



# 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](http://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

<b>Applicant/Agent Name</b> Cindee Wolf	<b>Owner Name</b> (if different from Applicant/Agent) Bonnie D. & David M. Narron
<b>Company</b> Design Solutions	<b>Company/Owner Name 2</b>
<b>Address</b> P.O. Box 7221	<b>Address</b> 3415 N. Kerr Avenue
<b>City, State, Zip</b> Wilmington, NC 28406	<b>City, State, Zip</b> Wilmington, NC 28405
<b>Phone</b> 910-620-2374	<b>Phone</b> 910-540-7422 (Contact: Bonnie Narron)
<b>Email</b> cwolf@lobodemar.biz	<b>Email</b> bonnie@firstqualityimports.com

## 2. Subject Property Information

<b>Address/Location</b> 3419 N Kerr Avenue		<b>Parcel Identification Number(s)</b> 312907.67.9698 [R03316-004-018-000]	
<b>Total Parcel(s) Acreage</b> 0.806 ac.+/-	<b>Existing Zoning and Use(s)</b> RA	<b>Future Land Use Classification</b> Community Mixed-Use	

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

<b>Proposed Conditional Zoning District:</b> CZD / B-1	<b>Total Acreage of Proposed District:</b> 0.806 ac.+/-
<p><b>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).</b> Note: Only uses permitted in the corresponding General Use District are eligible for consideration within a Conditional Zoning District.</p> <p>The purpose of the Neighborhood Business (B-1) district is to provide lands that accommodate a range of small-scale, low-intensity, neighborhood-serving commercial development that provides goods and services to residents of adjacent neighborhoods. Ordinance regulations and the Conditional District process are intended to ensure that potential adverse impacts of any use are mitigated through building layout, buffering, visual screening and landscaping for aesthetics.</p> <p>The proposed use for "vehicle services, minor," is not dissimilar to other businesses in the area. It includes repairs of small and/or personal vehicles consisting on a minor nature, such as tune-ups, oil changes, chassis lubrication, tire change or repair, wheel alignment, and muffler repair or installation. No major services, such as assembly or disassembly of engine or body parts, or painting would be permitted</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 Site Plan for layout, proposed improvements &amp; details.</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:** Automobile Care Center (942)

**Trip Generation Use and Variable (gross floor area, dwelling units, etc.)** 6000 s.f. GFA

**AM Peak Hour Trips:** 14

**PM Peak Hour Trips:** 19

## 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 policies for growth & development encourage continued efforts to attract and maintain businesses. The petitioner has operated a successful enterprise here in New Hanover County for several years, but currently occupies leased space. The petitioner already owns this land and lives adjacent to the subject tract. The property is accessed directly from North Kerr Avenue, a major thoroughfare in the County, along which business activities are most convenient & appropriate. Sustainability of the County depends on sensible in-fill and maximizing land use efficiency.

**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 is identified in the Comprehensive Land Use Plan as a "Community Mixed-Use" place-type. The plan suggests higher densities or more intensive uses to support the surrounding residential neighborhoods. The proposed project is an acceptable transition use along the busy road corridor.

**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 requested rezoning is simply an extension of similar businesses along N. Kerr Avenue from its intersection with Castle Hayne Road, where residential development has been burgeoning over the past several years. Locating services in a commercial node is good planning strategy. The difference is that the proposed project is subject to all current requirements and regulations, so will mitigate any adverse impacts to the remaining few homes along the corridor.

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.

<b>Application Checklist</b>	<b>Applicant Initial</b>
<input type="checkbox"/> This application form, completed and signed	<u>CW</u>
Application fee:	
<input type="checkbox"/> <ul style="list-style-type: none"> <li>• \$600 for 5 acres or less</li> <li>• \$700 for more than 5 acres</li> <li>• \$300 in addition to base fee for applications requiring TRC review</li> </ul>	<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"> <li>• Proposed use of land, building areas and other improvements <ul style="list-style-type: none"> <li>○ For residential uses, include the maximum number, height, and type of units; area to be occupied by the structures; and/or proposed subdivision boundaries.</li> <li>○ 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.</li> </ul> </li> <li>• 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.</li> <li>• All existing and proposed easements, required setbacks, rights-of-way, and buffers.</li> <li>• The location of Special Flood Hazard Areas.</li> <li>• 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.</li> <li>• Approximate location and type of stormwater management facilities intended to serve the site.</li> <li>• Approximate location of regulated wetlands.</li> <li>• 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</li> </ul>	<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.



