

Mazur
Drive

Castle
Hayne
Road/
NC 133

4525 Castle
Hayne Road

Stricks
Trading Post
Lane

Crowatan
Road





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

CONDITIONAL ZONING APPLICATION

This application form must be completed as part of a conditional zoning 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 10.3.3 of the Unified Development Ordinance.



1. Applicant and Property Owner Information

Applicant/Agent Name Cindee Wolf	Owner Name (if different from Applicant/Agent) Southern County Properties NWB, L.L.C.
Company Design Solutions	Company/Owner Name 2 Neil Wesley Blake, III - Registered Agent
Address P.O. Box 7221	Address P.O. Box 1302
City, State, Zip Wilmington, NC 28406	City, State, Zip Wrightsville Beach, NC 28480
Phone 910-620-2374	Phone 910-540-3362
Email cwolf@lobodemar.biz	Email averyblake5@gmail.com

2. Subject Property Information

Address/Location 4525 Castle Hayne Road		Parcel Identification Number(s) 322116.74.8760 [R01700-002-003-000]
Total Parcel(s) Acreage 19.86 ac	Existing Zoning and Use(s) RA	Future Land Use Classification Community Mixed-use & Rural Residential

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

Proposed Conditional Zoning District: CZD / B-2	Total Acreage of Proposed District: 19.86 ac.
<p>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 permitted in the corresponding General Use District are eligible for consideration within a Conditional Zoning District.</p> <p>The proposed project is to develop an "Event Center," a specific use listed in the Principal Use Table, and defined in the definitions of the Unified Development Ordinance. Activities include, but are not limited to, private weddings or celebrations, family gatherings, expositions and / or farmers' markets.</p>	

4. Proposed Condition(s)

<p>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.</p> <p>Reference the site plan for layout and details of improvements. A combined indoor / outdoor venue will include up to 10,000 square feet of gross floor area, such as an assembly hall, bridal cottage and / or catering facility. A separate outdoor venue is also delineated for applicable activities.</p>

5. 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 Traffic 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: Lodge / Fraternal Organization (ITE 591)

Trip Generation Use and Variable (gross floor area, dwelling units, etc.) Max. Participants - 250-300

AM Peak Hour Trips: 3

PM Peak Hour Trips: 9

6. Conditional Zoning District Considerations

The Conditional Zoning District procedure is established to address situations where a particular land use would be consistent with the New Hanover County 2016 Comprehensive Plan and the objectives outlined in the Unified Development Ordinance and where only a specific use or uses is proposed. The procedure is intended primarily for use with transitions between zoning districts of 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 Zoning district meets the following criteria.

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.

Policies for growth & economic development encourage continued efforts to attract and retain small businesses. Similar types of facilities exist copacetically within the vicinity of residential sections of the City of Wilmington and around New Hanover County. If properly located, such as in transitional areas between business zones and lower-density residential development, and adequately buffered, any adverse effect to surrounding properties is easily mitigated.

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 tract fronts Castle Hayne Road, a major thoroughfare within the County. The Community Mixed-Use place-type borders that frontage, and the Rural Residential place-type extends to the rear of the tract. The Comprehensive Plan focuses on development patterns that can act as an attractor for County residents and visitors. Appropriate uses include lower-impact businesses. Expectations are for more active commercial enterprises to develop along Castle Hayne Road when public water and sewer service is made available. An event center is a transitional use that will serve as separation from the busier road corridor and the much more rural nature of the lands beyond.

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 former Zoning Ordinance did not have a defined use covering venues for events. The enterprise was most closely associated with community centers or social / fraternal organizations. Both of those uses were permitted by Special Use Permit in the Rural Residential (RA) district. However, the UDO now has a specific use defined for an "event center." It is permitted by-right in the B-1, CB and B-2 districts, but is limited to only indoor operation in the B-1 & CB districts. The desire for the proposed project would include outdoor activities, hence the request for a B-2 zoning amendment.

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 determined to be incomplete must be corrected in order to be processed for further review; Staff will confirm if an application is complete within five business days of submittal.

Application Checklist

Applicant Initial

<input type="checkbox"/> This application form, completed and signed	<u>CW</u>
Application fee:	
<input type="checkbox"/> <ul style="list-style-type: none"> • \$600 for 5 acres or less • \$700 for more than 5 acres • \$300 in addition to base fee for applications requiring TRC review 	<u>CW</u>
<input type="checkbox"/> Community meeting written summary	<u>CW</u>
<input type="checkbox"/> Traffic impact analysis (if applicable)	<u>N/A</u>
<input type="checkbox"/> Legal description (by metes and bounds) or recorded survey Map Book and Page Reference of the property requested for rezoning	<u>CW</u>
Conceptual Plan including the following minimum elements:	
<input type="checkbox"/> Tract boundaries and total area, location of adjoining parcels and roads <ul style="list-style-type: none"> • Proposed use of land, building areas and other improvements <ul style="list-style-type: none"> ○ For residential uses, include the maximum number, height, and type of units; area to be occupied by the structures; and/or proposed subdivision boundaries. ○ For non-residential uses, include the maximum square footage and height of each structure, an outline of the area structures will occupy, and the specific purposes for which the structures will be used. • Proposed transportation and parking improvements; including proposed rights-of-way and roadways; proposed access to and from the subject site; arrangement and access provisions for parking areas. • All existing and proposed easements, required setbacks, rights-of-way, and buffers. • The location of Special Flood Hazard Areas. • A narrative of the existing vegetation on the subject site including the approximate location, species, and size (DBH) of regulated trees. For site less than 5 acres, the exact location, species, and sized (DBH) of specimen trees must be included. • Approximate location and type of stormwater management facilities intended to serve the site. • Approximate location of regulated wetlands. • Any additional conditions and requirements that represent greater restrictions on development and use of the tract than the corresponding general use district regulations or additional limitations on land that may be regulated by state law or local ordinance 	<u>CW</u>
<input type="checkbox"/> One (1) hard copy of ALL documents and site plan. Additional hard copies may be required by staff depending on the size of the document/site plan.	<u>CW</u>
<input type="checkbox"/> One (1) digital PDF copy of ALL documents AND plans	<u>CW</u>

