

3. Proposed Zoning, Use(s), & Narrative

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

This conditional district rezoning request seeks to allow barber/beauty shop, spa, personal services, and offices for private business & professional activities uses in the Office and Institutional District with specific conditions to assist in mitigating any potential adverse impacts on the surrounding residential neighborhoods.

The purpose of the Office and Institutional District shall be to provide areas where institutional uses, professional office uses and other uses compatible to uses of an office or institutional nature shall be encouraged to locate and to provide protection for this type land use from encroachment by other less desirable uses. The district's principal means of ingress and egress shall be along collector roads, minor arterials, and/or major arterials as designated on the County's Thoroughfare Classification Plan.

The property owner plans to provide a personal services health and beauty salon and spa in the current structure and surrounding property. The salon and spa will offer luxurious treatments, a relaxing environment, friendly service, and unparalleled talent to provide clients with a salon and spa experience unlike any other.

4. Proposed Condition(s)

Note: 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.

The applicant proposes to condition the rezoning to the attached site plan as approved by all New Hanover County regulatory boards and agencies.

6. Conditional Zoning District Considerations

- (1) How would the requested change be consistent with the County's policies for growth and development, as described in the 2016 Comprehensive Plan, applicable small area plans, etc.**

The proposed rezoning of these properties follows the intent in the 2016 Comprehensive Plan to allow for an adaptive reuse of the current residential building into a personal services use which would serve the surrounding neighborhoods. This project would also promote environmentally and economically friendly growth by providing needed services close to residential areas without adding significant impervious surfaces.

(2) How would the requested Conditional Zoning district be consistent with the property's classification on the 2016 Comprehensive Plan's Future Land Use Map.

The properties are located along Castle Hayne Road, shown as a Community Mixed Use Area on the New Hanover County Future Land Use Map. The Community Mixed Use Area place-type focuses on small-scale, compact, mixed use development patterns that serve multimodal travel and act as an attractor for county residents and visitors. The reuse of an existing structure for a personal services use provides a low intensity transition from the road to the residential neighborhoods.

(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 area surrounding Castle Hayne Road, a minor arterial road, has grown exponentially over the years. This low intensity personal services use will provide a buffer between the road and the surrounding residential uses without intruding into the neighborhoods and offering a conveniently located service.

Conditional Zoning Application
REPORT OF COMMUNITY MEETING

Subject Property: 102 Forest Lane, Wilmington, NC 28401

Applicants: Lester and Suzanne Edwards

Zoom Meeting: May 5, 2020 @ 5:30 p.m.

