

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) TF Holdings, Limited Partnership
Company Design Solutions	Company/Owner Name 2
Address P.O. Box 7221	Address 6336 Oleander Drive, Suite 1
City, State, Zip Wilmington, NC 28406	City, State, Zip Wilmington, NC 28403
Phone 910-620-2374	Phone 910-264-8518 (Contact: Brett Bostic)
Email cwolf@lobodemar.biz	Email brettbostic@yahoo.com

2. Subject Property Information

Address/Location 3001 Blue Clay Road		Parcel Identification Number(s) 312908.99.2530 / R03312-003-034-000	
Total Parcel(s) Acreage 8.55 ac+/-	Existing Zoning and Use(s) R-20	Future Land Use Classification Community Mixed-Use	

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

Proposed Conditional Zoning District: CZD / R-5	Total Acreage of Proposed District: 7.59 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 fifty (50) townhome-style residences in combinations of three (3) or four (4) units per building. They will be constructed for individual ownership and serviced by public water & sanitary sewer mains.</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>The 0.96-acre portion of the existing tract will be subdivided off from this proposed development and deeded access by a private easement from Holland Drive. It will remain zoned R-20.</p> <p>The existing platted, but unimproved, Long Leaf Drive right-of-way, as recorded on the Wrightsboro Acres - Section 5 subdivision (Map Book 7, at Page 1), will be extended from its present terminus at Holland Drive through the project to intersect Blue Clay Road. This will provide more efficient inter-connectivity within the neighborhoods. Another stubbed right-of-way from Rachel's Place - Phase 1 subdivision (Map Book 63, at Page 82) will also be extended.</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: Residential Townhouse (230)

Trip Generation Use and Variable (gross floor area, dwelling units, etc.) per Dwelling Unit @ 50

AM Peak Hour Trips: 22

PM Peak Hour Trips: 26

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 and development encourage safe and affordable housing to be available to every citizen. Sustainability of the County depends on sensible in-fill and maximizing use of lands already accessible to urban services. The proposed development will provide for an alternative housing product in the area.

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. The proposed project is an acceptable transition use along the busier Blue Clay Road, and between the single-family residential neighborhoods and the industrial uses to the East & South.

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 typical large-lot homes of the past were necessary due to the need for adequate land to support wells and septic systems. Now public utilities are available. A denser housing product makes infill possible with better affordability.

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)

Cynthia Wolf

Signature of Applicant/Agent

D. Webster Trask for TF Holdings Ltd. Partnership

Print Name(s)

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.

Legal Description for Rezoning

Being an 8.55-acre tract for which a map of survey is recorded among the Land Records of the New Hanover County Registry in Map Book 39, at Page 243; and being further described as

Beginning at a point in the western boundary of Blue Clay Road (NC S.R. 1318), a sixty-foot (60') public right-of-way; and running thence:

