

TERROIR DEVELOPMENT, LLC

P.O. BOX 15025 ♦ WILMINGTON, NORTH CAROLINA 28408 ♦ OFFICE 910.791.3354

February 1, 2021

Mr. Brad Schuler, Senior Planner
New Hanover County Planning & Land Use
230 Government Center Drive – Suite 110
Wilmington, North Carolina 28403

RE: ESTRELLA LANDING – CONDITIONAL ZONING APPLICATION
4615 Gordon Road, Wilmington, NC
(Tax Parcel No. R04300-001-007-000)

Dear Mr. Schuler:

Enclosed for your consideration is the Conditional Zoning Application for Estrella Landing, which will consist of 84 affordable apartment units located on Gordon Road near the I-40 / N. College Road Interchange. The subject property is within the New Hanover County Planning and Zoning District and is currently zoned R-15. We are proposing to conditionally rezone the property to CZ-RMF-M (Residential Multi-Family – Moderate Density).

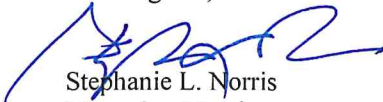
Terroir Development, LLC, recently completed construction and leasing of Bennett Village Apartments, a 72 unit apartment community off of Piner Road in the Monkey Junction Growth Node of the Future Land Use Plan. The architectural characteristics, community amenities, unit plans and mixed income of Bennett Village are almost identical to the plan for Estrella Landing. Terroir is based in Wilmington, as is our property management company, Norco Management Holding, Inc. Our sole focus is on the development and effective management of affordable housing throughout North Carolina, and more specifically East of I-95.

To develop properties like Bennett Village and Estrella Landing, Terroir applies for funding through the North Carolina Housing Finance Agency (NCHFA), which has a specific timeline established for the application process (REF. NCHFA 2021 Qualified Allocation Plan, Page 10). The Estrella Landing site was not identified as a potential location until January 17, 2021. The property was placed under contract on January 21 and a preliminary funding application was submitted to NCHFA on January 22.

In order to remain in the NCHFA underwriting process, Terroir must receive County Commissioner written approval of the requested Conditional Zoning District (CZ-RMF-M) no later than May 3, 2021. To meet this deadline and allow additional time for meetings and revisions, we are submitting the Conditional Zoning Application at our first opportunity of February 1. Prior to the March 4 Planning Board Public Hearing, we will hold the Community Information Meeting via Zoom.

Since the creation of Affordable Housing is a priority of the County Commissioners, we respectfully request that you accept the Conditional Zoning Application for Estrella Landing, prior to the Community Information Meeting. We believe that the Site and Architectural Plan details submitted with the Application will offer assurances that Estrella Landing will be a high-quality, attractive community. As Residents of New Hanover County, the Terroir Development Members have a vested interest in the success of the communities we create – during the planning and construction stage, and more importantly, for the long-term management and maintenance. Thank you in advance for your assistance. We look forward to working with you on another successful project!

Kind regards,



Stephanie L. Norris
Managing Member

Attachments

3. The Agency may make a forward commitment of the next year's tax credits in an amount necessary to fully fund project(s) with a partial award or to any project application that was submitted in a prior year if such application meets all the minimum requirements of the Plan. In the event that credits are returned or the state receives credits from the national pool, the Agency may elect to carry such credits forward, make an award to any project application (subject only to the nonprofit set aside), or a combination of both.

III. DEADLINES, APPLICATION AND FEES

A. APPLICATION AND AWARD SCHEDULE

The following schedule will apply to the 2021 application process for 9% Tax Credits and the first round of tax-exempt bond volume and 4% Tax Credits.

