

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 RIPWOOD COMPANY, INC.	
Company DESIGN SOLUTIONS		Owner Name 2	
Address PO BOX 7221		Address 4608 CEDAR AVE, UNIT 100	
City, State, Zip WILMINGTON, NC 28406		City, State, Zip WILMINGTON, NC 28403	
Phone 910-620-2374		Phone 910-791-7472	
Email CWOLF@LOBODEMAR.BIZ		Email --	
Subject Property Information			
Address/Location 620 SPRING BRANCH RD / 615, 617, 619 & 623 N COLLEGE RD			
Parcel Identification Number(s) 314809.06.7039 / 314809.05.9984 / 314809.16.0005 / 314809.16.0126			
Total Parcel(s) Acreage 4.79 ACRES +/-			
Existing Zoning and Use(s) R-15 / VACANT			
Future Land Use Classification GENERAL RESIDENTIAL			
Application Tracking Information (Staff Only)			
Case Number 220-10	Date/Time received: 4/8/2020	Received by: BS	

Proposed Zoning, Use(s), & Narrative

Proposed Conditional Zoning District: (CZD) R-7 Total Acreage of Proposed District: 4.79 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).

The purpose of the R-7 district is to encourage medium density development where adequate services are already available. Attached housing is permitted in the residential districts by performance development standards. The townhome style of development adds an alternative housing option in this area of the County that has historically been limited to single-family homes on larger lots.

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.

Reference the site plan for project layout. All landscaping requirements for an attached housing project would be applied to add shading, visual interest and aesthetic quality.

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: 230 - RESIDENTIAL CONDO / TOWNHOME

Trip Generation Use and Variable (gross floor area, dwelling units, etc.): PER UNIT @ 28 UNITS

AM Peak Hour Trips: 12 PM Peak Hour Trips: 15

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. Increased density of development not only adds to the tax base, but makes better use of the existing infrastructure.

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?

Rezoning this property for moderate density provides alternative housing opportunities in an area that already has public services available to it. Clustering by performance standards allows for more open common area.

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?

Since the original Spring View neighborhood was created, the construction of I-40 as an extension of N College Road, and of MLK Parkway, has made this vicinity more attractive for housing opportunities because of the increased ease of commuting from home to jobs and services. Adding modest increase of density for new development is not uncommon.

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	BS
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	BS
3	Community meeting written summary.	CAW	BS
4	Traffic impact analysis (for uses that generate more than 100 peak hour trips).	N/A	N/A
5	Legal description (by metes and bounds) or recorded survey Map Book and Page reference of the property requested for rezoning.	CAW	BS
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	BS
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	BS
8	1 PDF digital copy of ALL documents AND plans.	CAW	BS

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.


Signature of Property Owner(s)


Print Name(s)

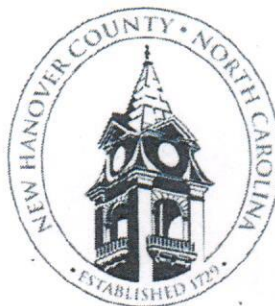
(FOR RIPWOOD
CO., INC.)


Signature of Applicant/Agent

CYNTHIA WOLF / DESIGN SOLUTIONS
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.



Legal Description for
Conditional Zoning District

Beginning at a point along the eastern boundary of Spring Branch Road, a 60' public right-of-way; said point being at the southwestern corner of "Lot 13 – Spring View / Section 2," a division recorded among the land records of the New Hanover County Registry in Map Book 8, at Page 50; and running thence:

South 79°43' East, 192.38 feet to a point; thence

South 10°17' West, 118.00 feet to a point; thence

South 79°43' East, 159.43 feet to a point in the western boundary of North College Road (NC Hwy. 132, a public right-of-way; thence with that right-of-way,

South 10°17' West, 269.23 feet to a point; thence

South 59°25'18" West, 115.82 feet to a point; thence

North 79°43' West, 71.83 feet to a point; thence

North 83°50'25" West, 382.12 feet to a point; thence leaving the right-of-way,

North 07°28'31" East, 286.91 feet to a point; thence

North 03°43' West, 36.00 feet to a point; thence

North 86°17' East, 240.00 feet to a point in the eastern boundary of the terminus of Spring Branch Road; thence with that eastern right-of-way,

North 03°43' West, 32.00 feet to a point; thence

Along a curve to the right, having a Radius of 537.13 feet and Length of 81.03 feet, a Chord of North 00°36'28" East, 81.01 feet to the point and place of beginning, containing 4.79 acres, more or less.