South 85°53'52" West, 726.45 feet to a point; thence

North 04°57'49" West, 271.75 feet to a point; thence

North 03°53'53" West, 60.01 feet to a point; thence

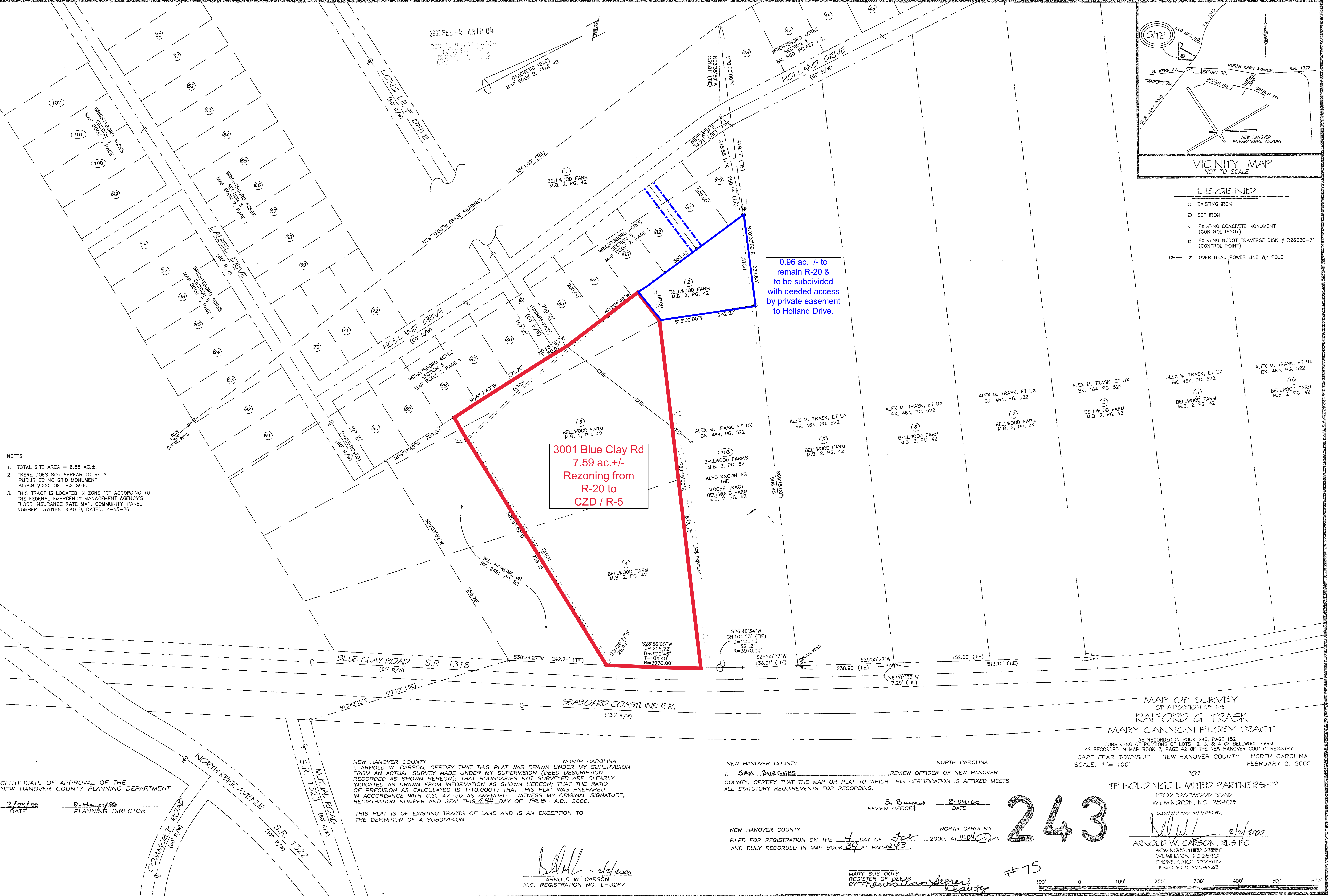
North 09°04'49" West, 227.50 feet to a point; thence

North 80°55'11" East, 87.85 feet to a point; thence

South 69°15'00" East, 873.66 feet to a point in the western boundary of Blue Clay Road; thence
with that right-of-way,

Along a curve to the right, having a Radius of 3970.00 feet and Length of 208.74 feet, a Chord of
South 28°56'05" West, 208.72 feet to a point; thence

South 30°26'27" West, 28.94 feet to the point and place of beginning, containing 7.59 acres
more or less.



NOTES:
1. TOTAL SITE AREA = 8.55 AC.±.
2. THERE DOES NOT APPEAR TO BE A PUBLISHED 1/4 GRID MONUMENT WITHIN 2000' OF THIS SITE.
3. THIS TRACT IS LOCATED IN ZONE "C" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 370168 0040 D, DATED: 4-15-86.

CERTIFICATE OF APPROVAL OF THE
NEW HANOVER COUNTY PLANNING DEPARTMENT
DATE 2/04/00 BY D. H. HARRIS
PLANNING DIRECTOR

NEW HANOVER COUNTY, NORTH CAROLINA
I, ARNOLD W. CARSON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED AS SHOWN HEREON); THAT BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 10th DAY OF FEB, A.D., 2000.

