMINGTON, NC 28409	4665 ANDROS LN WILMINGTON
ARNOLD KAREN MICHAEL	170 HARLEYVILLE RD	SALTVILLE, VA 24370	653 HIDDEN VALLEY RD WILMINGTON
AV HOLDINGS LLC	100 AQUA VISTA DR	WILMINGTON, NC 28409	4580 EXUMA LN WILMINGTON
BENBASSAT SABRINA	4669 ANDROS LN	WILMINGTON, NC 28412	4669 ANDROS LN WILMINGTON
BENNETT TIMOTHY R	5003 BLUE GRASS CT	WILMINGTON, NC 28409	5003 BLUE GRASS CT WILMINGTON
BERRY BRUCE	708 CROWS NEST CT	WILMINGTON, NC 28409	4804 COLLEGE RD S WILMINGTON
BESNER REJEAN NATHALIA	9317 KITE ST	BURKE, VA 22015	4804 COLLEGE RD S WILMINGTON
BLACKMAN PATRICK DECIA JOHN	4612 WEDGEFIELD DR	WILMINGTON, NC 28409	4612 WEDGEFIELD DR WILMINGTON
BLACKMORE CORONADA	4804 COLLEGE RD S	WILMINGTON, NC 28412	4804 COLLEGE RD S WILMINGTON
BOVA DAVID A SHEILA M	11 STRATTON CIR	TROY, NY 12182	4564 EXUMA LN WILMINGTON
CLUCAS ASHLEY B	4708 WEDGEFIELD DR	WILMINGTON, NC 28409	4708 WEDGEFIELD DR WILMINGTON
CPGPI STILL MEADOW LLC	1330 SAINT MARYS ST STE 1	RALEIGH, NC 27605	4632 STILL MEADOW DR WILMINGTON
CREECH FREDERICK E BEVERLY L	4707 WOODS EDGE DR	WILMINGTON, NC 28409	4707 WOODS EDGE DR WILMINGTON
CUNLIFFE JOSEPH D KATHLEEN M	645 HIDDEN VALLEY RD	WILMINGTON, NC 28409	645 HIDDEN VALLEY RD WILMINGTON
DORAN KELLY	5001 RANCHWOOD CT	WILMINGTON, NC 28409	5001 RANCHWOOD CT WILMINGTON
FERDINANDO KEITH	5116 TREYBROOKE DR	WILMINGTON, NC 28409	649 HIDDEN VALLEY RD WILMINGTON
FINCANNON DAVID L LISA P	4607 WEDGEFIELD DR	WILMINGTON, NC 28409	4607 WEDGEFIELD DR WILMINGTON
FIRST STEP LLC	8909 BLUFF CT	WILMINGTON, NC 28411	4804 COLLEGE RD S WILMINGTON
GARRISON MICHAEL R ETAL	654 HIDDEN VALLEY RD	WILMINGTON, NC 28409	654 HIDDEN VALLEY RD WILMINGTON
GOODMAN RODNEY ETAL	4576 EXUMA LN	WILMINGTON, NC 28412	4576 EXUMA LN WILMINGTON
GRIFFIN TIMOTHY A JILL RENEE	5002 RANCHWOOD CT	WILMINGTON, NC 28409	5002 RANCHWOOD CT WILMINGTON
GRUNDMAN WARREN J	661 HIDDEN VALLEY RD	WILMINGTON, NC 28409	661 HIDDEN VALLEY RD WILMINGTON
GULISH KRISTIN	4566 EXUMA LN	WILMINGTON, NC 28412	4566 EXUMA LN WILMINGTON
HALL NOVELLA	669 HIDDEN VALLEY RD	WILMINGTON, NC 28409	669 HIDDEN VALLEY RD WILMINGTON
HALL SUSAN ANNETTE	650 HIDDEN VALLEY RD	WILMINGTON, NC 28409	650 HIDDEN VALLEY RD WILMINGTON
HILL LINCOLN GLORIA S	4617 WEDGEFIELD DR	WILMINGTON, NC 28409	4617 WEDGEFIELD DR WILMINGTON
HOWARD JASON W	4586 EXUMA LN	WILMINGTON, NC 28412	4586 EXUMA LN WILMINGTON
JARVIS HAROLD W JENNIFER R	4608 WEDGEFIELD DR	WILMINGTON, NC 28409	4608 WEDGEFIELD DR WILMINGTON
JEWEL MICHAEL C TAMMY B	637 HIDDEN VALLEY RD	WILMINGTON, NC 28409	637 HIDDEN VALLEY RD WILMINGTON