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

Project Name: Spring Ridge Townhomes
Proposed Zoning: R-15 to (CZD) R-7

The undersigned hereby certifies that written notice of a community meeting and an exhibit of the site layout for the above proposed zoning application was sent 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 March 18, 2020. A subsequent mailing, to cancel the meeting due to the COVID issue, was mailed on March 20, 2020. Both mailings gave the recipients opportunity to contact us with questions or comments via telephone or email. Copies of those written notices and the site layout are attached.

The persons responding were: Reference attached compilation of comments and questions
received from calls and emails.

Date: April 6, 2020
Applicant: Design Solutions
By: Cindee Wolf

Lionel.dod1@gmail.com

Lionel Dodson
4649 Spring View Dr.
Wilmington, NC 26405

I received the letter from you concerning the building of a Townhome at the end of Spring Branch Rd. This is the second time that this situation has come up in the 3 yrs. we have lived here. Since it is possible that you will not be able to have the meeting scheduled for March 31, due to the Corona Virus, I want to share some thoughts with you.

Almost all of our neighbors do not want this project to happen. The primary concern is EXCESSIVE TRAFFIC. There is NO access to this area from Martin Luther King Highway. The nearest way in is off of N. College Rd. onto Spring View Dr. There is NO traffic light at this intersection. This is already a dangerous intersection. There is an accident there almost every week. Adding 60 or more vehicles to the situation will not help. Plus adding all of the trucks and such coming in and out during construction of the building. There is an intersection onto N. College about a mile down Spring Branch Rd. that does have a traffic light. However, this is also an entrance to a school, a church and some other buildings. At different times of the day, the traffic REALLY gets backed up there.

Another concern with more traffic is that the streets in this neighborhood are very narrow and there are no sidewalks. We have a lot of people walking, many with children and pets. Also riding bicycles. When cars drive by, the people have to step off of the street to keep from getting hit.

Also, the narrow streets cause vehicles to run off the side of the road, particularly when making turns, causing deep tire tracks and pot holes.

These are a few of the reasons I am asking you to not proceed with this project.

gstorch@ec.rr.com

I looked at the drawing. No amenities. No sidewalks. No retention pond visible. Is there a fence around it paid for by the developer? Just another plopped in area of housing in a high traffic area.

Tmesser1943@gmail.com

Tom and Nancy Messer
640 Spring Branch Rd.
Wilmington, NC 28405
Cell 910 777 3581

We received your letter concerning the subject housing project. We live at 640 Spring Branch at the southeast corner of Spring Branch and Spring View. A similar project was attempted last year. Our residents nearby and throughout Spring View Estates rose up against it. The builder rep decided not to pursue it at that time.

After speaking with several residents all are against this project too. Every morning during rush hour there is already a long line of cars trying to get out on to College street. We've also had multiple accidents of residents trying to get in and out of Spring View Estates. A 28 unit housing project would add at least 56 more cars using the exit and entrance to Spring View and make the situation worse.

I spoke with Sheriff Ed McMahan and his wife the other day. They live about a block away from us. They are against the project. Ed was troubled that you are calling a meeting on March 31 as we are still under Corona virus guidance of limiting a meeting to 10 or less people. I'm sure more than 10 people want to come to complain.

We're not against your attempting to work on behalf of the builders but believe you should postpone the meeting until the restrictions are lifted so that all who want to may attend the meeting. We'd appreciate your reply soon so we can notify the residents.

jason@teakettlejunction.com

Jason Frye
Teakettle Junction Productions
910.431.0274

I'm a resident of King's Grant in Wilmington, located just up Spring Branch Drive from the proposed Spring Ridge townhome development, and I'm one of those who will be negatively impacted by and strongly oppose the construction of this development.

Not only will new development in our neighborhood further dampen home prices (which are dropping thanks to the townhome development across College Road just off Gordon Road), it will place unnecessary and unwanted traffic on our roads. Already we face a tremendous backup at our one stoplight, thanks to the morning drop-off and evening pick-up at Wilmington Christian Academy, and the addition of another 40+ cars (figuring two cars per household in Spring Ridge, plus or minus a few) will be greatly inconvenient.

Many of the folks in this neighborhood are out for a walk, jog or bike ride on Spring View and other roads, plus the dog walkers and kids out on bikes and skateboards on these same streets, and the addition of the traffic 28 residential units will pose an inherent risk to those in our neighborhood. Since we have neither sidewalks nor bike paths here, we have no choice but to use the roads for recreation. I hope you and county authorities take this into account.

One question before I hit my final point. What exactly is a "Performance Residential Townhome Development?" When I was a reporter with the Greater Wilmington Business Journal I wrote extensively about development and building in the region and never have I encountered such a jargon-laced subtitle for a development (it will look horrendous on the signage, by the way) and I have a genuine curiosity, nay, need, to have it translated out of industry-speak and into plain English. Can you translate for me?