THIS PLAT IS OF EXISTING TRACTS OF LAND AND IS AN EXCEPTION TO THE DEFINITION OF A SUBDIVISION.

ARNOLD W. CARSON
N.C. REGISTRATION NO. L-3267

NEW HANOVER COUNTY, NORTH CAROLINA
I, SAM BURGESS, REVIEW OFFICER OF NEW HANOVER COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

S. Burgess 2-04-00
REVIEW OFFICER DATE

NEW HANOVER COUNTY, NORTH CAROLINA
FILED FOR REGISTRATION ON THE 4 DAY OF Feb, 2000, AT 11:04 AM PM
AND DULY RECORDED IN MAP BOOK 39 AT PAGE 243

MARY SUE OOTS
REGISTER OF DEEDS
BY: Mary Sue Oots
Deputy

MAP OF SURVEY
OF A PORTION OF THE
RAIFORD G. TRASK
MARY CANNON PUSEY TRACT
AS RECORDED IN BOOK 245, PAGE 152
CONSISTING OF PORTIONS OF LOTS 2, 3, & 4 OF BELLWOOD FARM
AS RECORDED IN MAP BOOK 2, PAGE 42 OF THE NEW HANOVER COUNTY REGISTRY
CAPE FEAR TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA
SCALE: 1"= 100'

FOR
IF HOLDINGS LIMITED PARTNERSHIP
1202 EASTWOOD ROAD
WILMINGTON, NC 28403

SURVEYED AND PREPARED BY:
Arnold W. Carson RLS PC
406 NORTH THIRD STREET
WILMINGTON, NC 28401
PHONE: (910) 772-9113
FAX: (910) 772-9126