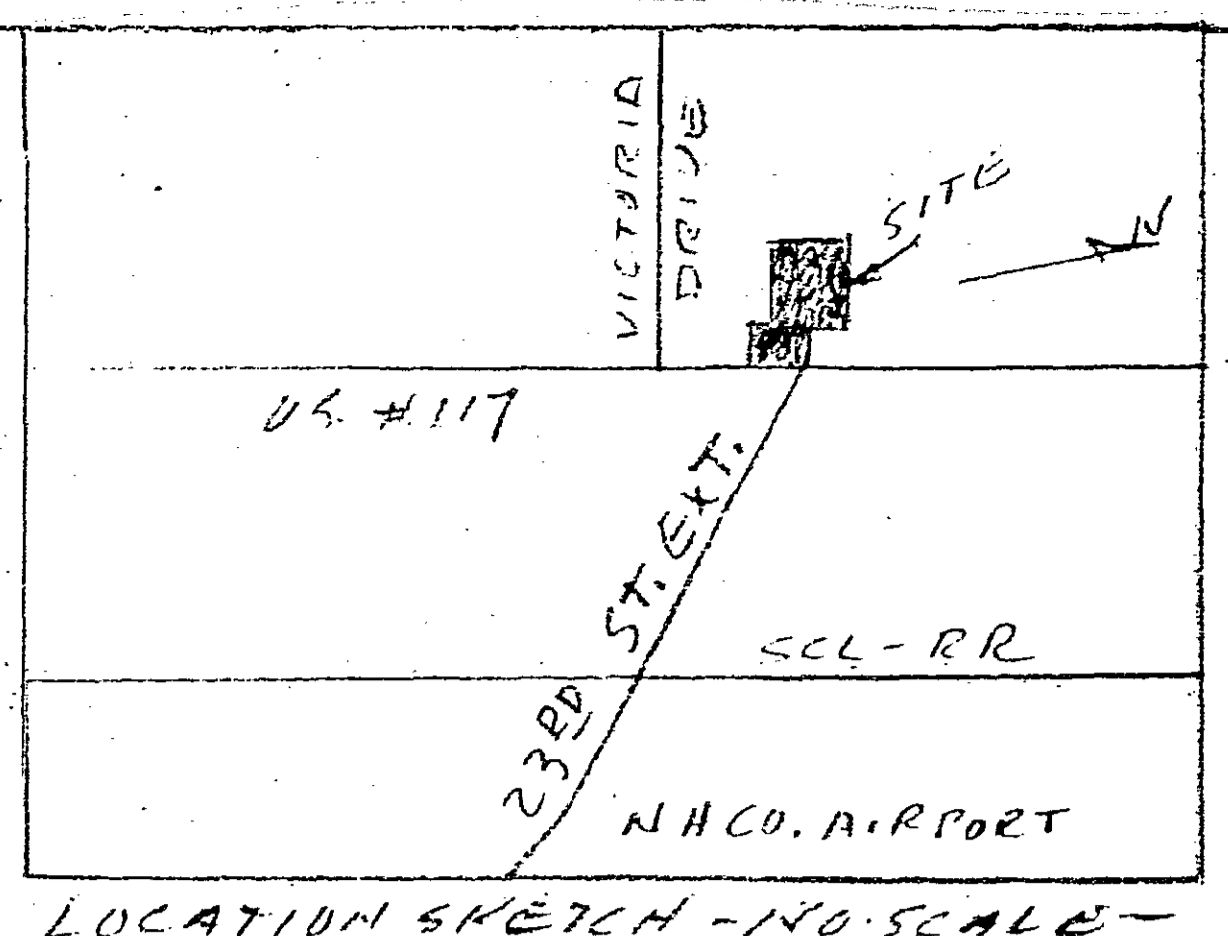
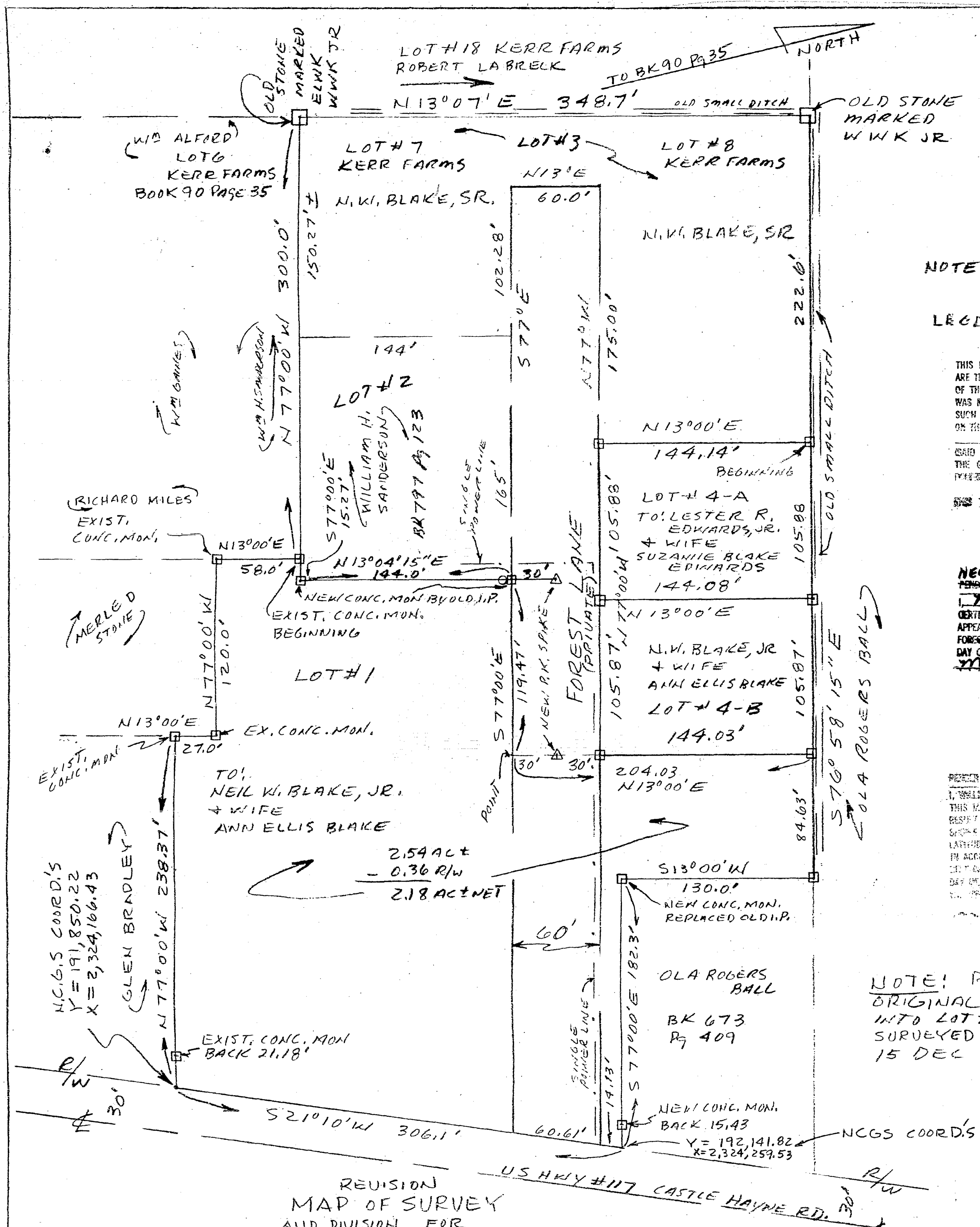
Attendees: Amy C. Schaefer
Lester Edwards
Suzanne Edwards
Ken Vafier
Margaret Porter
Ralph Colelli
James Strickland