Finally, and I say this to you as a writer (author of 19 books), editor (of four top 100 novels and countless smaller projects), poet (MFA in Creative Writing from UNCW, published many times over), former middle school teacher (it's a chore teaching kids to write, but I did it well) and journalist (I've written for or write for just about every magazine and newspaper in town), the name, Spring Ridge, is the verbal equivalent of the sad trombone sound. What ridge? Which spring? Just call it what it is: Cut all the Trees and Grab all the Cash Estates.

I genuinely hope you find a willing, welcoming and proper place for Spring Ridge (or whatever name you decide upon; I am for hire), but know that it is not this neighborhood.

RESPONSE TO CONTACTS:

cwolf@lobodemar.biz

Cindee Wolf
Design Solutions
Project Planner

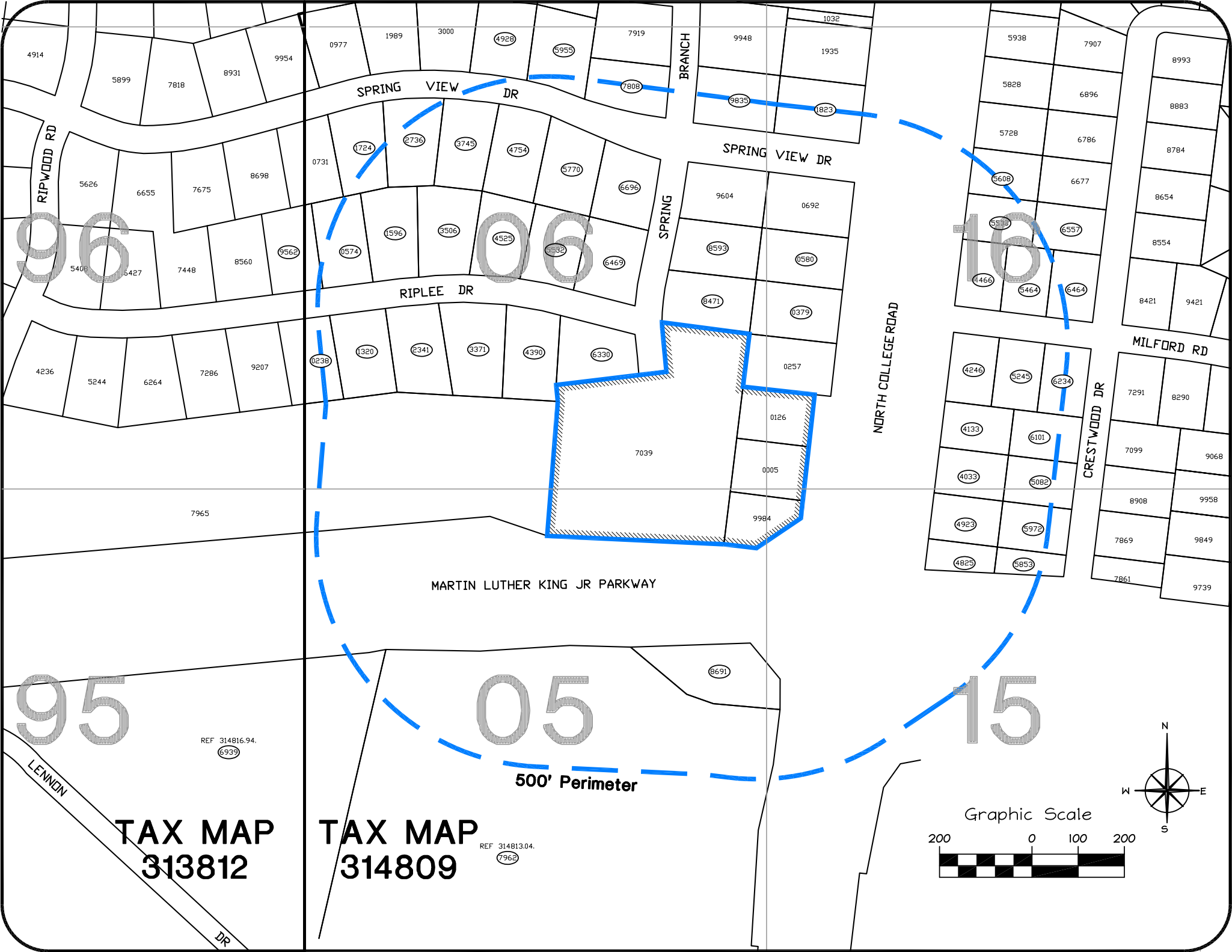
We appreciate your comments and will include them in the report that will be submitted with the application.

“Performance Residential” is a conditional subdivision provision in the NHC Co Ordinance. Its purpose is for alternative housing options – clustering to preserve more open space - rather than including it in large individual yards. It still limits the density of development to the same total of units had the tract been subdivided into conventional lots. I’ve included that section from the Code for your convenience.