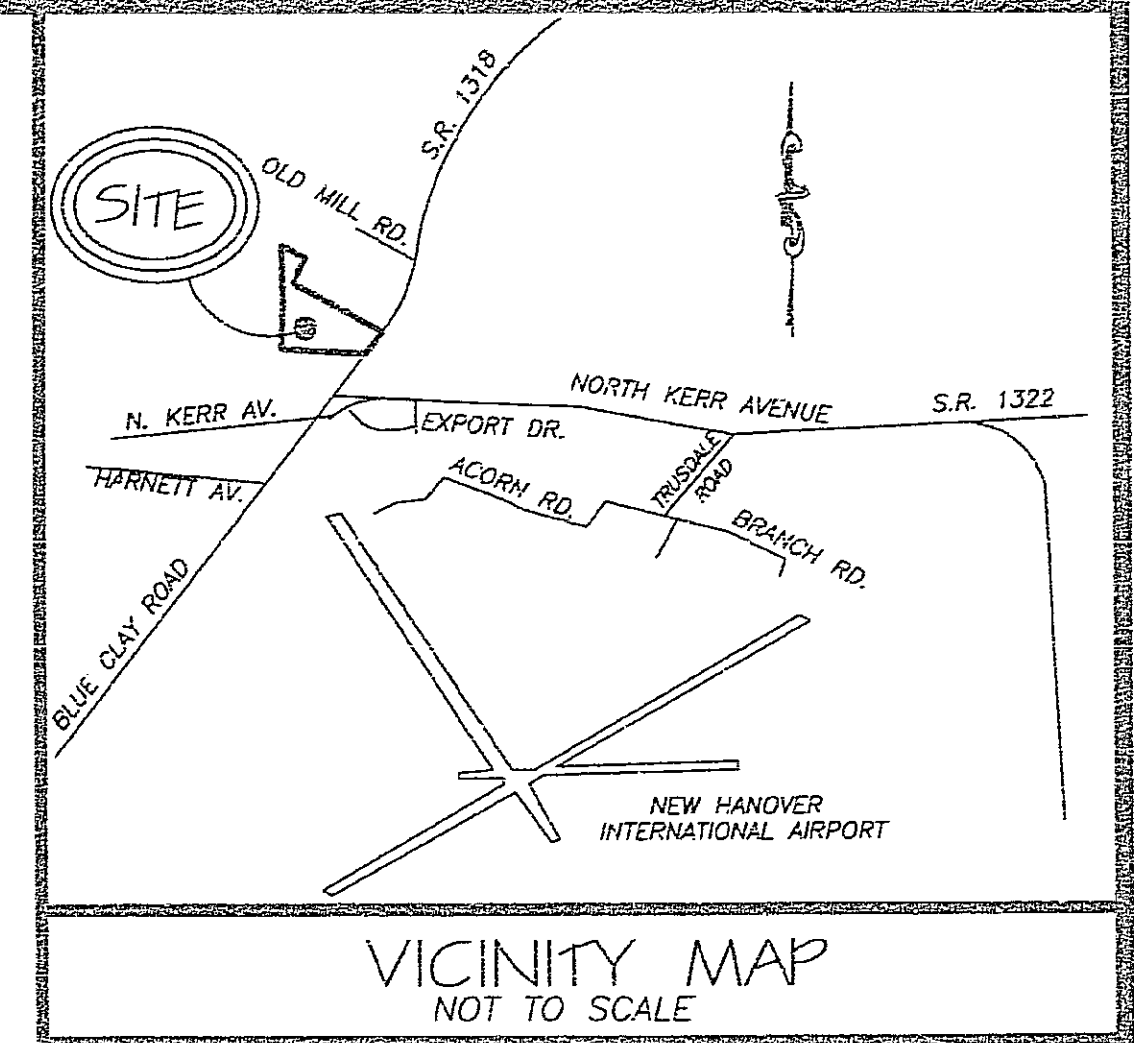
243

#15

100' 0 100' 200' 300' 400' 500' 600'

RECORDED BY JAMES DILON 772-9113

Map 39 Page 243



LEGEND
○ EXISTING IRON
○ SET IRON
□ EXISTING CONCRETE MONUMENT (CONTROL POINT)
■ EXISTING NODOT TRAVERSE DISK # R2633C-71 (CONTROL POINT)
—○— OVER HEAD POWER LINE W/ POLE

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

Project Name: Blue Clay Townes / 3001 Blue Clay Road
Proposed Zoning: R-20 to (CZD) R-5 for a 50-unit Townhome Community

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 March 12, 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.

Topics covered: Positive comments were made concerning the extension of Long Leaf Drive from Holland Drive to Blue Clay Road. Questions were asked, and answered, concerning the height of the proposed units and how visual buffering would be provided.

Date: March 30, 2021
Applicant: Design Solutions
By: Cindee Wolf

Community Information

3001 Blue Clay Road

Name	Address	Email (Optional)
Dorothy Blackwell	97 Holland Dr	dblackwell1011@gmail.com
Shelby Coelho	2244 Blue Bonnet Circle	shelby.arenahealth@gmail.com
Robert Russ	87 Holland Dr	Tel. 910-763-8734
Craig Herman	1320 Teddy Rd	craigherman100@gmail.com
Cindee Wolf	Project Planner	cwolf@lobodemar.biz