7. 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 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.


Signature of Property Owner(s)

Neil Wesley Blake, III - Registered Agent

Print Name(s)


Signature of Applicant/Agent

Cynthia Wolf / Design Solutions

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.

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BK: RB 6409

PG: 368-373

RECORDED:

02-05-2021

02:56:03 PM

BY: SAMANTHA SPEAKER

DEPUTY



2021005912

NEW HANOVER COUNTY, NC

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NC FEE \$26.00
STATE OF NC
REAL ESTATE
EXTX \$875.00

WARRANTY DEED

Prepared by and return to:

MURCHISON, TAYLOR & GIBSON, PLLC

1979 Eastwood Road, Suite 101, Wilmington, NC 28403

All or a portion of the property herein described ____ includes or X does not include the primary residence of Grantor (N.C.G.S. § 105-317.2)

STATE OF NORTH CAROLINA

Parcel Number: R01700-002-003-000

COUNTY OF NEW HANOVER

Revenue Stamps \$875.00

THIS WARRANTY DEED, made and entered into this 3rd day of February, 2021, by and between **Susan Moore Skinner as Trustee under the Declaration of Trust of Susan Moore Skinner dated December 13, 2002**, as it may be amended from time to time with a mailing address of 1726 Wayne Street, Columbia, SC 29201, and **Emily M. Axelrod as Trustee under the Declaration of Trust of Emily M. Axelrod dated October 3, 1990**, as it may be amended from time to time, with a mailing address of 723 Laurel Avenue, Wilmette, IL 60091, (herein called "**Grantor**") and **Southern County Properties NWB, LLC, a North Carolina limited liability company** with a mailing address of P.O. Box 1302, Wrightsville Beach, NC 28480 (herein called "**Grantee**"). The designation **Grantor** and **Grantee** as used herein includes said parties, their heirs, successors and assigns, and, as the context requires, words in the singular number include the plural and vice versa and genders are interchangeable.

WITNESSETH:

The **Grantor**, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to it in hand paid by the **Grantee**, the receipt whereof is hereby acknowledged, has bargained and sold, and by these presents does hereby bargain, sell and convey unto **Grantee**, its successors and assigns forever, in fee simple, all that certain real property located in New Hanover County, North Carolina, and more particularly described as in **Exhibit A**, attached hereto and incorporated herein by reference.

Subject to (i) all easements, rights of way, encumbrances, restrictions and other matters of record; (ii) any and all matters that would be revealed by a current and accurate survey; (iii) all governmental land use statutes, ordinances and regulations (including, without limitation, zoning, subdivision and building regulations); and (iv) ad valorem taxes for the current and subsequent years.

TO HAVE AND TO HOLD the above granted and described property, together with all and singular, the rights, privileges, easements, tenements and appurtenances thereunto belonging, or in anywise appertaining unto the said **Grantee**, its successors and assigns, in fee simple, forever.

And the **Grantor**, for itself, its successors and assigns, does covenant to and with the said **Grantee**, its successors and assigns, that it is seized in fee of the above granted and described property; that it has good right to sell and convey the same in fee simple; that the same is free and clear from any and all restrictions, easements or encumbrances except those set forth herein; and that it will and its successors and assigns shall warrant and defend the title to the same against the lawful claims and demands of any and all persons whomsoever.

IN TESTIMONY WHEREOF, the said **Grantor** has caused this instrument to be executed the day and year first above written.

By: Susan Moore Skinner
 Susan Moore Skinner as Trustee under the
 Declaration of Trust of Susan Moore
 Skinner dated December 13, 2002, as it may
 be amended from time to time

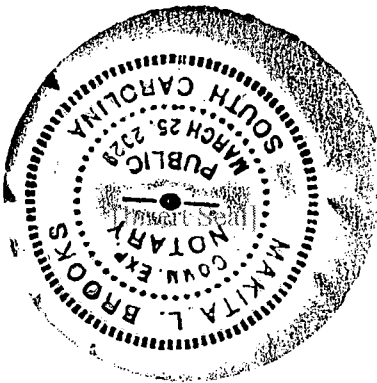
STATE OF South Carolina

COUNTY OF Richland
 (County where acknowledgement taken)

I, Makita L. Brooks, a Notary Public, certify that the following person(s) personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Susan Moore Skinner

Witness my hand and official seal or stamp, this 3rd day of February, 2021.