As this tract exists at 4.79 acres, in an R-15 district, it will already support up to twelve (12) homes. However, the Comprehensive Land Use Plan promotes infill housing at a greater density in locations like this that already have public water and sanitary sewer services. We are seeking to rezone it to R-7, which will allow up to six (6) units per acre – which would top out at 29. The plan includes only 28. There are close to 1000 residences in this neighborhood bounded by College Road, MLK Pkwy & the power line. An increase of 16 homes will have a negligible impact – if any – on traffic.

It is very common to transition density between busy highways & more established neighborhoods. Also, the past tax re-evaluation showed no evidence that small infill housing projects such as this have had an adverse effect on older single-family homes just about anywhere in our community. On the contrary, new development constructed to current building standards and having sidewalks, restrictive covenants, etc. often adds value because the new sales provide higher comparables in adjacent neighborhoods.

You will be notified by the County whenever the Planning Board schedules this petition for public hearing – perhaps May 7th, but dependent on the current pandemic situation.



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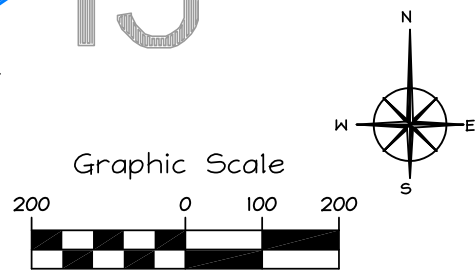
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15