January 22	Deadline for submission of preliminary applications (12:00 noon)
March 15	Market analysts will submit studies to the Agency and Applicants
March 26	Notification of final site scores
April 5	Deadline for market-related project revisions (5:00 p.m.)
April 12	Deadline for the Agency and Applicant to receive the revised market study, if applicable
May 14	Deadline for full applications (12:00 noon)
August	Notification of tax credit awards

The Agency will also accept tax-exempt bond volume and 4% Tax Credit applications any time between May 1 and October 1 (5:00 p.m.). When a preliminary application has been submitted in this timeframe, a schedule of milestones will be provided to the Applicant. The preliminary application submission date will determine when those milestones occur which will follow a time frame similar to the 9% Tax Credit round. The Agency will work with the Applicant to determine if the project will receive 2021 or 2022 volume cap. Full applications can be submitted no later than January 14, 2022.

The Agency reserves the right to change the schedule to accommodate unforeseen circumstances.

B. APPLICATION, ALLOCATION, MONITORING, AND PENALTY FEES

1. All Applicants are required to pay a nonrefundable fee of \$5,800 at the submission of the preliminary application. This fee covers the cost of the market study or physical needs assessment and a \$1,400 preliminary application processing fee (which will be assessed for every electronic application submitted). The Agency may charge additional fee(s) to cover the cost of direct contracting with other providers (such as appraisers).
2. All Applicants are required to pay a nonrefundable processing fee of \$1,400 upon submission of the full application.
3. Entities receiving tax credit awards, including those involving tax-exempt bond volume, are required to pay a nonrefundable allocation fee equal to 0.86% of the project's total qualified basis.
4. The allocation fee will be due at the time of either the carryover allocation or bond volume award. Failure to return the required documentation and fee by the date specified may result in cancellation of the allocation. The Agency may assess other fees for additional monitoring responsibilities.
5. Owners must pay a monitoring fee of \$1,220 per unit (includes all units, qualified, unrestricted, and employee) prior to issuance of the project's IRS Form 8609. Any project utilizing income averaging or for which the Agency is the bond issuer must pay an additional monitoring fee of \$300 per unit.



NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE

230 Government Center Drive, Suite 110

Wilmington, North Carolina 28403

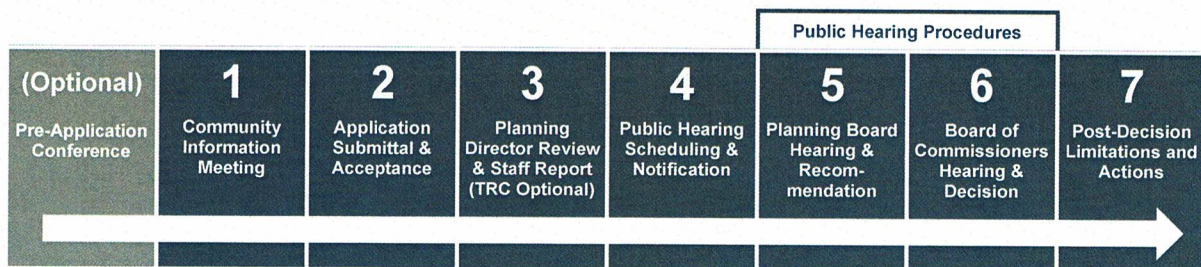
Telephone (910) 798-7165

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 STEPHANIE L. NORRIS (APPLICANT)	Owner Name (if different from Applicant/Agent) CHARLES R. CLAY, SR., AND ESSIE W. CLAY REVOCABLE LIVING TRUST
Company TERROIR DEVELOPMENT, LLC	Company/Owner Name 2 ESSIE W. CLAY, TRUSTEE
Address PO BOX 15025	Address 4618 GORDON ROAD
City, State, Zip WILMINGTON, NC 28408	City, State, Zip WILMINGTON, NC 28411
Phone (919)669-1079	Phone
Email STEPHANIE@NORCOMANAGEMENT.COM	Email KBEATTY09@ATT.NET

2. Subject Property Information

Address/Location 4615 GORDON ROAD		Parcel Identification Number(s) R04300-001-007-000	
Total Parcel(s) Acreage 5.12+/-	Existing Zoning and Use(s) R-15 (VACANT)		Future Land Use Classification GENERAL RESIDENTIAL

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

Proposed Conditional Zoning District: RMF-M	Total Acreage of Proposed District: 5.12+/-
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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.