P.O. Box 7221
Wilmington, NC 28406

Design Solutions

WRIGHTSBORO BAPTIST CHURCH
642 CASTLE HAYNE RD
WILMINGTON, NC 28401

NSN

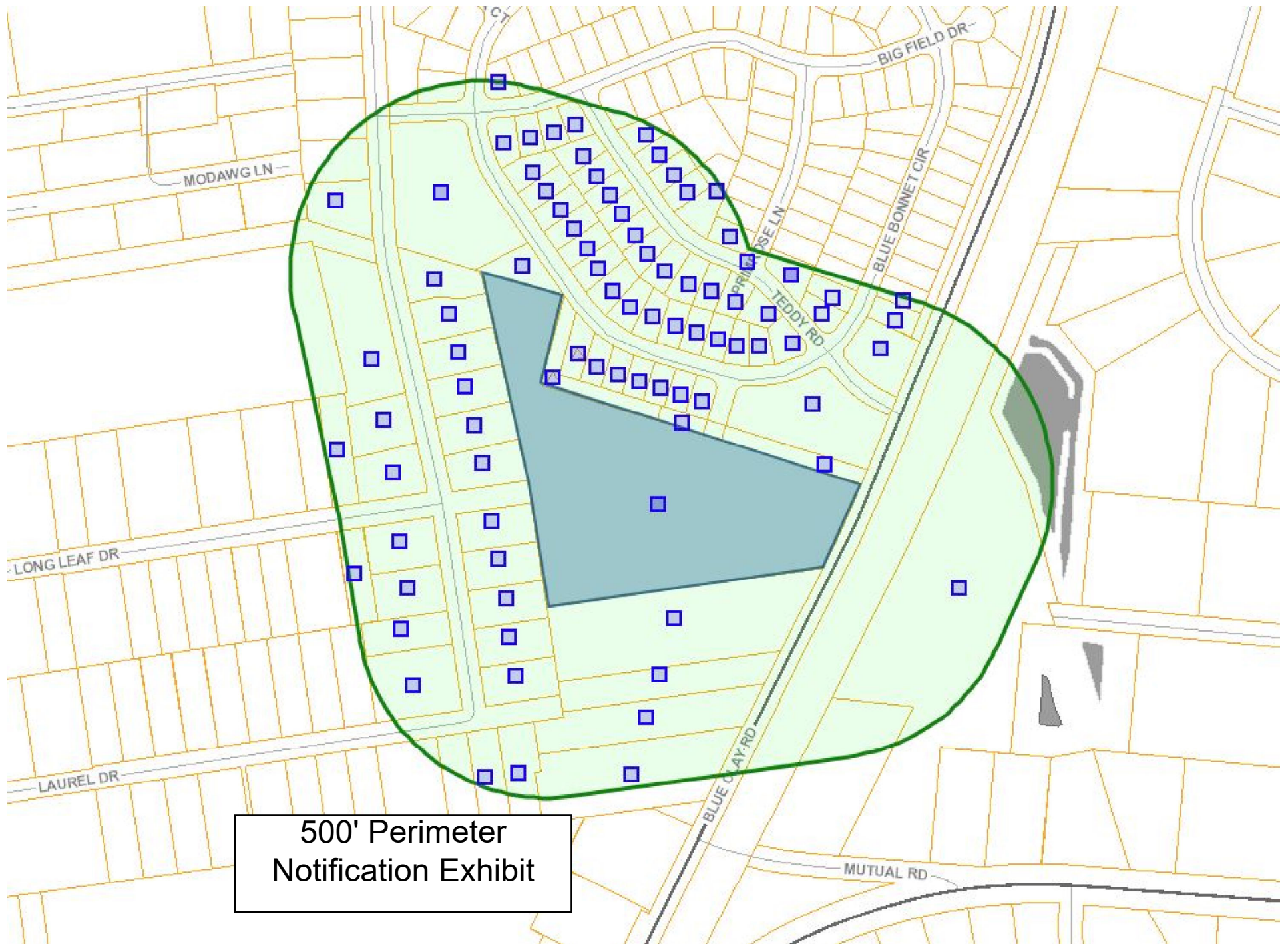
CHARLOTTE NC 280
15 MAR 2021 PM 5 L



FOREVER / USA

276 CE 1 0203/21/21
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

NSN BL: 28406/22121 2448-009/0-13-4/
2840628401-26



500' Perimeter
Notification Exhibit

PROPERTY OWNEERS WITHIN 500':