JOHNSON LINDA C TITUS D	4616 WEDGEFIELD DR	WILMINGTON, NC 28409	4616 WEDGEFIELD DR WILMINGTON
JOHNSTON BARBARA S	4578 EXUMA LN	WILMINGTON, NC 28412	4578 EXUMA LN WILMINGTON
KEENAN MICHAEL J SR DIANE P	4700 WEDGEFIELD DR	WILMINGTON, NC 28409	4700 WEDGEFIELD DR WILMINGTON
KEGLEY GEOFFREY G ROBIN M	5912 WINDJAMMER DR	WILMINGTON, NC 28409	5912 WINDJAMMER DR WILMINGTON
KELLY WALTER L DAISY W	4701 WEDGEFIELD DR	WILMINGTON, NC 28409	4701 WEDGEFIELD DR WILMINGTON
KINNEY MICHAEL R ROBIN S	646 HIDDEN VALLEY RD	WILMINGTON, NC 28409	646 HIDDEN VALLEY RD WILMINGTON
KRUEGER CHARLES C ETAL	657 HIDDEN VALLEY RD	WILMINGTON, NC 28409	657 HIDDEN VALLEY RD WILMINGTON
KUHNE JUANITA S	5000 BLUE GRASS CT	WILMINGTON, NC 28409	5000 BLUE GRASS CT WILMINGTON
LACKEY THOMAS R JUDY L	924 MOUNT CALVARY LN	VALE, NC 28168	638 HIDDEN VALLEY RD WILMINGTON
LAROSE KENNETH E KOREEN M	4604 WEDGEFIELD DR	WILMINGTON, NC 28409	4604 WEDGEFIELD DR WILMINGTON
LAWRENCE JERRY KAREN	6040 MARION POINT CT	BELEWS CREEK, NC 27009	4804 COLLEGE RD S WILMINGTON
MAJAC PROPERTIES LLC	3600 COLLEGE RD S	WILMINGTON, NC 28412	4804 COLLEGE RD S WILMINGTON
MANNING RICHARD RACHEL	5000 RANCHWOOD CT	WILMINGTON, NC 28409	5000 RANCHWOOD CT WILMINGTON
MCCARTHY BRIAN ETAL	4705 WEDGEFIELD DR	WILMINGTON, NC 28409	4705 WEDGEFIELD DR WILMINGTON
MEEHL JOHN B CATHERINE M	4704 WEDGEFIELD DR	WILMINGTON, NC 28409	4704 WEDGEFIELD DR WILMINGTON
MILLER WALTER J II RITA L	4712 WEDGEFIELD DR	WILMINGTON, NC 28409	4712 WEDGEFIELD DR WILMINGTON
MUTHAIAH MUTHUVEL RAMYA	8012 WADE GREEN PL	CARY, NC 27519	4804 COLLEGE RD S WILMINGTON
NOLES LLOYD G TERESA A	4620 WEDGEFIELD DR	WILMINGTON, NC 28409	4620 WEDGEFIELD DR WILMINGTON
PALESE EILEEN J	4667 ANDROS LN	WILMINGTON, NC 28412	4667 ANDROS LN WILMINGTON
POWELL MORRIS F JR KAREN S	5002 BLUE GRASS CT	WILMINGTON, NC 28409	5002 BLUE GRASS CT WILMINGTON
RIGDON RONALD JR STACEY	5005 BLUE GRASS CT	WILMINGTON, NC 28409	5005 BLUE GRASS CT WILMINGTON
RISLEY RYAN	665 HIDDEN VALLEY RD	WILMINGTON, NC 28409	665 HIDDEN VALLEY RD WILMINGTON
RIVERA DONNA A ETAL	4568 EXUMA LN	WILMINGTON, NC 28412	4568 EXUMA LN WILMINGTON
SAVIANO CLAUDIO	5911 TROPIC CT	WILMINGTON, NC 28409	5911 TROPIC CT WILMINGTON
SAYLORS WATCH HOA	3530 LEWIS LOOP	BOLIVIA, NC 28422	4590 EXUMA LN WILMINGTON
SELVARAJ PUNJAI UMARANI	403 CARRIAGE WOODS CIR	CARY, NC 27607	4804 COLLEGE RD S WILMINGTON
SHARPE JEFFREY L SHAWN W	PO BOX 217	ALAMANCE, NC 27201	4804 COLLEGE RD S WILMINGTON
SIMPSON COLIN W	641 HIDDEN VALLEY RD	WILMINGTON, NC 28409	641 HIDDEN VALLEY RD WILMINGTON
SMITH ELIZABETH C	5001 BLUE GRASS CT	WILMINGTON, NC 28409	5001 BLUE GRASS CT WILMINGTON