Items Discussed: There was a discussion regarding the entrance and signage as well as any tree removal, the amount of traffic and the noise level.

Respectfully submitted this 6th day of May, 2020.



AMY C. SCHAEFER
Attorney for Applicants



NOTE: INDIVIDUAL WELLS + SEPTIC TANKS

LEGEND: □ = NEW CONC. MONUMENT

THIS IS TO CERTIFY THAT THE BOUNDARIES AS SHOWN ON THE WITHIN MAP ARE THOSE DESCRIBED IN THE DEED RECORDED IN BOOK 45 AS PAGE 140760 OF THE ~~1991~~ ¹⁹⁹⁰ COUNTY REGISTRY, AND THAT THE WITHIN SURVEY WAS MADE FROM THE POINTS AS DESCRIBED IN SAID DEED, AND THAT SUCH BOUNDARIES ARE MARKED ON THE PROPERTY BY DISTINCTIVE MARKINGS ON THE GROUND, TO WIT:

SAID MARKINGS BEING VISIBLE TO A HEIGHT OF AT LEAST 18 INCHES ABOVE THE GROUND AND BY THE IMPLACEMENT OF VISIBLE (METAL) CONCRETE MONUMENTS IN THE BOUNDARY LINES SURROUNDING THE PROPERTY.

THIS CERTIFICATION IS GIVEN PURSUANT TO G.S. 1-38 AS AMENDED.

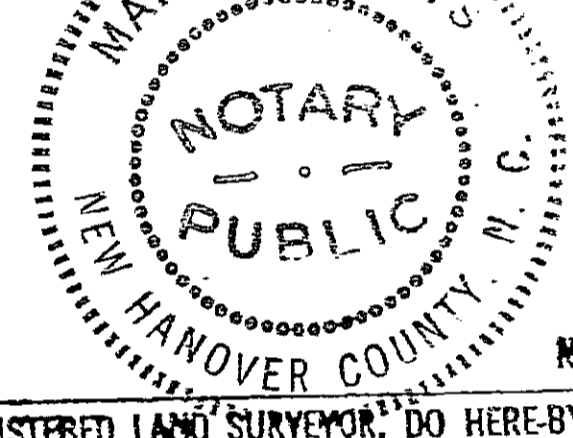
DATE: 4 DAY OF APRIL 1990

William H. Blake
REGISTERED SURVEYOR

NEW HANOVER COUNTY NORTH CAROLINA

MARY SUE DOTS A NOTARY PUBLIC, DO HEREBY CERTIFY THAT WILLIAM H. BLAKE REGISTERED LAND SURVEYOR, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATE WITH MY HAND AND NOTARIAL SEAL THIS 7 DAY OF JANUARY 1991

Mary Sue Dots NOTARY PUBLIC EXPIRES 4-26-94



NEW HANOVER COUNTY NORTH CAROLINA

WILLIAM H. BLAKE, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL SURVEY BY ME AND IS THE RESULT OF SUCH SURVEY, THAT THE BOOK AND PAGE NUMBERS USED ARE AS SHOWN ON THIS MAP, THAT THE ERROR OF CLOSURE AS CALCULATED BY LATITUDES & DEPARTURES IS 1:5,000, THAT THIS MAP IS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED & IS TRUE & CORRECT TO THE BEST OF MY KNOWLEDGE & BELIEF. WITNESS MY HAND & SEAL THIS 4 DAY OF APRIL 1990

William H. Blake # L-2179 REGISTERED LAND SURVEYOR

NOTE: REVISION - ORIGINAL LOT #4 DIVIDED INTO LOT #4-A & LOT #4-B SURVEYED BY W.M. H. BLAKE 15 DEC 1990.