Makita L. Brooks
 Notary Public
 My commission expires: March 25, 2029



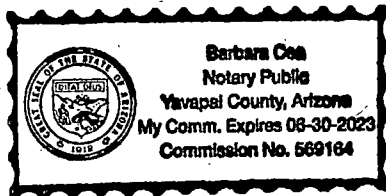
IN TESTIMONY WHEREOF, the said **Grantor** has caused this instrument to be executed the day and year first above written.

By: Emily M. Axelrod He
 Emily M. Axelrod as Trustee under the
 Declaration of Trust of Emily M. Axelrod
 dated October 3, 1990 as it may be amended
 from time to time

STATE OF Arizona
 COUNTY OF Yavapai
 (County where acknowledgement taken)

I, Barbara Cea, a Notary Public, certify that the following person(s) personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Emily M. Axelrod

Witness my hand and official seal or stamp, this 3 day of February, 2021.



Barbara Cea
 Notary Public
 My commission expires: 6/30/2023

[Insert Seal]

EXHIBIT A**LEGAL DESCRIPTION**

ALL that certain tract or parcel (or tracts or parcels) of land devised to Marie Boushee Moore by the will of her father, Ed Boushee, said will having been admitted to probate on May 27, 1954, and recorded in Will Book "S" at Page 264, in the Office of the Clerk of Superior Court of New Hanover County, North Carolina, said tract of parcel containing 20 acres, more or less, and being known as "Farms #72 and #73, Marathon Farms, and more particularly described in that Warranty Deed from Adam Sondej, and wife, Mary Sondej to Ed Boushee, same being dated May 3, 1924 and recorded in Book 155 at Page 112 of the New Hanover County, North Carolina Registry, the provisions of said Deed being incorporated herein by reference as fully as it set forth herein word for word.

Also being described as beginning at a point in the Western line of the Carle Haynes' County Road, said point being 3048.5 feet southwestwardly from its intersection with the southern line of Marathon Avenue; runs thence with the said Western line of the County Road about south 39 degrees 30 minutes West 865 feet to a point; thence south 68 degrees east, and parallel with said Marathon Avenue 1048.8 feet to the beginning in the western line of the County Road containing 20 acres, more or less, and being known as farms #72 and #73, as shown on the official "Map of Marathon", and being the same land that was conveyed to Adam Sondej and wife, Mary Sondej by the Carolina Real Estate and Trust Company by deed bearing date the 1st day of April, A.D., 1915, and duly recorded on the Records of New Hanover County in Book 85, Page 284.

TAMMY THEUSCH
PIVER
Register of Deeds

New Hanover County Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
Filed For Registration: 02/05/2021 02:56:03 PM
Book: RB 6409 Page: 368-373
6 PGS \$901.00
Real Property \$26.00
Excise Tax \$875.00
Recorder: SAMANTHA SPEAKER
Document No: 2021005912

DO NOT REMOVE!

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.

**ARTICLES OF ORGANIZATION
OF
SOUTHERN COUNTY PROPERTIES NWB, LLC**

Pursuant to §57D-2-20 of the General Statutes of North Carolina, the undersigned does hereby submit these Articles of Organization for the purpose of forming a limited liability company.

1. The name of the limited liability company is:

SOUTHERN COUNTY PROPERTIES NWB, LLC

2. The name and address of the organizer executing these Articles of Organization is as follows:

**David G. Martin
1979 Eastwood Road, Suite 101
Wilmington, NC 28403**

3. The street address and county of the initial registered office of the limited liability company is:

**815 S. Lumina Avenue
Wrightsville Beach, NC 28480
New Hanover County**

4. The mailing address of the initial registered office of the limited liability company is:

**P. O. Box 1302
Wrightsville Beach, NC 28480**

5. The name of the initial registered agent at the limited liability company's initial registered office is:

Neil Wesley Blake III

6. The limited liability company has a principal office. The street address and county of the principal office of the limited liability company is:

**815 S. Lumina Avenue
Wrightsville Beach, NC 28480
New Hanover County**

7. The mailing address of the principal office of the limited liability company is:

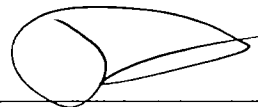
**P. O. Box 1302
Wrightsville Beach, NC 28480**

8. To the fullest extent permitted by applicable law, as it now exists or may hereafter be amended, the limited liability company shall indemnify all members, managers and other company officials of the limited liability company against all liability and litigation expense, including, but not limited to, reasonable attorneys' fees, arising out of their status as such or their activities in the foregoing capacity, regardless of when such status existed or activity occurred and regardless of whether or not they are members, managers or other company officials of the limited liability company at the time such indemnification is sought or obtained. Without limiting the generality of the foregoing indemnity, such persons may also recover from the limited liability company all reasonable costs, expenses and attorneys' fees in connection with the enforcement of rights to indemnification granted herein. The provisions of this paragraph are in addition to and not in limitation of the power of the limited liability company with respect to, and the rights of any member, manager or other company official of the limited liability company to receive the benefits of, any other or further indemnification, insurance, elimination of liability or the right or benefit which is either required by the North Carolina Limited Liability Company Act or permitted thereby and duly adopted by the limited liability company in accordance therewith.