OWNER	ADDRESS	CITY STATE ZIP	SITUS ADDRESS
BARNETTE CASEY J JESSICA M	3004 PRIMROSE LN	CASTLE HAYNE, NC 28429	3004 PRIMROSE LN CASTLE HAYNE
BARROW ELIZABETH ETAL	82 HOLLAND DR	CASTLE HAYNE, NC 28429	82 HOLLAND DR CASTLE HAYNE
BARRY LIZA A	2213 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2213 BLUE BONNET CIR CASTLE HAYNE
BASS MARY JEANETTE P	109 HINTON AVE STE 15	WILMINGTON, NC 28403	210 LAUREL DR WILMINGTON
BIRGEL SAMUEL A	1222 BIG FIELD DR	CASTLE HAYNE, NC 28429	1222 BIG FIELD DR CASTLE HAYNE
BLACKWELL STEVEN DOROTHY	97 HOLLAND DR	WILMINGTON, NC 28401	97 HOLLAND DR WILMINGTON
BONNER NICOLLE	2016 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2016 BLUE BONNET CIR CASTLE HAYNE
BOOTH THOMAS E NANCY C	3005 PRIMROSE LN	CASTLE HAYNE, NC 28429	3005 PRIMROSE LN CASTLE HAYNE
BOSTIC BUILDING CORP	6622 GORDON RD STE A	WILMINGTON, NC 28411	81 HOLLAND DR CASTLE HAYNE
BOSTIC BUILDING CORP	6622 GORDON RD SUITE	WILMINGTON, NC 28411	83 HOLLAND DR CASTLE HAYNE
BOTHWELL ERIC S NATASHA	2012 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2012 BLUE BONNET CIR CASTLE HAYNE
CANNON RUTH M	95 HOLLAND DR	WILMINGTON, NC 28401	95 HOLLAND DR WILMINGTON
COBLE MCFAYDEN INVESTMENTS LLC	PO BOX 1092	BURGAW, NC 28425	91 HOLLAND DR WILMINGTON
COCCA ERIC SANDRA	74 HOLLAND DR	CASTLE HAYNE, NC 28429	74 HOLLAND DR CASTLE HAYNE
COELHO LUCAS P SHELBY E	2244 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2244 BLUE BONNET CIR CASTLE HAYNE
COFFEY BRADFORD	1336 TEDDY RD	CASTLE HAYNE, NC 28429	1336 TEDDY RD CASTLE HAYNE
COLLINS ROBERT MARIE A	99 HOLLAND DR	WILMINGTON, NC 28401	99 HOLLAND DR WILMINGTON
COLVIN MARY K	216 LAUREL DR	WILMINGTON, NC 28401	216 LAUREL DR WILMINGTON
COX GARRETT ETAL	1344 TEDDY RD	CASTLE HAYNE, NC 28429	1344 TEDDY RD CASTLE HAYNE
DACUNTI LUIS JJASMIN	2241 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2241 BLUE BONNET CIR CASTLE HAYNE
DAMATTA LIZNETH M	89 HOLLAND DR	CASTLE HAYNE, NC 28429	89 HOLLAND DR CASTLE HAYNE
DOLCE MARY R FRANK A III	2209 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2209 BLUE BONNET CIR CASTLE HAYNE
DORAN BRIAN D DONNA ETAL	1312 TEDDY RD	CASTLE HAYNE, NC 28429	1312 TEDDY RD CASTLE HAYNE
DUNCAN ROBERT B JR CYNTHIA	150 LONG LEAF DR	WILMINGTON, NC 28401	150 LONG LEAF DR WILMINGTON
EGERER JAMES P SILVIA	2265 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2265 BLUE BONNET CIR CASTLE HAYNE
FOWLER KENDALL ETAL	1332 TEDDY RD	CASTLE HAYNE, NC 28429	1332 TEDDY RD CASTLE HAYNE
GANDIA DARIO JR HEILYN	2237 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2237 BLUE BONNET CIR CASTLE HAYNE
GOODE JOSHUA KINSEY	2261 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2261 BLUE BONNET CIR CASTLE HAYNE
GRAHAM ELEANOR J	72 HOLLAND DR	CASTLE HAYNE, NC 28429	70 HOLLAND DR CASTLE HAYNE
