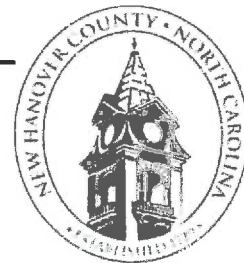


# NEW HANOVER COUNTY

## DEPARTMENT OF PLANNING & LAND USE

230 Government Center Drive, Suite 110  
 Wilmington, North Carolina 28403  
 Telephone (910) 798-7165  
 FAX (910) 798-7053  
 planningdevelopment.nhcgov.com



### ZONING MAP AMENDMENT APPLICATION

This application form must be completed as part of a zoning map amendment application submitted through the county's online COAST portal. The main procedural steps in the submittal and review of applications are outlined in the flowchart below. More specific submittal and review requirements, as well as the standards to be applied in reviewing the application, are set out in Section 10.3.2 of the Unified Development Ordinance.



#### 1. Applicant and Property Owner Information

<b>Applicant/Agent Name</b> HAMILTON HICKS, JR	<b>Owner Name (if different from Applicant/Agent)</b> DORA LEE E. RAINES HEIRS
<b>Company</b> INTRACOASTAL REALTY, INC	<b>Company/Owner Name 2</b> DAVID EARL RAINES HEIRS
<b>Address</b> 1900 EASTWOOD RD., Ste 38	<b>Address</b> 514 CHESTNUT STREET
<b>City, State, Zip</b> WILMINGTON, NC 28403	<b>City, State, Zip</b> WILMINGTON, NC 28401
<b>Phone</b> 910-520-4678	<b>Phone</b> 910-763-3416
<b>Email</b> hamilton@intracoastalrealty.com	<b>Email</b> culbrethlaw@juno.com

#### 2. Subject Property Information

<b>Address/Location</b> 904/912/914/1000 N. KERK AVE		<b>Parcel Identification Number(s)</b> SEE ATTACHMENT A	
<b>Total Parcel(s) Acreage</b> 8.69	<b>Existing Zoning and Use(s)</b> R-15, ACREAGE	<b>Proposed Zoning District(s)</b> MF-L	<b>Future Land Use Classification</b> MF-L

#### Applicant Tracking Information (This section completed by staff)

<b>Case Number:</b> 220-23	<b>Date/Time Received:</b> 12/4/2020 5PM	<b>Received by:</b> GHS
-------------------------------	---	----------------------------

Raines Application - Attachment A - PINs

R04907-003-005-000 PT Lot 27 POEZOLT , 904 N. Kerr Ave

R04907-003-004-000 PT Lot 29 POEZOLT , 912 N. Kerr Ave

R04900-001-001-000 PT POEZOLT/SPRING, 1000 N. Kerr Ave

R04906-002-008-000 LOT 31 POEZOLT , 914 N. Kerr Ave / This is only for the portion across Marjorm Road. The remainder is City of Wilmington zoning

  
AGENT

### 3. Zoning Map Amendment Considerations

Requests for general rezonings do not consider a particular land use but rather all of the uses permitted in the requested zoning district for the subject property. Rezoning requests must be consistent with the New Hanover County 2016 Comprehensive Plan and the Unified Development Ordinance. Zoning Map amendments reclassify the land that is subject of the application to the requested zoning district classification(s) and subjects it to the development regulations applicable to the district(s).

The applicant must explain, with reference to attached plans (where applicable), how the proposed Zoning Map amendment meets the following criteria. (attach additional pages if necessary)

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.?

This area has not been specifically identified as a Growth Node in the Future Land Use Map. However, it encompasses some of the desired characteristics. It is close to a major shopping complex, Costco, and has close access to Kerr Avenue, a major traffic artery.

2. How would the requested zoning change be consistent with the property's classification on the 2016 Comprehensive Plan's Future Land Use Map?

The 2016 PLAN classifies the subject land as "general residential". A zoning change to MF-L still meets that criteria.

The adjacent CORNERSTONE CONDOMINIUM complex to the North, is zoned MF-L.

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 North Kerr Avenue improvements directly affected the property by eliminating ingress and egress from Kerr Avenue and Sagedale Avenue. Furthermore, the property is now bisected by Marjorm Road, a newly constructed road.

thus, the continuity of a single family development has been lost.

4. How will this zoning change serve the public interest?

The change from R-15 to MF-L zoning will provide significantly more living space opportunities. There is an increasing need for land with a multi-family classification.

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". Applications determined to be incomplete must be corrected in order to be processed for further review.

**Application Checklist**

<b>Application Checklist</b>	<b>Applicant Initial</b>	<b>Staff Initial</b>
<input checked="" type="checkbox"/> This application form, completed and signed	_____	_____ GHS
<input checked="" type="checkbox"/> Application fee: <ul style="list-style-type: none"> <li>• \$500 for 5 acres or less</li> <li>✓ • \$600 for more than 5 acres</li> </ul>	_____	_____ GHS
<input type="checkbox"/> Legal description (by metes and bounds) or recorded survey Map Book and Page Reference of the property requested for rezoning	_____	_____ To be provided GHS
<input checked="" type="checkbox"/> One (1) hard copy of ALL documents	_____	_____ GHS
<input checked="" type="checkbox"/> Acknowledgment and Signatures Form (if applicable)	_____	_____ GHS
<input checked="" type="checkbox"/> One (1) digital PDF copy of ALL documents AND plans	_____	_____ GHS

#### 4. Acknowledgement and Signatures

By my signature below, I understand and accept all of the limitations and obligations of the Zoning Map amendment for which I am applying. I understand that the existing Official Zoning Map is presumed to be correct. 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 comments; 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.

✓ Michael E. Ramin

Signature of Property Owner(s)

Michael E Ramin

Print Name(s)

Hamilton Hicks

Signature of Applicant/Agent

HAMILTON HICKS, JR

Print Name

Note: This 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.

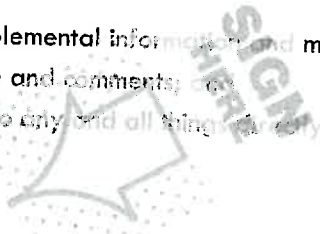
✓  
*If an applicant requests delay of consideration from the Planning Board or Board of County Commissioners before notice has been sent to the newspaper, the item will be calendared for the next meeting and no fee will be required. If delay is requested after notice has been sent to the newspaper, 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.*

#### 4. Acknowledgement and Signatures

By my signature below, I understand and accept all of the limitations and obligations of the Zoning Map amendment for which I am applying. I understand that the existing Official Zoning Map is presumed to be correct. 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 comments;
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.



✓ Michael E. Ramirez  
Signature of Property Owner(s)

Michael E Ramirez  
Print Name(s)

Hamilton Hicks, Jr  
Signature of Applicant/Agent

HAMILTON HICKS, JR  
Print Name

Note: This 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.

✓ James Ray Harrison Jr POA  
Gloria Harrison, sole heir of Harry Harrison

consideration from the Planning Board or Board of County Commissioners before notice has been published in a newspaper. If notice is not published in a 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 County Planning website will be required.

If an applicant has been sent a notice after no obligation to publish

Other Owners sign here ↑