9. To the fullest extent permitted by applicable law, as it now exists or may hereafter be amended, no member, manager or other company official of the limited liability company shall have any personal liability arising out of any action, whether by or in the right of the limited liability company or otherwise, for monetary damages for breach of his or her duty as a member, manager or other company official. This paragraph shall not impair any right to receive indemnity or insurance from the limited liability company or any third party which any member, manager or other company official may now or hereafter have. Any repeal or modification of this paragraph shall not impair or otherwise adversely affect any limitation on, or elimination of, the personal liability of a member, manager or other company official effected hereby with respect to the acts or omissions occurring prior to such repeal or modification.

10. These Articles of Organization will be effective upon filing.

This the 9th day of December, 2020.



Name: David G. Martin
Title: Organizer

Legal Description for
Conditional Zoning District at
4525 Castle Hayne Road (NC Hwy. 133)

Beginning at a point in the northwestern boundary of Castle Hayne Road (NC. Hwy. 133), a public right-of-way; said point being offset 50-feet from the centerline; said point being also described as the northeastern corner of Farm #72, Marathon Colony; and running thence from the point of beginning with the right-of-way:

South 68°00' West, 865.0 feet to a point, the southwestern corner of Farm #73, Marathon Colony; thence
North 39°30' West, 1048.8 feet to a point; thence
North 68°00' East, 865.0 feet to a point; thence
South 39°30' East, 1048.8 feet to the point and place of beginning, containing 19.86 acres more or less.

Being also described as Farms #71 and #72 of Marathon Colony Farms.

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

Project Name: Driftwood Farms / 4525 Castle Hayne Road
Proposed Zoning: RA to (CZD) B-2 for an Event Center

The undersigned hereby certifies that written notice of a project proposal 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 December 21, 2020. The mailing gave the recipients opportunity to contact us with questions or comments via telephone or email. Copies of the written notices and the site layout are attached.

The persons responding were: Reference attached list of contacts received from calls or emails, and the associated dialogue.

Date: January 25, 2021
Applicant: Design Solutions
By: Cindee Wolf

Community Information

Driftwood Farms Event Venue

Name	Address	Email (Optional)
Monica Rocha	4700 Mazur Dr	Tel. 910-471-1282
Rosanna Ucci		rucci129@gmail.com Tel 910-619-8133
Marion Kreh	127 McDougald Dr	katzenfrau2000@yahoo.com
Kyle & Elizabeth Henry	4722 Mazur Dr	krhlrh@gmail.com Tel. 913-317-6002
Pollyanna & Stephen Likens	4600 Castle Hayne Rd	wolftracks2016@gmail.com Tel. 910-264-1812
Pat Strickland	4027 Stricks Trading Post Rd	
Patricia Guyton	4105 Stricks Trading Post Rd	
Mallory Bennett	272 Garden Place Dr	mallorypbennett@gmail.com 910-769-9912
Stephanie Galanis	4628 Castle Hayne Road	stephaniepuffy1@aol.com
Wes Blake	Developer	wes@americanskin.net
Avery Belcher	Project Manager	averyblake5@gmail.com
Cindee Wolf	Project Planner	cwolf@lobodemar.biz

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4711 CASTLE HAYNE RD

CASTLE HAYNE, NC 28429

P.O. Box 7221
Wilmington, NC 28406



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FOREVER / USA

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WILMINGTON, NC 28401

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NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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BC: 28406722121 *2148-03214-24-01

28406722121

From: cwolf@lobodemar.biz
Sent: Monday, January 4, 2021 11:15 AM
To: 'Marion Kreh'
Cc: 'wes@americanskin.net'; 'Wes'; 'averyblake5@gmail.com'
Subject: RE: 4525 Castle Hayne Rd./Driftwood Farm Events Ctr.

Ms. Kreh,

We appreciate your comments. Perhaps "event center" is not the best description for the intended use. The types of "events" my clients want to cater to are weddings, family gatherings, a farmers market or maybe an afternoon antique car display. The size and scope is not for extensive public gatherings, concerts and such. Again, "amphitheater" simply describes a stage area with surrounding seating, but is extremely limited in size. After other comments concerning that particular feature of the plan, the owners will probably eliminate that from the proposal.

We would expect a maximum of 250 or so for the largest wedding or gathering. Yes, alcohol would generally be included for a catered affair. Any necessary improvements to Castle Hayne Road would be dictated by the NCDOT when a driveway permit was applied for. There is well over a 1/4 mile of vision distance in either direction from the proposed driveway. That determination would occur during the detailing design & permitting process.

The aspect of the rural nature of the site is exactly for the same reasons you enjoy your location. The surrounding wooded buffering will provide separation of both visibility & sound to surrounding areas. There is certainly a noise ordinance within New Hanover County, and complaints handled appropriately by the Sheriff's Dept.

Your email & comments will be included in the submittal to the County. This notification process is more for information purposes, so further voicing your concerns or opposition will best be at the Planning Board and / or Commissioners hearings. At this point we still plan on moving forward with the proposal, but are not submitting until February. I will be happy to send a follow-up of the actual submittal to you when we do. You will be notified directly by the County of those agendas - most probably on Thursday, March 4th, and then Monday, April 5th.