GRAHAM ELEANOR J	72 HOLLAND DR	CASTLE HAYNE, NC 28429	72 HOLLAND DR CASTLE HAYNE
GRAHAM KIMBERLY D B	1348 TEDDY RD	CASTLE HAYNE, NC 28429	1348 TEDDY RD CASTLE HAYNE
HALEY JUDD	1311 TEDDY RD	CASTLE HAYNE, NC 28429	1311 TEDDY RD CASTLE HAYNE
HARRELL COURTNEY	2240 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2240 BLUE BONNET CIR CASTLE HAYNE
HECKEL BRENT MARISSA	2245 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2245 BLUE BONNET CIR CASTLE HAYNE
HOLLAND WILLIAM H KATHLEEN	1212 BIG FIELD DR	CASTLE HAYNE, NC 28429	1212 BIG FIELD DR CASTLE HAYNE
HUMPHREY GEORGE T JR LEIGH A	1324 TEDDY RD	CASTLE HAYNE, NC 28429	1324 TEDDY RD CASTLE HAYNE
JAMES BURNIE L JR MONTRE D LEWIS	2229 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2229 BLUE BONNET CIR CASTLE HAYNE
JOHNSON EDWARD D	149 LONG LEAF DR	WILMINGTON, NC 28401	149 LONG LEAF DR WILMINGTON
JONES KYLE	98 HOLLAND DR	WILMINGTON, NC 28401	94 HOLLAND DR WILMINGTON
JONES KYLE	98 HOLLAND DR	WILMINGTON, NC 28401	98 HOLLAND DR WILMINGTON
K & D PROPERTIES III LLC	1999 SHEPARD RD	SAINT PAUL, MN 55116	
K & D PROPERTIES III LLC	121 RIVERSIDE DR W	SMITHFIELD, NC 27577	3120 MUTUAL RD CASTLE HAYNE
KIRKMAN ROBERT C KINZA B	1208 BIG FIELD DR	CASTLE HAYNE, NC 28429	1208 BIG FIELD DR CASTLE HAYNE
KLINEDINST RICHARD KELLY M	2257 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2257 BLUE BONNET CIR CASTLE HAYNE
KUUSE ROBERT C ETAL	151 LONGLEAF DR	WILMINGTON, NC 28401	151 LONG LEAF DR WILMINGTON
LAVANDOWSKI DIANE	3008 PRIMROSE LN	CASTLE HAYNE, NC 28429	3008 PRIMROSE LN CASTLE HAYNE
LILLY MICHELLE J	2253 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2253 BLUE BONNET CIR CASTLE HAYNE
LIU CECILIA C	1308 TEDDY RD	CASTLE HAYNE, NC 28429	1308 TEDDY RD CASTLE HAYNE
MACLELLAN KEVIN BREANNA M	1319 TEDDY RD	CASTLE HAYNE, NC 28429	1319 TEDDY RD CASTLE HAYNE
MARRACCINI MICHAEL NATASHA A	2248 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2248 BLUE BONNET CIR CASTLE HAYNE
MATUSE LOUIA C HEATHER B	2252 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2252 BLUE BONNET CIR CASTLE HAYNE
MCABEE BRANDON K MORGAN A	2192 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2192 BLUE BONNET CIR CASTLE HAYNE
MCDUGALL CHELSEA	154 LONG LEAF DR	WILMINGTON, NC 28401	154 LONG LEAF DR WILMINGTON
MCDUGALL CHELSEA	154 LONGLEAF DR	WILMINGTON, NC 28401	92 HOLLAND DR WILMINGTON
MCGRAW VICKI BASS JAMES D	1833 FANNIN RD	MELISSA, TX 75454	210 LAUREL DR WILMINGTON
MOORE TRANSPORTATION INC	2929 BLUE CLAY RD	CASTLE HAYNE, NC 28429	2929 BLUE CLAY RD CASTLE HAYNE
NEMMERS PETER W	2007 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2007 BLUE BONNET CIR CASTLE HAYNE
NICHOLS JESSICA T	1323 TEDDY RD	CASTLE HAYNE, NC 28429	1323 TEDDY RD CASTLE HAYNE
PASQUE PROPERTIES LLC	6216 CHATFORD DR	RALEIGH, NC 27612	1320 TEDDY RD CASTLE HAYNE