**TAX MAP
313812**

**TAX MAP
314809**

500' Perimeter



ADJACENT OWNER NAME	MAILING ADDRESS	CITY / STATE / ZIP	SITUS ADDRESS
ACEITUNO FERNANDO V ETAL	4702 MILFORD RD	WILMINGTON, NC 28405	4702 MILFORD RD WILMINGTON
ACEITUNO FERNANDO V ETAL	4702 MILFORD RD	WILMINGTON, NC 28405	4702 MILFORD RD WILMINGTON
ALDERMAN CAROLYN S	4637 RIPLEE DR	WILMINGTON, NC 28405	4637 RIPLEE DR WILMINGTON
ALDERMAN CAROLYN S	4637 RIPLEE DR	WILMINGTON, NC 28405	4637 RIPLEE DR WILMINGTON
ALLEN CHARLES	4701 MILFORD RD	WILMINGTON, NC 28405	4701 MILFORD RD WILMINGTON
ALLEN CHARLES	4701 MILFORD RD	WILMINGTON, NC 28405	4701 MILFORD RD WILMINGTON
BLANCHARD MICHAEL DEBORAH A	4922 NORTHEASTERN DR	WILMINGTON, NC 28409	4642 RIPLEE DR WILMINGTON
BLANCHARD MICHAEL DEBORAH A	4922 NORTHEASTERN DR	WILMINGTON, NC 28409	4642 RIPLEE DR WILMINGTON
BLASZKA WILLIAM ETAL	626 COLLEGE RD N	WILMINGTON, NC 28405	626 COLLEGE RD N WILMINGTON
BLASZKA WILLIAM ETAL	626 COLLEGE RD N	WILMINGTON, NC 28405	626 COLLEGE RD N WILMINGTON
BREWER JERRY JASON JR ETAL	4638 RIPLEE DR	WILMINGTON, NC 28405	4638 RIPLEE DR WILMINGTON
BREWER JERRY JASON JR ETAL	4638 RIPLEE DR	WILMINGTON, NC 28405	4638 RIPLEE DR WILMINGTON
BYSTROM LAUREN L CARL E	639 SPRING BRANCH RD	WILMINGTON, NC 28405	639 SPRING BRANCH RD WILMINGTON
BYSTROM LAUREN L CARL E	639 SPRING BRANCH RD	WILMINGTON, NC 28405	639 SPRING BRANCH RD WILMINGTON
CAPE COTTAGES HOA INC	2002 EASTWOOD RD #202	WILMINGTON, NC 28405	705 SUMMERTIME LN WILMINGTON
CATLIN JOHN CATHERINE	4703 MILFORD RD	WILMINGTON, NC 28405	4703 MILFORD RD WILMINGTON
CATLIN JOHN CATHERINE	4703 MILFORD RD	WILMINGTON, NC 28405	4703 MILFORD RD WILMINGTON
CHESTNUT STREET PARTNERS LP	1 MUSOGEE AVE NW	ATLANTA, GA 30305	616 COLLEGE RD N WILMINGTON
CHESTNUT STREET PARTNERS LP	1 MUSCOGEE AVE NW	ATLANTA, GA 30305	620 COLLEGE RD N WILMINGTON
CHESTNUT STREET PARTNERS LP	1 MUSOGEE AVE NW	ATLANTA, GA 30305	616 COLLEGE RD N WILMINGTON
CHESTNUT STREET PARTNERS LP	1 MUSCOGEE AVE NW	ATLANTA, GA 30305	620 COLLEGE RD N WILMINGTON
CORNING INCORPORATED	1 RIVERFRONT PLAZA	CORNING, NY 14831	521 COLLEGE RD N WILMINGTON
CORBETT JOSEPH N BRENDA D	632 SPRING BRANCH RD	WILMINGTON, NC 28405	632 SPRING BRANCH RD WILMINGTON
CORBETT JOSEPH N BRENDA D	632 SPRING BRANCH RD	WILMINGTON, NC 28405	632 SPRING BRANCH RD WILMINGTON
COSTIN EBERN MARGARET REV LIV TR	2608 WHITE RD	WILMINGTON, NC 28411	4622 SPRING VIEW DR WILMINGTON
COSTIN EBERN MARGARET REV LIV TR	2608 WHITE RD	WILMINGTON, NC 28411	4622 SPRING VIEW DR WILMINGTON
DODSON LIONEL A LEILA H	4649 SPRING VIEW DR	WILMINGTON, NC 28405	4649 SPRING VIEW DR WILMINGTON
DODSON LIONEL A LEILA H	4649 SPRING VIEW DR	WILMINGTON, NC 28405	4649 SPRING VIEW DR WILMINGTON