Regards, Cindee

-----Original Message-----

From: Marion Kreh <katzenfrau2000@yahoo.com>
Sent: Monday, January 4, 2021 10:24 AM
To: cwolf@lobodemar.biz
Subject: 4525 Castle Hayne Rd./Driftwood Farm Events Ctr.

Dear Ms. Wolf,

Residing in the Wooden Shoe community, I'm in close proximity of the proposed Driftwood Farm Events Center.

I moved and retired to the northern part of New Hanover county for peace and quiet and have some concerns regarding the potential rezoning for this venue.

1. What is the maximum capacity for this venue?
2. Will alcohol be served at this venue?
3. What is the noise ordinance for unincorporated areas of New Hanover county?

4. Will a turning lane be added to that section of Castle Hayne Road, due to this venue being close to an already dangerous curve?

I realize that due to our current situation with COVID-19, there will not be a face-to-face community meeting and I would be interested in attending a zoom meeting.

Thank you in advance for your response,

Marion Kreh
127 McDougald Dr.
Castle Hayne, NC 28429

Sent from my iPhone

Event Center Castle Hayne
Project Concerns

January 1, 2021

To: Cindee Wolf, Land Planner

Re: 4525 Castle Hayne Road/Driftwood Farms Event Center

Hello Ms. Wolf,

My name is Pollyanna Strickland Likens, and I am the resident that lives at 4600 Castle Hayne Rd. This would be the property directly in front of the land your clients are interested in developing. The proposed venue road would be located precisely in line with the front-middle section of my home, which sits very close to Castle Hayne Rd.

The Strick's Trading Post Lane denoted on the map is a "private" driveway that my family (including my 83-year-old mother) uses on a daily basis.

After several discussions with my husband, brother, and mother, we decided it best to contact you directly.

I am speaking on behalf of my brother, Pat Strickland 4027 Stricks Trading Post Rd.; my mother, Patricia Guyton 4105 Stricks Trading Post Rd.; and my husband, Stephen K. Likens 4600 Castle Hayne Rd.

We have concerns about the development of the Driftwood Farms Event Center. Our top three issues, in order, are flooding and drainage, traffic, and noise level.

*The already existing flooding issues have caused numerous problems for us, as well as our neighbors. My house flooded during Florence and the issue can only be alleviated by the reconstruction of the ditch branches that carry the access overflow into past established waterways of the 4525 Castle Hayne Road property, which subsequently leads back to Prince George Creek. When the property at 4525 was stripped of the trees last year, the ditches were not cleared and the blockage was not freed to allow runoff water to flow properly.

I acknowledge the placement of the stormwater pond in the plans, but do not feel this is adequate enough to solve the issue. I would like to personally see an impact analysis for the drainage and stormwater runoff solution.

*During all venue events, vehicle traffic will certainly double in our small neighborhood. Who will direct this traffic and how will it be lessened for the residents? The addition of turn lanes is a condition for my family and neighbors.

I am concerned that directly ahead of traffic flowing out of the venue is a potential for cars driving into the front of my home, or the use of my yard.

Looking forward to viewing a Traffic Impact Analysis as well.

Do you assume you will have enough parking available at all times? Will venue visitors be parking in my yard if your lot is filled? Will they use my "private" driveway or front yard to turn around?

Those of us in the area of your projected venue presently can not easily turn left on Castle Hayne Rd. during the hours of 7:30-8:30 am, as well as 4:30-5:30 pm, due to rush hour work traffic from the General Electric Plant and other general commuters flowing to and from the Castle Hayne town center. Do you have projected solutions in mind for handling traffic flow coming from two already congested areas, each one mile from the venue on Castle Hayne Rd, soon in addition to the traffic flowing to and from the venue? How are you going to handle the increase? According to your map, there is only one way in and one way out of the property. One solution would be a second exit off of the property located toward the south corner onto Castle Hayne Rd.

Traffic will only increase, partially because of the changing infrastructure and expected growing population. I'd appreciate feedback on what to expect, and that any solutions be in place from the start of construction traffic.

*Will the noise from the venue be subject to the New Hanover County presently established rules?

The open-air concert venue's sound system will point slightly south-east, toward the middle-front of my home. I personally know that this type of venue would not be a quiet neighbor across the street.

The ambient noise level for a residentially zoned district -as I can understand- is 65 decibels on the "A" weighing scale. Between the hours of 10:00 p.m. and 7:00 a.m., the above sound level shall be reduced.

Will the "Conditional Zoning" of the 4525 property be exempt from this restriction?

I do recognize that your planning shows a wooded area as a type of buffer. Does this mean a row of hedges or rows of trees along the drive? Or will the now open areas facing the front of Castle Hayne Rd. be replenished with dense forest area? What is the plan for a sound buffer? Will there potentially be a fence of some type along the road front?

Another concern is who will be the contact person at the county -a county appointed primary intermediary- that will be in charge of amphitheater-related issues.

If New Hanover County approves the amphitheater, I'd appreciate for the neighborhood to be included in working toward building the venue. Possibly a small neighborhood (8) member association with your chosen representative. A group that could hold its own socially distanced meeting(s). A "town hall" of sorts, where my neighbors and myself can be enlightened, included, and work with your clients on our concerns about flooding, traffic, noise, and other issues. Each of which is far-reaching.