Bonnie D. Narron

Signature of Property Owner(s)

Print Name(s)



Cynthia Wolf / Design Solutions

Signature of Applicant/Agent

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.

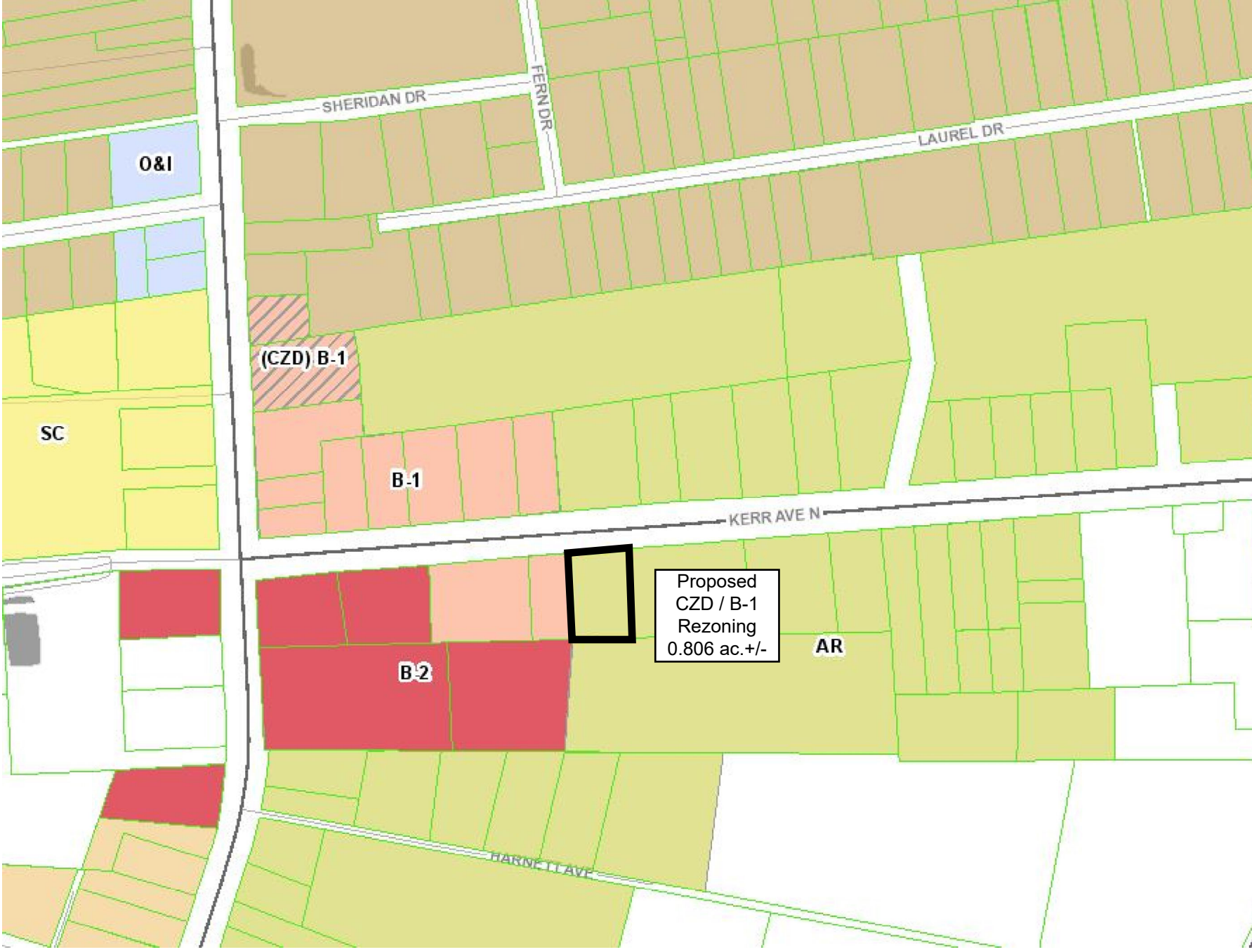
*If an applicant requests delay of consideration from the Planning Board or Board of County Commissioners before notice has been sent to the newspaper, the item will be calendared for the next meeting and no fee will be required. If delay is requested after notice has been sent to the newspaper, the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