DOVER CLARENCE W SHIRLEY M	701 COLLEGE RD N	WILMINGTON, NC 28405	701 COLLEGE RD N WILMINGTON
DOVER CLARENCE W SHIRLEY M	701 COLLEGE RD N	WILMINGTON, NC 28405	701 COLLEGE RD N WILMINGTON
FOSTER MARK JOSEPH	4634 RIPLEE DR	WILMINGTON, NC 28405	4634 RIPLEE DR WILMINGTON
FOSTER MARK JOSEPH	4634 RIPLEE DR	WILMINGTON, NC 28405	4634 RIPLEE DR WILMINGTON
FREEMAN LAUREN MEADOWS	714 COLLEGE RD N	WILMINGTON, NC 28405	714 COLLEGE RD N WILMINGTON
FREEMAN LAUREN MEADOWS	714 COLLEGE RD N	WILMINGTON, NC 28405	714 COLLEGE RD N WILMINGTON
GRIECO JULIE CHERYL ANTHONY V	116 CRESTWOOD DR S	WILMINGTON, NC 28405	116 CRESTWOOD DR S WILMINGTON
GRIECO JULIE CHERYL ANTHONY V	116 CRESTWOOD DR S	WILMINGTON, NC 28405	116 CRESTWOOD DR S WILMINGTON
HOLMES KENDALL L	4706 MILFORD RD	WILMINGTON, NC 28405	4706 MILFORD RD WILMINGTON
HOLMES KENDALL L	4706 MILFORD RD	WILMINGTON, NC 28405	4706 MILFORD RD WILMINGTON
HOWARD LOUIS J JR JOHNNIE C	4633 RIPLEE DR	WILMINGTON, NC 28405	4633 RIPLEE DR WILMINGTON
HOWARD LOUIS J JR JOHNNIE C	4633 RIPLEE DR	WILMINGTON, NC 28405	4633 RIPLEE DR WILMINGTON
HUFHAM CHRISTOPHER D ROBIN A	4622 RIPLEE DR	WILMINGTON, NC 28405	4622 RIPLEE DR WILMINGTON
HUFHAM CHRISTOPHER D ROBIN A	4622 RIPLEE DR	WILMINGTON, NC 28405	4622 RIPLEE DR WILMINGTON
HUNNICUTT TERRI RIPA ETAL	606 HILLVIEW DR	WILMINGTON, NC 28405	627 COLLEGE RD N WILMINGTON
HUNNICUTT TERRI RIPA ETAL	606 HILLVIEW DR	WILMINGTON, NC 28405	627 COLLEGE RD N WILMINGTON
JONES DAMON M LATOSHA S	4626 SPRING VIEW DR	WILMINGTON, NC 28405	4626 SPRING VIEW DR WILMINGTON
JONES DAMON M LATOSHA S	4626 SPRING VIEW DR	WILMINGTON, NC 28405	4626 SPRING VIEW DR WILMINGTON
KENNEDY ELBERT H FAY M	4629 RIPLEE DR	WILMINGTON, NC 28405	4629 RIPLEE DR WILMINGTON
KENNEDY ELBERT H FAY M	4629 RIPLEE DR	WILMINGTON, NC 28405	4629 RIPLEE DR WILMINGTON
LEWIS CYNTHIA THOMAS	4708 MILFORD RD	WILMINGTON, NC 28405	4708 MILFORD RD WILMINGTON
LEWIS CYNTHIA THOMAS	4708 MILFORD RD	WILMINGTON, NC 28405	4708 MILFORD RD WILMINGTON
MCCOY WINFRED S	117 MARSH FIELD DR	WILMINGTON, NC 28411	4621 RIPLEE DR WILMINGTON
MCCOY WINFRED S	117 MARSH FIELD DR	WILMINGTON, NC 28411	4621 RIPLEE DR WILMINGTON
MESSER TOM E NANCY VIVIAN	640 SPRING BRANCH RD	WILMINGTON, NC 28405	640 SPRING BRANCH RD WILMINGTON
MESSER TOM E NANCY VIVIAN	640 SPRING BRANCH RD	WILMINGTON, NC 28405	640 SPRING BRANCH RD WILMINGTON
NC DEPT OF TRANSPORTATION	5501 BARBADOS BLV	CASTLE HAYNE, NC 28429	
NC DEPT OF TRANSPORTATION	5501 BARBADOS BLV	CASTLE HAYNE, NC 28429	120 CRESTWOOD DR S WILMINGTON
NC DEPT OF TRANSPORTATION	5501 BARBADOS BLV	CASTLE HAYNE, NC 28429	120 CRESTWOOD DR S WILMINGTON
NC DEPT OF TRANSPORTATION	5501 BARBADOS BLV	CASTLE HAYNE, NC 28429	
NORRIS CARLYLE T LIFE ESTATE	4209 EDNA BUCK RD	CASTLE HAYNE, NC 28429	635 COLLEGE RD N WILMINGTON