SOUZA WELLINGTON JOANNA	4716 WEDGEFIELD DR	WILMINGTON, NC 28409	4716 WEDGEFIELD DR WILMINGTON
SPEARS GRANT H	2540 BATCHELDER ST APT 3E	BROOKLYN, NY 11235	4613 WEDGEFIELD DR WILMINGTON
STAUF MARGUERITE D	642 HIDDEN VALLEY RD	WILMINGTON, NC 28409	642 HIDDEN VALLEY RD WILMINGTON
STOWE FAMILY TRUST	PO BOX 15773	WILMINGTON, NC 28408	5912 TROPIC CT WILMINGTON
SURESH BABU VIMALA	516 CARRIAGE WOODS CIR	RALEIGH, NC 27607	4804 COLLEGE RD S WILMINGTON
TEAGARDEN APRIL	4600 WEDGEFIELD DR	WILMINGTON, NC 28409	4600 WEDGEFIELD DR WILMINGTON
THOMA DAWN M	3500 BAILIWYCK WAY	WILMINGTON, NC 28409	5917 WINDJAMMER DR WILMINGTON
TRINITY REFORMED ORTHODOX CHURCH	3801 WILSHIRE BLVD	WILMINGTON, NC 28403	4725 COLLEGE RD S WILMINGTON
TROUT ROBB KACEY L	5916 WINDJAMMER DR	WILMINGTON, NC 28409	5916 WINDJAMMER DR WILMINGTON
VALDIRI ERNESTO MARTHA GARAY	3901 WILLOWICK PARK DR	WILMINGTON, NC 28409	4804 COLLEGE RD S WILMINGTON
WEDGEFIELD/CROSSWINDS SO HOA	4744 WEDGEFIELD DR	WILMINGTON, NC 28409	4602 WEDGEFIELD DR WILMINGTON
WILLIAMS ANGELO D ANITA M B	4713 WEDGEFIELD DR	WILMINGTON, NC 28409	4713 WEDGEFIELD DR WILMINGTON



Transmittal

January 16, 2020

To: Adjacent Property Owners

From: Cindee Wolf

Re: A Performance Residential Townhome Development

My clients are interested in developing a 22-unit residential community on lands within the proximity of your property. This proposal would require a Conditional Zoning District approval from New Hanover County.

A Conditional Zoning District allows particular uses to be established only in accordance with specific standards and conditions pertaining to each individual development project. Essentially, this means that only that use, structures and layout of an approved proposal can be developed. A plan of the project layout is enclosed.

The County requires that the developer hold a meeting for all property owners within 500 feet of the tract boundary, and any and all other interested parties. This provides neighbors with an opportunity for explanation of the proposal and for questions to be answered concerning project improvements, benefits and impacts.

A meeting will be held on Tuesday, January 28th, at the Arab Shrine Club, 4510 S. College Road, 6:00 p.m. If you cannot attend, you are also welcome to contact me at telephone # 910-620-2374, or email cwolf@lobodemar.biz with comments and/or questions.

We appreciate your interest in the project and look forward to being a good neighbor and an asset to the community.



Wedgefield Drive

Hidden Valley Road

S College Road / NC Hwy 132