CASTLE HAYNE ROAD

NORTH KERR AVENUE

Proposed  
CZD / B-1  
Rezoning  
0.806 ac. +/-



O&I

SHERIDAN DR

FERN DR

LAUREL DR

(CZD) B-1

SC

B-1

KERR AVE N

Proposed  
CZD / B-1  
Rezoning  
0.806 ac.+/-

AR

B-2

HARMON BLVD



Legal Description for a  
Conditional Zoning District  
Over Part of 3419 N. Kerr Avenue

Beginning at a point in the southern boundary of N. Kerr Avenue (formerly known as the Wrightsboro / Winter Park Road); a 100' public right-of-way (S.R. 1322); said point being approximately 775 feet along that boundary from its intersection with the eastern boundary of Castle Hayne Road, a 100' public right-of-way (N.C. Hwy. 133); and running thence from the point of beginning with the N. Kerr Avenue right-of-way,

North  $88^{\circ}48'$  East, 160.07 feet to a point; thence

South  $00^{\circ}30'$  West, 223.82 feet to a point; thence

North  $88^{\circ}03'$  West, 160.05 feet to a point; thence

North  $00^{\circ}30'$  East, 215.02 feet to the N. Kerr Avenue right-of-way, the point and place of

Beginning, containing 35,107 square feet, or 0.806 acres, more or less.

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

Project Name: First Quality Imports / 3419 N. Kerr Avenue  
Proposed Zoning: RA to (CZD) B-1 for a Vehicle Services / Minor Automotive Shop

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 February 16, 2021. 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: March 1, 2021  
Applicant: Design Solutions  
By: Cindee Wolf



**From:** cwolf@lobodemar.biz  
**Sent:** Thursday, February 25, 2021 2:10 PM  
**To:** 'sandra stiles'  
**Cc:** 'bonnie@firstqualityimports.com'; 'David Narron'; 'icrcontracting@aol.com'  
**Subject:** RE: First Quality Imports

Ms. Stiles,

We appreciate your comments & they will be included in the community information report that accompanies the rezoning submittal.

Our County continues to evolve with new residents, and Wrightsboro and the Kerr Avenue corridor certainly have changed over the years, too. The Comprehensive Land Use Plan is intended to steer future development, which promotes locating neighborhood services close to those customers they service. Updated Ordinances also provide for more landscaping & site improvements to mitigate impacts to surrounding properties.

Please do not hesitate to contact me again if you have questions or need additional information. Thank you.  
Cindee Wolf

---

**From:** sandra stiles <srhstiles@gmail.com>  
**Sent:** Thursday, February 25, 2021 12:19 PM  
**To:** cwolf@lobodemar.biz  
**Subject:** First Quality Imports

C. Wolf

We went through this several years ago and at that time 2 rows of "Adjacent Property Owners" showed up to the meetings and made it quite clear to our then to our new neighbors that we didn't want our neighborhood rezoned or their "car fix it shop"!!!!!!! If you look at the map of our neighborhood it shows a neat rectangle of all of our houses bordered by commercial businesses. We are an old established group of neighbors and absolutely do not want their commercial establishment plopped down within our neighborhood.

We informed both the planning Board and Commissioners that we vehemently opposed having our neighborhood rezoned to allow their "car fix it shop" " to be built. I also expressed to the commissioners that I could never imagine they would want this "car fix it shop" set down the the middle of their own neighborhood! This shop would be catty cornered from my own front yard!