NORRIS CARLYLE T LIFE ESTATE	4209 EDNA BUCK RD	CASTLE HAYNE, NC 28429	635 COLLEGE RD N WILMINGTON
OXENDINE DAWN M ETAL	4630 RIPLEE DR	WILMINGTON, NC 28405	4630 RIPLEE DR WILMINGTON
OXENDINE DAWN M ETAL	4630 RIPLEE DR	WILMINGTON, NC 28405	4630 RIPLEE DR WILMINGTON
PARHAM NECIE L LIFE ESTATE	639 COLLEGE RD N	WILMINGTON, NC 28405	639 COLLEGE RD N WILMINGTON
PARHAM NECIE L LIFE ESTATE	639 COLLEGE RD N	WILMINGTON, NC 28405	639 COLLEGE RD N WILMINGTON
PETERSON CHARLES L GEORGIA	4626 RIPLEE DR	WILMINGTON, NC 28405	4626 RIPLEE DR WILMINGTON
PETERSON CHARLES L GEORGIA	4626 RIPLEE DR	WILMINGTON, NC 28405	4626 RIPLEE DR WILMINGTON
POLLARD PATRICIA D	636 SPRING BRANCH RD	WILMINGTON, NC 28405	636 SPRING BRANCH RD WILMINGTON
POLLARD PATRICIA D	636 SPRING BRANCH RD	WILMINGTON, NC 28405	636 SPRING BRANCH RD WILMINGTON
RENOVO HOMES INC	321 FRONT ST N	WILMINGTON, NC 28401	631 SPRING BRANCH RD WILMINGTON
RENOVO HOMES INC	321 FRONT ST N	WILMINGTON, NC 28401	631 SPRING BRANCH RD WILMINGTON
RIPWOOD CO INC	4608 CEDAR AVE	WILMINGTON, NC 28403	619 COLLEGE RD N WILMINGTON
RIPWOOD CO INC	4608 CEDAR AVE	WILMINGTON, NC 28403	615 COLLEGE RD N WILMINGTON
RIPWOOD CO INC	4608 CEDAR AVE	WILMINGTON, NC 28403	620 SPRING BRANCH RD WILMINGTON
RIPWOOD CO INC	4608 CEDAR AVE	WILMINGTON, NC 28403	623 COLLEGE RD N WILMINGTON
RIPWOOD CO INC	4608 CEDAR AVE	WILMINGTON, NC 28403	615 COLLEGE RD N WILMINGTON
RIPWOOD CO INC	4608 CEDAR AVE	WILMINGTON, NC 28403	620 SPRING BRANCH RD WILMINGTON
RIPWOOD CO INC	4608 CEDAR AVE	WILMINGTON, NC 28403	623 COLLEGE RD N WILMINGTON
RIPWOOD CO INC	4608 CEDAR AVE	WILMINGTON, NC 28403	619 COLLEGE RD N WILMINGTON
ROLES MARTHA S	710 COLLEGE RD N	WILMINGTON, NC 28405	710 COLLEGE RD N WILMINGTON
ROLES MARTHA S	710 COLLEGE RD N	WILMINGTON, NC 28405	710 COLLEGE RD N WILMINGTON
ROOKER MARK F	3304 DOUGHER CT	WAKE FOREST, NC 27587	4630 SPRING VIEW DR WILMINGTON
ROOKER MARK F	3304 DOUGHER CT	WAKE FOREST, NC 27587	4630 SPRING VIEW DR WILMINGTON
ROURK ROBERT I ANNA JANICKI	PO BOX 749	REIDSVILLE, NC 27323	4634 SPRING VIEW DR WILMINGTON
ROURK ROBERT I ANNA JANICKI	PO BOX 749	REIDSVILLE, NC 27323	4634 SPRING VIEW DR WILMINGTON
SCAFFA RALPHAEL MARYLOU	112 DOGWOOD DR	CAMDEN, NC 27921	112 CRESTWOOD DR S WILMINGTON
SCAFFA RALPHAEL MARYLOU	112 DOGWOOD DR	CAMDEN, NC 27921	112 CRESTWOOD DR S WILMINGTON
SCHROEDER ALLAN F BARBARA	6713 CARMEL TRL	WILMINGTON, NC 28405	108 CRESTWOOD DR S WILMINGTON
SCHROEDER ALLAN F BARBARA	6713 CARMEL TRL	WILMINGTON, NC 28405	108 CRESTWOOD DR S WILMINGTON
SMITH SHARON D JON MICHAEL	4633 SPRING VIEW DR	WILMINGTON, NC 28405	4633 SPRING VIEW DR WILMINGTON
SMITH SHARON D JON MICHAEL	4633 SPRING VIEW DR	WILMINGTON, NC 28405	4633 SPRING VIEW DR WILMINGTON
SUGGS ALVY JAMES JULIA	628 COLLEGE RD N	WILMINGTON, NC 28405	628 COLLEGE RD N WILMINGTON
SUGGS ALVY JAMES JULIA	628 COLLEGE RD N	WILMINGTON, NC 28405	628 COLLEGE RD N WILMINGTON
SUMMERS DIANE H	4625 RIPLEE DR	WILMINGTON, NC 28405	4625 RIPLEE DR WILMINGTON
SUMMERS DIANE H	4625 RIPLEE DR	WILMINGTON, NC 28405	4625 RIPLEE DR WILMINGTON
THOMPSON STANLEY G	4705 MILFORD RD	WILMINGTON, NC 28405	109 CRESTWOOD DR N WILMINGTON
THOMPSON STANLEY G	4705 MILFORD RD	WILMINGTON, NC 28405	109 CRESTWOOD DR N WILMINGTON
THOMPSON STANLEY G JOANNE H	4705 MILFORD RD	WILMINGTON, NC 28405	4705 MILFORD RD WILMINGTON
THOMPSON STANLEY G JOANNE H	4705 MILFORD RD	WILMINGTON, NC 28405	4705 MILFORD RD WILMINGTON
VANN RACHEL S	105 HERMITAGE RD	CASTLE HAYNE, NC 28429	631 COLLEGE RD N WILMINGTON
VANN RACHEL S	105 HERMITAGE RD	CASTLE HAYNE, NC 28429	631 COLLEGE RD N WILMINGTON
WATSON WILLIAM ROBERT	701 SPRING BRANCH RD	WILMINGTON, NC 28405	701 SPRING BRANCH RD WILMINGTON
WATSON WILLIAM ROBERT	701 SPRING BRANCH RD	WILMINGTON, NC 28405	701 SPRING BRANCH RD WILMINGTON
WILLIAMS JEFFREY TOD	4638 SPRING VIEW DR	WILMINGTON, NC 28405	4638 SPRING VIEW DR WILMINGTON
WILLIAMS JEFFREY TOD	4638 SPRING VIEW DR	WILMINGTON, NC 28405	4638 SPRING VIEW DR WILMINGTON
WILMINGTON CITY OF	PO BOX 1810	WILMINGTON, NC 28402	575 COLLEGE RD N WILMINGTON
WILMINGTON CITY OF	PO BOX 1810	WILMINGTON, NC 28402	575 COLLEGE RD N WILMINGTON