POHLE KYLE C DARBY N JACKSON	2225 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2225 BLUE BONNET CIR CASTLE HAYNE
RACHELS PLACE LLC	6622 GORDON RD	WILMINGTON, NC 28405	CASTLE HAYNE
RACHELS PLACE LLC	6622 GORDON RD	WILMINGTON, NC 28405	2188 BLUE BONNET CIR CASTLE HAYNE
RACHELS PLACE LLC	6622 GORDON RD	WILMINGTON, NC 28405	3013 BLUE CLAY RD CASTLE HAYNE
RACKLEY JOSHUA C AUDRA L	2236 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2236 BLUE BONNET CIR CASTLE HAYNE
REESE BETTY C	85 HOLLAND DR	CASTLE HAYNE, NC 28429	85 HOLLAND DR CASTLE HAYNE
REGISTER SARAH L	2256 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2256 BLUE BONNET CIR CASTLE HAYNE
REIMAN JAMES	79 HOLLAND DR	CASTLE HAYNE, NC 28429	79 HOLLAND DR CASTLE HAYNE
RENS ROBERT L JENNAH CUTTING	1315 TEDDY RD	CASTLE HAYNE, NC 28429	1315 TEDDY RD CASTLE HAYNE
RISELLI ANDREA	1316 TEDDY RD	CASTLE HAYNE, NC 28429	1316 TEDDY RD CASTLE HAYNE
ROCHA TALITA DACHE ANGEL	2249 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2249 BLUE BONNET CIR CASTLE HAYNE
RUSS ROBERT EARL	87 HOLLAND DR	CASTLE HAYNE, NC 28429	87 HOLLAND DR CASTLE HAYNE
SAMULIK KEVIN G MARY G	93 HOLLAND DR	WILMINGTON, NC 28401	93 HOLLAND DR WILMINGTON
SEEK SOLUTIONS LLC	2915 BLUE CLAY RD	CASTLE HAYNE, NC 28429	2915 BLUE CLAY RD CASTLE HAYNE
SIEGEL JEFFREY E	1204 BIG FIELD DR	CASTLE HAYNE, NC 28429	1204 BIG FIELD DR CASTLE HAYNE
SIMS SALENA F BRIAN	1340 TEDDY LN	CASTLE HAYNE, NC 28429	1340 TEDDY RD CASTLE HAYNE
SKIPPER MORRIS R JR ETAL	1448 TOWN CREEK RD	LELAND, NC 28451	2921 BLUE CLAY RD CASTLE HAYNE
STONEMAN KENNETH R MICHELE U	1219 SHERMAN OAKS DR	WILMINGTON, NC 28411	2907 BLUE CLAY RD CASTLE HAYNE
STRICKLAND BOBBY E MARY	212 LAUREL DR	WILMINGTON, NC 28401	212 LAUREL DR WILMINGTON
TADLOCK AARON D ELIZABETH W	2221 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2221 BLUE BONNET CIR CASTLE HAYNE
TUTTLE PATRICK J ETAL	1328 TEDDY RD	CASTLE HAYNE, NC 28429	1328 TEDDY RD CASTLE HAYNE
WEBB CHRISTOPHER T ANNA S	1216 BIG FIELD DR	CASTLE HAYNE, NC 28429	1216 BIG FIELD DR CASTLE HAYNE
WENZEL MICHAEL FRANCESCA ZAGATTI	2233 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2233 BLUE BONNET CIR CASTLE HAYNE
WINBOURNE SEAN C KAREN E	2217 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2217 BLUE BONNET CIR CASTLE HAYNE
WRIGHTSBORO BAPTIST CHURCH	642 CASTLE HAYNE RD	WILMINGTON, NC 28401	
WRIGHTSBORO BAPTIST CHURCH	642 CASTLE HAYNE RD	WILMINGTON, NC 28401	76 HOLLAND DR CASTLE HAYNE
YARBOROUGH TREY F ERIN	2232 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2232 BLUE BONNET CIR CASTLE HAYNE
ZIMBECO GREGORY F RONDA J	2011 BLUE BONNET CIR	CASTLE HAYNE, NC 28429	2011 BLUE BONNET CIR CASTLE HAYNE



Transmittal

March 12, 2021

To: Adjacent Property Owners

From: Cindee Wolf

Re: A Performance Residential Townhome Development

My clients are interested in developing a new residential community on lands within the proximity of your property. 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. An exhibit of the project layout is enclosed. The units are 2-story, attached-townhomes, of approximately 1600-1800 square feet, with one and two-car garages, that will be constructed for individual ownership.

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

All contacts, 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.



Teddy Road

Blue Bonnet Circle

Long Leaf Drive

Holland Drive

Blue Clay Road