In addition to my family, I have spoken with a few neighbors and the music venue is a large concern for them for several reasons similar to the ones I am addressing.

I understand that at the start of the conception for this property, your client was considering a horse arena, an open car show area for shows, and a wedding venue. No one I have spoken with seems opposed to this type of project. My family -the undersigned- has no objections to these kinds of shows or events.

I look forward to hearing from you.

Pollyanna Strickland Likens
4600 Castle Hayne Rd. Castle Hayne, NC 28429
910-264-1812
wolftracks2016@gmail.com

Pat Strickland
4027 Stricks Trading Post Rd.

Patricia Guyton
4105 Stricks Trading Post Rd.

Stephen K Likens
4600 Castle Hayne Rd.
New Hanover County Zoning Ordinance

From: Stephanie Galanis <stephaniepuffy1@aol.com>
Sent: Sunday, January 31, 2021 1:42 PM
To: cwolf@lobodemar.biz
Subject: Venue Castle Hayne
Attachments: image0.jpeg; Untitled attachment 00136.txt

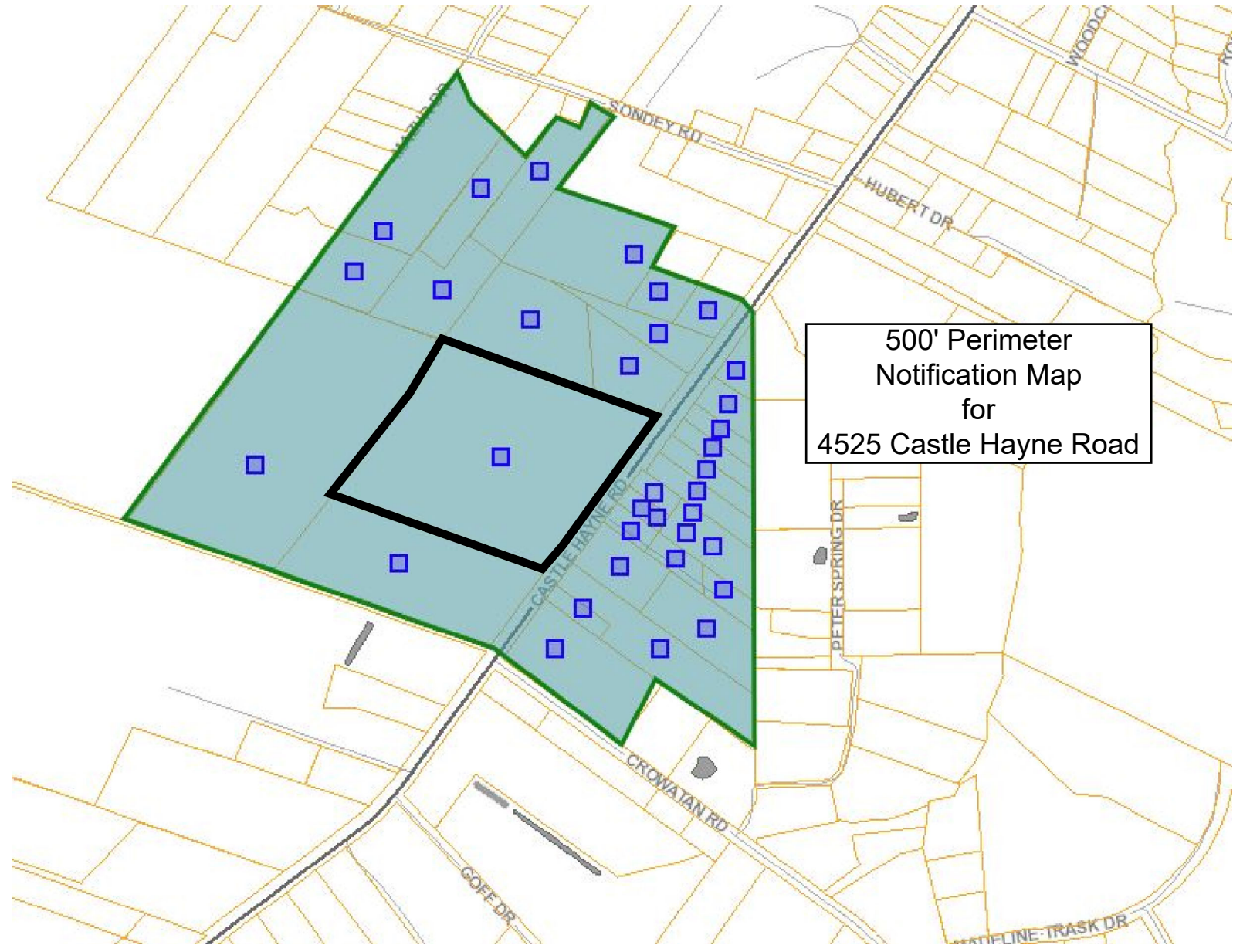
Good afternoon

I reside at 4628 Castle Hayne Road and I am saddened to see all the beautiful trees that were logged without a permit . I've been to the meetings regarding that , I am definitely not wanting a music venue across the street from my country home, as our once beautiful quiet quaint country tiny rural community is now being turned into a commercialized area full of storage units ,dollar generals ,and now event venues that I will have to look at across the street from my kitchen window I'm not happy .Not only all the buffers not suitable enough for the noise the trees are used to prevent all of the high winds that we get especially during hurricane season the flooding is unbearable the ditches are so over flooded now and the traffic alone in the past few years has become ridiculous .