March 20, 2020

To: Adjacent Property Owners

Re: Spring Ridge Townhomes

This message is follow-up to a letter recently sent to you as notice for a project information meeting. Due to the current situation with the Coronavirus, however a physical gathering is not feasible and it has been canceled.

Instead, please do not hesitate to contact me at:

Telephone: [910-620-2374](tel:910-620-2374), or

Email: cwolf@lobodemar.biz

if you have comments or questions. Thank you.

Cindee Wolf



Transmittal

March 18, 2020

To: Adjacent Property Owners

From: Cindee Wolf

Re: Spring Ridge - A Performance Residential Townhome Development

My clients are interested in developing a 28-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 sketch 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, March 31st, 6:00 p.m., at the Pentecostal Freewill Baptist Church, 801 N College Road. 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.



RIPLEE DR

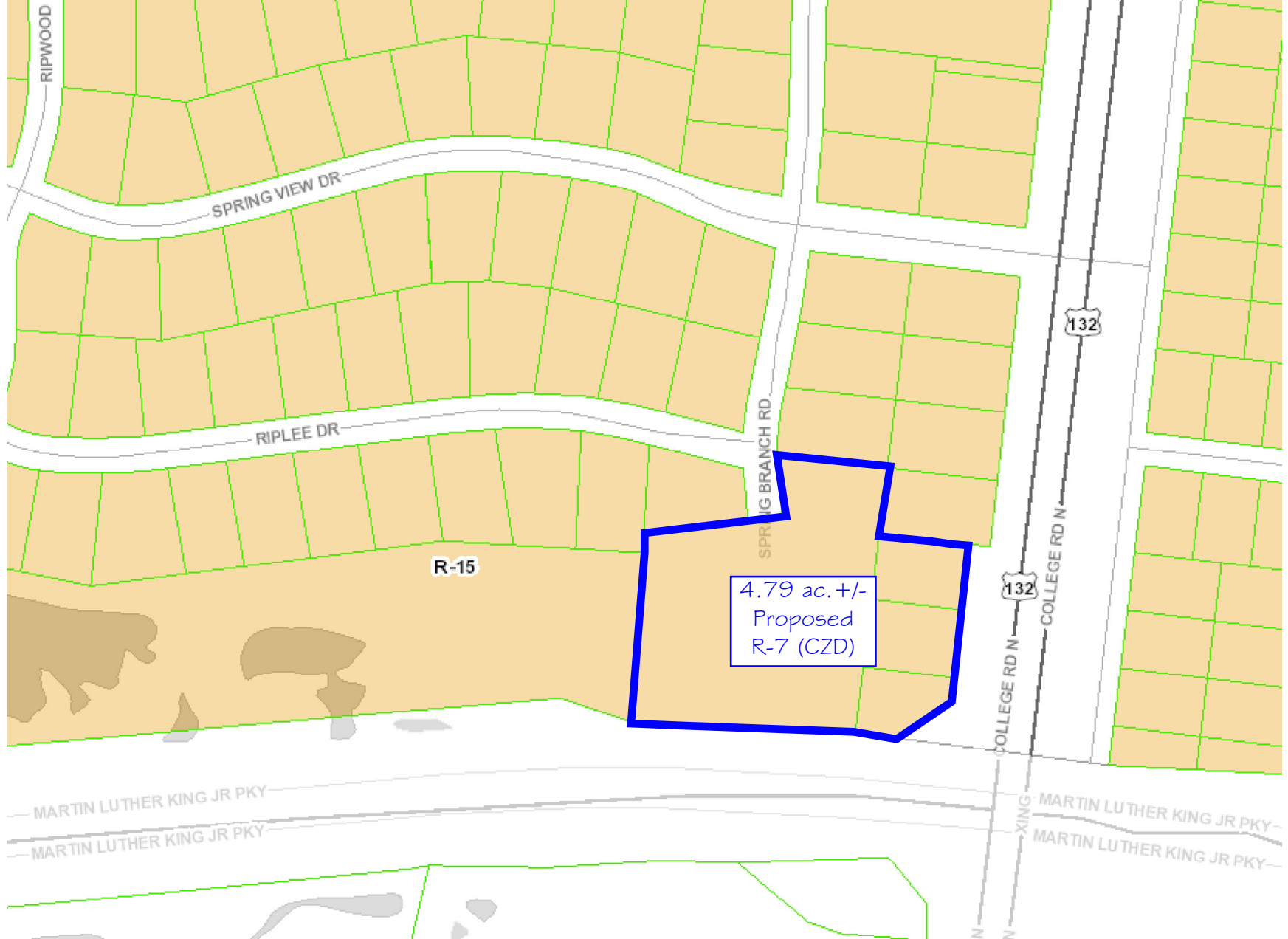
SPRING
BRANCH
DR

COLLEGE
ROAD /
US HWY 132

MARTIN
LUTHER KING
PARKWAY

195+00

REMOVED



RIPWOOD

SPRING VIEW DR

RIPLÉE DR

SPRING BRANCH RD

R-15

4.79 ac. +/-
Proposed
R-7 (CZD)

132

132

COLLEGE RD N

COLLEGE RD N

MARTIN LUTHER KING JR PKY

MARTIN LUTHER KING JR PKY

MARTIN LUTHER KING JR PKY

MARTIN LUTHER KING JR PKY