ESTRELLA LANDING WILL CONSIST OF 84 AFFORDABLE APARTMENT UNITS WITHIN THREE 3-STORY BUILDINGS, A CLUBHOUSE WITH SITE MANAGER OFFICE AND RESIDENT COMMUNITY SPACE, PLAYGROUND, AND COVERED PICNIC AREA WITH GRILLS. THE DEVELOPMENT IS CONSIDERED WORKFORCE HOUSING AND WILL BE TARGETED TO WORKING FAMILIES AND SENIORS, WHOSE INCOMES ARE 80% OR BELOW THE AREA MEDIAN INCOME. MORE SPECIFICALLY, THE COMMUNITY WILL CONSIST OF 13 - 1 BEDROOM UNITS, 35 - 2 BEDROOM UNITS, AND 36 - 3 BEDROOM UNITS. A TOTAL OF 21 UNITS (25% OF THE TOTAL UNIT COUNT) WILL BE TARGETED TO RESIDENTS WHOSE INCOME ARE 30% OR BELOW THE AREA MEDIAN INCOME, WHICH PREDOMINANTLY CONSISTS OF SENIORS AND PERSONS WITH DISABILITIES.

PLEASE SEE THE ARCHITECTURAL PLANS INCLUDED WITH THIS SUBMITTAL FOR THE PROPOSED BUILDING CHARACTERISTICS, MATERIAL, UNIT MIX, UNIT FLOOR PLANS AND SIZES.

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.

PLEASE SEE THE SITE PLAN AND ARCHITECTURAL PLANS FOR CONDITIONS AND REQUIREMENTS THAT WILL BE SPECIFIC TO THIS DEVELOPMENT. FURTHER, WE ARE SEEKING A 2021 LIHTC AWARD FROM THE NC HOUSING FINANCE AGENCY FOR FUNDING OF ESTRELLA LANDING.

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: PLEASE SEE THE RAMEY KEMP TRIP GENERATION LETTER DATED 1/29/2021

Trip Generation Use and Variable (gross floor area, dwelling units, etc.) 84

AM Peak Hour Trips: ENTER (8) / EXIT (21)

PM Peak Hour Trips: ENTER (22) / EXIT (15)

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.**

THE GENERAL RESIDENTIAL CLASSIFICATION IN THE FUTURE LAND USE PLAN INCLUDES MULTI-FAMILY APARTMENTS. PROPERTIES ON THE SOUTH SIDE OF GORDON ROAD IS DESIGNATED FOR URBAN MIXED USE DEVELOPMENT. THE CONDITIONAL ZONING RMF-M PROPOSED FOR ESTRELLA LANDING WOULD PROVIDE AN APPROPRIATE TRANSITION BETWEEN THE TWO USE CLASSIFICATIONS. THE SUBJECT SITE IS WITHIN CLOSE PROXIMITY (1,000 LF) OF THE GORDON ROAD / I-40 INTERCHANGE, WHICH AFFORDS RESIDENTS A CONVENIENT ACCESS TO EMPLOYMENT OPPORTUNITIES AND SERVICES THROUGHOUT THE COUNTY. FINALLY, THE PROPOSED DEVELOPMENT WILL ADD TO THE HOUSING TYPES IN THE IMMEDIATE AREA BY CREATING ESSENTIAL AFFORDABLE HOUSING, A PRIORITY FOR THE COUNTY AND COUNTY COMMISSIONERS.

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.