I cannot make a left out of my driveway to get my son to school, I have to make a right ,I have to leave extra early just to get to church on time ,now you're adding a venue across the street which will add more traffic on top of what our small town already has and what a shame what once was an agricultural beautiful development is gone .

If it is a choice unfortunately between new housing and you're planning , I do not want new housing schools are already overcrowded my sons high school is already overcapacity , there is no room for the kids to go to school and that would mean over 200 plus vehicles coming down in front of my home , and we are overpopulated especially in this tiny town and of New Hanover county in general. However this proposal still is not suitable for our tiny rural area you say this is what our community wants it is not thank you for your concern I am attaching a beautiful photo I took in 2008 from

500' Perimeter
Notification Map
for
4525 Castle Hayne Road



500' Perimeter of 4525 Castle Hayne Road

BELCHER CONSTANCE	PO BOX 248	CASTLE HAYNE, NC 28429	4625 CASTLE HAYNE RD CASTLE HAYNE
BURROUGHS LARRY SR PHYLLIS LUCAS	7022 MURRAYVILLE RD	WILMINGTON, NC 28405	4629 CASTLE HAYNE RD CASTLE HAYNE
CAHILL STEVEN C MARGRET F	91 CROWATAN RD	CASTLE HAYNE, NC 28429	4500 CASTLE HAYNE RD CASTLE HAYNE
CAPOTOSTO STEPHANIE G ROBERT	4628 CASTLE HAYNE RD	CASTLE HAYNE, NC 28429	4628 CASTLE HAYNE RD CASTLE HAYNE
COOMBS LEE R	2276 SEASHORE RD	SUPPLY, NC 28462	4608 CASTLE HAYNE RD CASTLE HAYNE
COOMBS LEE R HEIRS	4818 ILEX DR	WILMINGTON, NC 28412	4606 CASTLE HAYNE RD CASTLE HAYNE
DIAZ JUAN CECILIA G	4711 CASTLE HAYNE RD	CASTLE HAYNE, NC 28429	4711 CASTLE HAYNE RD CASTLE HAYNE
EVERSON DAVID W DEBORAH S	4520 CASTLE HAYNE RD	CASTLE HAYNE, NC 28429	4520 CASTLE HAYNE RD CASTLE HAYNE
GEMMELL JOHN JR LIFE ESTATE	4516 CASTLE HAYNE RD	CASTLE HAYNE, NC 28429	4516 CASTLE HAYNE RD CASTLE HAYNE
HAAGENSEN CRAIG C DARLEEN O	3224 COLLEGE RD N #229	WILMINGTON, NC 28405	4721 CASTLE HAYNE RD CASTLE HAYNE
HENRY KYLE R ELIZABETH	4722 MAZUR DR	CASTLE HAYNE, NC 28429	4722 MAZUR DR CASTLE HAYNE
HOANG PAUL KIM THU THI HUYNH	4632 CASTLE HAYNE RD	WILMINGTON, NC 28401	4632 CASTLE HAYNE RD CASTLE HAYNE
HOMMES KEVIN A ETAL	2524 CASTLE HAYNE RD	WILMINGTON, NC 28401	2524 CASTLE HAYNE RD WILMINGTON
JAMES JOHMACHIEL BRANDI E	4713 CASTLE HAYNE RD	CASTLE HAYNE, NC 28429	4713 CASTLE HAYNE RD CASTLE HAYNE
LIKENS STEPHEN K POLLYANNA S	4600 CASTLE HAYNE RD	CASTLE HAYNE, NC 28429	4600 CASTLE HAYNE RD CASTLE HAYNE
LUNCEFORD JOHNNY M SHARON G	3824 SONDEY RD	CASTLE HAYNE, NC 28429	3824 SONDEY RD CASTLE HAYNE
MCCLORY RAYMOND C	508 JENOA DR	CASTLE HAYNE, NC 28429	4530 CASTLE HAYNE RD CASTLE HAYNE
MCCLORY RAYMOND C	508 JENOA DR	CASTLE HAYNE, NC 28429	4700 CASTLE HAYNE RD CASTLE HAYNE
METTS BRITTANI ERIC	4612 CASTLE HAYNE RD	CASTLE HAYNE, NC 28429	4612 CASTLE HAYNE RD CASTLE HAYNE
POWER LINE FARMS LLC	300 CORAL DR	WRIGHTSVILLE BCH, NC 28480	4620 CASTLE HAYNE RD CASTLE HAYNE
ROCHA KENNETH B MONICA J	4700 MAZUR DR	CASTLE HAYNE, NC 28429	4700 MAZUR DR CASTLE HAYNE
RUITTO MICHAEL S JR	2840 COLLEGE RD S	WILMINGTON, NC 28412	4624 CASTLE HAYNE RD CASTLE HAYNE
SCHUTT JEREMY L	4701 CASTLE HAYNE RD	CASTLE HAYNE, NC 28429	4701 CASTLE HAYNE RD CASTLE HAYNE
SESSIONS ZACKY CARL HEIRS	4616 CASTLE HAYNE RD	CASTLE HAYNE, NC 28429	4616 CASTLE HAYNE RD CASTLE HAYNE
STEED LAWRENCE L JR SANDRA C	3820 SONDEY RD	CASTLE HAYNE, NC 28429	3820 SONDEY RD CASTLE HAYNE
STRICKLAND DELORES GAIL ETAL	4526 CASTLE HAYNE RD	CASTLE HAYNE, NC 28429	4526 CASTLE HAYNE RD CASTLE HAYNE
STRICKLAND PAT COOPER	4027 STRICKS TRADING POST RD	CASTLE HAYNE, NC 28429	4604 CASTLE HAYNE RD CASTLE HAYNE
STRICKLAND PAT COOPER	4027 STICKS TRADING POST	CASTLE HAYNE, NC 28429	4105 STRICKS TRADING POST LN CASTLE HAYNE
STRICKLAND PAT COOPER	4027 STRICKS TRADING POST	CASTLE HAYNE, NC 28429	4027 STRICKS TRADING POST LN CASTLE HAYNE
TANCRELLE LOUIS F G III	820 LEAH ST	FAYETTEVILLE, NC 28312	4501 CASTLE HAYNE RD CASTLE HAYNE
TOMPKINS SAMUEL R NELLIE J	2057 ADAMS ST	WILMINGTON, NC 28401	3816 SONDEY RD CASTLE HAYNE



