



# NEW HANOVER COUNTY

## PLANNING & LAND USE

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Wayne Clark, Director

### NOTICE OF PUBLIC AND QUASI-JUDICIAL HEARINGS

#### NEW HANOVER COUNTY PLANNING BOARD

MARCH 5, 2020

The New Hanover County Planning Board will hold public and quasi-judicial hearings on Thursday, March 5, 2020 beginning at **6:00 p.m.** or thereafter **at the New Hanover County Historic Courthouse, 24 North Third Street (corner of Third and Princess Street), Room 301**, in Wilmington, NC to consider the following:

**Item 1: Rezoning Request (Z20-03)** – Request by Design Solutions on behalf of the property owner, HD, LLC, to rezone approximately 74.83 acres of land located near the 5800 block of Carolina Beach Road, north of the existing Tarin Woods subdivision, from R-15, Residential District, to (CZD) R-5, Moderate-High Residential District, in order to develop 499 dwelling units (97 single-family dwellings and 402 townhomes).

**Item 2: Rezoning Request (Z20-04)** – Request by Design Solutions on behalf of the property owner, Trinity Reformed Orthodox Church, to rezone approximately 3.00 acres of land located at 4725 South College Road from R-15, Residential District, to (CZD) R-5, Moderate-High Residential District, in order to develop 22 townhomes.

**Item 3: Rezoning Request (Z20-05)** – Request by Design Solutions on behalf of the property owner, Redland Development Incorporated, to rezone approximately 7.15 acres of land located at 8814 Market Street, north of Futch Creek Road, from R-15, Residential District, and B-1, Neighborhood Business District, to (CZD) RMF-M, Residential Multi-Family Moderate Density District, and (CZD) CB, Community Business District, in order to develop 96 multi-family dwelling units and a 4,000 square foot retail sales/office building.

**Item 4: Rezoning Request (Z20-06)** – Request by Blue Ridge Atlantic Community Development on behalf of the property owner, BHC Properties, LLC, to rezone approximately 4.77 acres of land located at 205 and 217 Middle Sound Loop Road, from R-15, Residential District, to (CZD) RMF-M, Residential Multi-Family Moderate Density District, in order to develop 72 Senior Living multi-family dwelling units.

**Item 5: Rezoning & Special Use Permit Request (Z20-07)** – Request by Bowman Murray Hemingway Architects on behalf of the property owner, Cornelia Nixon Davis, Inc., to:

- A. Rezone approximately 67.38 acres of land located near the 1000 block of Porters Neck Road, from R-20, Residential District, and (CUD) O&I, Office and Institutional District, to (CUD) R-20, Conditional Use Residential District; and
- B. Obtain a special use permit to expand the existing campus and establish a Continuing Care Retirement Community within the area proposed to be rezoned.

**Item 6: Special Use Permit Request (S20-01)** – Request by the Lee Kaess, PLLC on behalf of the property owner, Parkside WF Investors, LLC, for a community boating facility located on approximately 0.83 acres within the Summer Rest residential development and near the 200 block of Summer Rest Road.

The Planning Board may consider substantial changes to petitions as a result of objections, debate, and discussion at the meeting, including rezoning to other classifications. Petitions for the above items may be viewed or inquiries made by contacting the Department of Planning & Land Use at 910-798-7165, 230 Government Center Drive, Wilmington, NC. All interested citizens are invited to attend. To review specific application documents, please visit the Development Activity Page online at: <https://planning.NHCgov.com/development-activity/>.