KERR AVE N

HARNETT AVE

500' Perimeter  
Properties

Adjacents Owners within a 500' Perimeter:

OWNER NAME	ADDRESS	CITY STATE ZIP	SITUS ADDRESS
BRINSON PROPERTY HOLDINGS LLC	3108 KITTY HAWK RD	WILMINGTON, NC 28405	3501 KERR AVE N WILMINGTON
CORBETT PACKAGE COMPANY	PO BOX 210	WILMINGTON, NC 28402	HARNETT AVE WILMINGTON
CROWDER JON C VIRGINIA T	151 HORNE PLACE DR	WILMINGTON, NC 28401	3329 KERR AVE N WILMINGTON
DUNCAN JAMES T JR	109 RED FOX RD	WILMINGTON, NC 28409	3401 KERR AVE N WILMINGTON
HERRING MARILYN B HRS	3412 KERR AVE N	WILMINGTON, NC 28405	3412 KERR AVE N WILMINGTON
HOMMES MARK TAMARA CHAPPELL	5126 MASONBORO HARBOUR RD	WILMINGTON, NC 28409	3509 HARNETT AVE WILMINGTON
INMAN DAN E MARIE P	1802 BRIERWOOD RD	WILMINGTON, NC 28405	3512 KERR AVE N WILMINGTON
JAMES MELANIE	3505 HARNETT AVE	WILMINGTON, NC 28401	3505 HARNETT AVE WILMINGTON
LA BELLA AIROSA LLC	3500 KERR AVE N	WILMINGTON, NC 28405	3500 KERR AVE N WILMINGTON
LA BELLA AIROSA LLC	625 KIMBERLY CT	ROCKY POINT, NC 28457	3504 KERR AVE N WILMINGTON
LANE MARIE B	3400 KERR AVE N	WILMINGTON, NC 28405	3400 KERR AVE N WILMINGTON
NARRON DAVID M BONNIE D	3415 KERR AVE N	WILMINGTON, NC 28405	3415 KERR AVE N WILMINGTON
OUTER RIM ENTERPRISES INC	3508 KERR AVE N	WILMINGTON, NC 28405	3508 KERR AVE N WILMINGTON
SEBRELL WILLIAM H JR MARTHA M	3325 KERR AVE N	WILMINGTON, NC 28405	3323 KERR AVE N WILMINGTON
SEBRELL WM H JR MARTHA M	3325 KERR AVE N	WILMINGTON, NC 28405	3325 KERR AVE N WILMINGTON
SECUNDINO JOSE FAUSTINA ROBLES ETAL	3626 CAROLINA BEACH RD	WILMINGTON, NC 28412	3501 HARNETT AVE WILMINGTON
SPENCER WILLIAM MARY BELIA GRACEY	1204 HIGHWAY 107 S	DEL RIO, TN 37727	3501 HARNETT AVE WILMINGTON
STILES HUBERT A SANDRA	3416 KERR AVE N	WILMINGTON, NC 28405	3416 KERR AVE N WILMINGTON
TELSTAR LLC	3511 HARNETT AVE	WILMINGTON, NC 28401	3511 HARNETT AVE WILMINGTON
WILLIAMS JANET HERRING ETAL	511 ASHLEY PL	JACKSONVILLE, NC 28546	3420 KERR AVE N WILMINGTON
WILLIAMS JANET HERRING ETAL	511 ASHLEY PL	JACKSONVILLE, NC 28546	3408 KERR AVE N WILMINGTON
WILLIAMS JANET HERRING ETAL	511 ASHLEY PL	JACKSONVILLE, NC 28546	3404 KERR AVE N WILMINGTON
WILLIAMS JANET HERRING ETAL	511 ASHLEY PL	JACKSONVILLE, NC 28546	3420 KERR AVE N WILMINGTON
WRIGHTSBORO HOLDINGS LLC	3807 PEACHTREE AVE STE 200	WILMINGTON, NC 28403	3509 KERR AVE N WILMINGTON
WRIGHTSBORO HOLDINGS LLC	3807 PEACHTREE AVE STE 200	WILMINGTON, NC 28403	3507 KERR AVE N WILMINGTON
WRIGHTSBORO HOLDINGS LLC	3807 PEACHTREE AVE STE 200	WILMINGTON, NC 28403	2530 CASTLE HAYNE RD WILMINGTON
WRIGHTSBORO VOL FIRE DEPT	3515 KERR AVE N	WILMINGTON, NC 28401	3515 KERR AVE N WILMINGTON



## **Project Information Notice**

February 16, 2021

To: Adjacent Property Owners

Re: 3419 N. Kerr Avenue / First Quality Imports

The Owners of this property are interested in developing a portion of it to relocate their existing automotive service business. 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 a 500' 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](mailto: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.

N Kerr Ave.



**FIRST**QUALITY IMPORTS

Charger  
Pod &  
Enclosure