Project Information Notice

December 21, 2020

To: Adjacent Property Owners

Re: 4525 Castle Hayne Road / Driftwood Farms Event Center

My clients are interested in developing the referenced property for an event center. An exhibit of the general site layout is attached. 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.

The County requires that the developer notify the property owners within an adjacency to the project and hold a meeting for any and all interested parties. This is intended to provide neighbors with an opportunity for explanation of the proposal, and for questions to be answered concerning project improvements, benefits, and impacts.

Due to the current COVID-19 issue, however, a meeting cannot be held at this time. In lieu of that, you can contact the land planner, Cindee Wolf, with comments or questions at:

Telephone: 910-620-2374, or

Email: cwolf@lobodemar.biz

We can also set up an on-line meeting for a forum with multiple parties if requested. Please let me know if you are interested in that alternative and arrangements will be made. All contact, comments, concerns, and recommendations must be recorded in a report delivered to the County along with the rezoning application.

Prior to this project being reviewed by the Planning Board & Commissioners, you will receive subsequent notices of the agendas directly from the County. Those meetings provide public hearings for comment on any issues pertinent to approval of the proposal.

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



Outdoor Activities
(ie. Car or Boats Shows / Food Festivals)

Open-Air Amphitheatre
(ie. Music & Plays)

Combined Indoor & Outdoor Activities
(ie. Weddings & Celebrations)

Bridal Suite

Stormwater Pond

Wooded Buffer

Wooded Buffer

Driftwood Farms
Event Center

Castle Hayne Road / NC 133

Stroks Trading Post Lane

January 25, 2021

This email, along with a copy of all submittal documents, was provided to all parties that responded to the project information mailing:

I'm sending this email as follow-up to the responses I received concerning the development of an event center at the referenced address. We have now made a formal submittal to the County. The actual plan and supporting documentation are attached for your information.

The exhibit included in the initial mailing was certainly preliminary, and the most major concern voiced was over inclusion of a venue for stage or music presentations. Although it was not sized, and was never intended for large public "concerts," that element of the proposal has been totally eliminated. The types of events that my clients want to cater to are weddings, family gatherings, an outdoor farmers market or perhaps an afternoon antique car display. The aspect of the rural nature of the site chosen is exactly for the same reasons you enjoy your location. The entire use is located to the rear of the property, but we have committed to extra-wide setbacks & buffering to provide both visual & sound separation from adjacent properties.

We would expect a maximum of 250 or so attendees for the largest wedding or gathering. Castle Hayne Road is a major thoroughfare in the County, appropriate for access. Since these functions are generally held weekends, the timing is outside of the peak vehicular travel times. A full Traffic Impact Analysis would not be required. Regardless, a driveway permit will be required from the NC Dept. of Transportation prior to any use, and they will determine necessary improvements to the roadway. These may include turn lanes. Contracting sheriff's deputies for traffic control during the larger events is always an option, similar to what many churches do before & after services.

Stormwater management for both the State jurisdiction over water quality preservation, and the County Ordinance for detention of runoff, will be handled in a pond facility. The design of the pond is based on calculations of all new surface coverage. The normal drainage pattern is then to a ditch flowing northwardly toward Prince Georges Creek & the river. A ditch that traverses the tract will need to be cleaned out and then perpetually maintained for positive flow.

Conditional zoning districts are not only subject to the specific plan, proposed use and approval conditions, but certainly also to all requirements, regulations and technical standards of the County. This would absolutely include sound ordinances, for which complaints are handled by the Sheriff's Department.

This submittal timing puts the project on track for a March 4th, Planning Board review, and April 5th, Board of Commissioners final hearing. Both of those meetings provide opportunity for the public to comment both in support or in opposition to the proposed zoning and use.

I remain available for questions or additional information. Please do not hesitate to contact me again. My clients seek to be a positive addition to the community. Thank you for your interest.