AS STATED, THE SUBJECT PROPERTY IS WITHIN THE GENERAL RESIDENTIAL FUTURE LAND USE CLASSIFICATION, WHICH SUGGESTS THE NEED FOR DIVERSITY IN HOUSING LIKE AFFORDABLE HOUSING COMMUNITIES. ALTHOUGH THE PROPOSED ZONING DESIGNATION OF RMF-M AND DENSITY OF 16.4 UNITS PER AC IS NOT SPECIFICALLY DESIGNATED IN GENERAL RESIDENTIAL USE, ESTRELLA LANDING WILL BE AN APPROPRIATE TRANSITION BETWEEN R-15 HIGH DENSITY TO THE NORTH (HAWTHORNE AT SMITH CREEK) AND B-1 COMMERCIAL TO THE SOUTH (BUY QUICK C-STORE). PROPOSED RESIDENTIAL BUILDINGS 1 AND 3, WHICH INCLUDE A COMBINED TOTAL OF 60 UNITS (71% OF THE TOTAL UNITS), ARE ADJACENT TO THE B-1 AND R-15 HIGH DENSITY ZONED PROPERTIES. THE PROPOSED SITE PLAN PROMOTES ENVIRONMENTALLY RESPONSIBLE GROWTH THAT WILL PRESERVE A SIGNIFICANT AREA OF FLOOD PLAIN WHILE ALSO PROVIDING THE MUCH NEEDED HOUSING.

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 RECENT DEVELOPMENT OF THE BUY-QUICK C-STORE AND HAWTHORNE AT SMITH CREEK APTS INDICATES THE PROPERTIES AROUND THE GORDON ROAD / I-40 TRANSPORTATION NODE ARE IN TRANSITION. MULTI-FAMILY, AFFORDABLE HOUSING UNDER THE CURRENT ZONING IS NOT ECONOMICALLY FEASIBLE.

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

- ☐ This application form, completed and signed

JPC

Application fee:

- ☒ • \$600 for 5 acres or less
☒ • \$700 for more than 5 acres
☒ • \$300 in addition to base fee for applications requiring TRC review

SLN

- ☐ Community meeting written summary

N/A

- ☐ Traffic impact analysis (if applicable)

- ☐ Legal description (by metes and bounds) or recorded survey Map Book and Page Reference of the property requested for rezoning

JPC

Conceptual Plan including the following minimum elements:

- ☐ Tract boundaries and total area, location of adjoining parcels and roads
- Proposed use of land, building areas and other improvements
 - 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

JPC

- ☐ 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.

N/A

- ☐ One (1) digital PDF copy of ALL documents AND plans

JPC


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.


 2/1/2021 3:48:20 PM GMT
 Signature of Property Owner(s)

 Essie W. Clay, Trustee
 Print Name(s)

for Charles R. Clay Sr. and Essie W. Clay Revocable Living Trust


 Signature of Applicant/Agent
 FOR: TERROIR DEVELOPMENT, LLC

STEPHANIE L. NORRIS
 Print Name MANAGING MEMBER

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.

RAMEY KEMP ASSOCIATES

Moving forward.



T 919 872 5115

5808 Faringdon Place
Raleigh, NC 27609

January 29, 2021

Terroir Development, LLC
Stephanie L. Norris, Managing Member
PO Box 15025
Wilmington, NC 28408
snorris@norcomanagement.com

Subject: **Trip Generation Letter**
Estrella Landing
Wilmington, North Carolina

Dear Ms. Norris:

This letter provides an estimate of the trip generation for the proposed apartment development to be located at 4615 Gordon Road in Wilmington, North Carolina. The proposed development is anticipated to consist of 84 apartment units. Access to the proposed site will be provided via one (1) connection to Gordon Road. Refer to the attachments for the proposed site plan.

Trip Generation

Average weekday daily, AM, and PM peak hour trips for the proposed development were estimated using methodology contained within the ITE *Trip Generation Manual*, 10th Edition utilizing the most recent North Carolina Department of Transportation (NCDOT) Congestion Management rates vs. equation spreadsheet. The apartment buildings are anticipated to have three stories; therefore, mid-rise multi-family housing was utilized for trip generation purposes. Refer to Table 1 for a summary of the trip generation summary.

Table 1: Site Trip Generation Summary

Land Use (ITE Code)	Intensity	Weekday Daily Traffic (vpd)	Weekday AM Peak Hour Trips (vph)			Weekday PM Peak Hour Trips (vph)		
			Enter	Exit	Total	Enter	Exit	Total
Mid-Rise Multi-Family Housing (221)	84 dwellings	456	8	21	29	22	15	37

As shown in Table 1, it is estimated that the site will generate approximately 456 trips during a typical 24-hour weekday period. Of the daily site trips, it is anticipated that 29 total trips (8 entering and 21 exiting) will occur



rameykemp.com

Transportation
Consulting
that moves us
forward.

during the weekday AM peak hour and 37 total trips (22 entering and 15 exiting) will occur during the weekday PM peak hour.