RECORDED AND VERIFIED
REBECCA P. TUCKER
REGISTER OF DEEDS
NEW HANOVER CO. NC
JAN 7 10 17 AM '91

Notwithstanding New Hanover County approval of this plat, lots shown on said plat may not receive Health Department approval for on site sewage disposal systems, nor for individual water supply systems.

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt this plan of subdivision with my (our) own free consent and dedicate all streets, alleys, walks, parks, conservation space and other areas to public or private use as noted. All roads and drainage easements are dedicated for public utility purposes. Further, I (we) certify the land as shown hereon is located within the subdivision jurisdiction of New Hanover County.

1/7/90
Date

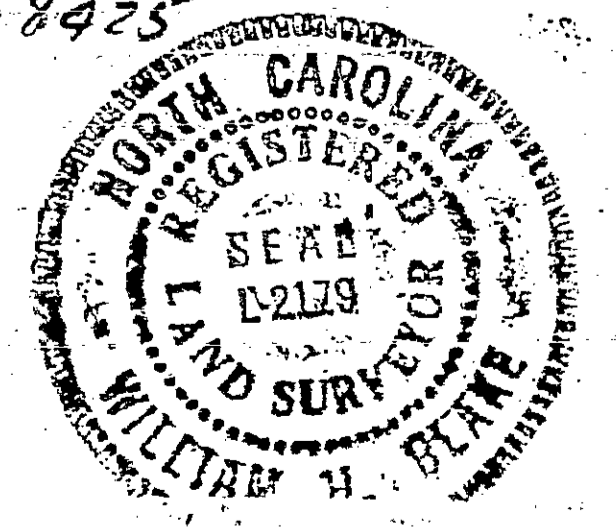
Neil Wesley Blake Jr.
Signature of Owner(s)

North Carolina New Hanover County
Filed for Registration on the 7 day of JAN. 1991 at 10:17 (a.m./p.m.) and duly recorded in Map Book 31, at Page 252.

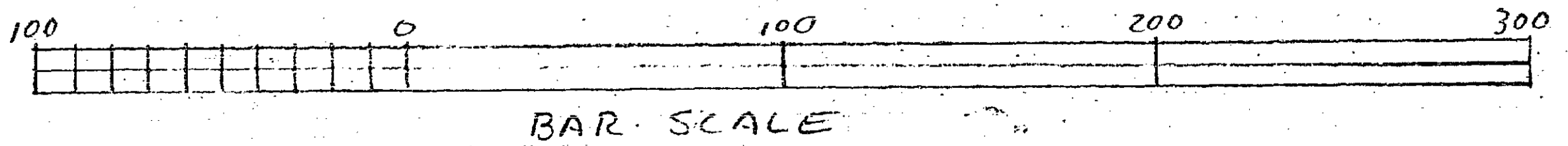
STATE OF NORTH CAROLINA
New Hanover County
The Foregoing/Annexed Certificate(s) of
MARY SUE DOTS
Notary (Notaries) Public is/are certified to be correct.
This the 7 day of JAN 1991
Rebecca P. Tucker, Register of Deeds
By Rebecca P. Tucker
Deputy/Assistant

MAP NOT SUBJECT TO NEW HANOVER COUNTY SUBDIVISION ORDINANCE
01/07/91 DATE D. Hayes/SB PLANNING DIRECTOR

REVISION
MAP OF SURVEY
AND DIVISION FOR
NEIL WESLEY BLAKE SR.
1835 CASTLE HAYNE RD., WILM., NC 28401
CAPE FEAR TWSP. NEW HANOVER CO., N.C.
SCALE: 1" = 60'
19 FEB 1990
15 DEC 1990 REVISION
William H. Blake
WILLIAM H. BLAKE - NC-RLS#1L-2179 BURGAW, N.C. 28425
RT 2 BOX 2761 PHONE 719-259-4933



RECORDED BY W.M. H. BLAKE



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