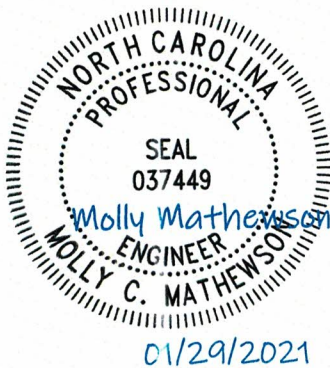
It should be noted that per the City's Technical Standards and Specifications Manual, the City of Wilmington threshold warranting a Traffic Impact Study (TIS) is 100 or more trips during either peak hour.

Findings and Summary

Based on the trip generation results, it is expected that the proposed Estrella Landing development will have a minimal impact on the surrounding roadway network. The peak hour trip generation potential for this proposed development is significantly less than the City's threshold to require a TIS (100 vehicles per hour).

If you should have any questions, please feel free to contact me at (919) 872-5115.

Sincerely,



Molly Mathewson, PE
Transportation Engineering Project Manager
Ramey Kemp & Associates, Inc.

NC Corporate License # C-0910



Existing Vegetation Narrative

The existing vegetation on parcel R04300-001-007-000 can generally be described as:

Along the southern property line is an existing row of Loblolly Pine trees varying in DBH from 12"-24".

Along the eastern property line is an approximately 40' wide area of existing trees, generally characterized as Loblolly Pines varying from 12"-24" DBH, Maples from 8"-20" DBH, Southern Red Oaks from 8"-16" DHB. A similarly sized and vegetated area also exists along the northern half of the western property line.

Much of the rear 150' of the property, including the northern property line includes Loblolly Pines varying from 12"-24" DBH, Maples from 8"-20" DBH, Southern Red Oaks from 8"-16" DHB, and wetland vegetation.

A detailed tree survey shall be performed as required during the site plan review process.



Estrella Landing Legal Description

As offered in the Application Checklist, the site plan includes the map
book and page reference of the property requested for rezoning
Book 681 / Page 516

**REPORT OF COMMUNITY MEETING REQUIRED BY NEW HANOVER COUNTY
FOR CONDITIONAL ZONING DISTRICT REZONING REQUEST**

TO: DEPARTMENT OF PLANNING & LAND USE

RE: ESTRELLA LANDING
4615 GORDON ROAD

CASE NO.: Z21-03

PROPOSED ZONING: CONDITIONAL ZONING RMF-M

The undersigned hereby certifies that written notice of a community information meeting with a proposed site plan and architectural building elevation for the above referenced zoning case was sent on February 8, 2021, to adjacent owners via USPS first class mail. A list of the adjacent owners is attached to this Report. A copy of the notice with attachments was also provided to the County Planning Staff.

Due to the ongoing limitations on large gatherings, as a result of the COVID-19 pandemic, the meeting was held via a Zoom link on Monday, February 22, 2021, at 5:00 PM.

Requests for the Zoom link were received from the following residents, which was sent via email reply to each person individually:

- Karen Beatty 4618 Gordon Road
- L'Toynya Messick 5935 Rowsgate Lane
- Robert Parr
- Liz Carbone

The persons who joined the Zoom call were:

- Tim Clinkscales, PE Paramounte Engineering, Inc.
- Jim Cirello, RLA Paramounte Engineering, Inc.
- Brad Schuler County Planning & Land Use
- Rachel LaCoe County Planning & Land Use

None of the residents chose to attend the Zoom meeting. As of the date of this Report, we have not received any comments from residents. As a result, no changes to the rezoning petition or site plan are anticipated at this time.

DATE: February 24, 2021
APPLICANT: Terroir Development, LLC
BY: Stephanie L. Norris, Managing Member

Enclosed: List of Adjacent Owners
Meeting Notice with Attachments
Email Correspondence with Residents