

NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE

230 Government Center Drive, Suite 110

Wilmington, North Carolina 28403

Telephone (910) 798-7165

FAX (910) 798-7053

planningdevelopment.nhcgov.com

ZONING MAP AMENDMENT APPLICATION

This application form must be completed as part of a zoning map amendment application submitted through the county's online COAST portal. The main procedural steps in the submittal and review of applications are outlined in the flowchart



below. More specific submittal and review requirements, as well as the standards to be applied in reviewing the application, are set out in Section 10.3.2 of the Unified Development Ordinance.

1. Applicant and Property Owner Information

Applicant/Agent Name James Yopp	Owner Name (if different from Applicant/Agent) Jack Carlisle
Company River Road Construction Company, LLC	Company/Owner Name 2 Rock Hill Road Investments, LLC
Address 7150 River Road	Address 8620 River Road
City, State, Zip Wilmington, NC 28412	City, State, Zip Wilmington, NC 28412
Phone Wilmington, NC 28412	Phone 910-624-0564
Email james@rockfordpartners.net	Email e85michelle@gmail.com

2. Subject Property Information

Address/Location 1320, 1330 & 1340 Rockhill Road,		Parcel Identification Number(s) R02400-002-013-000,R02400-002-017-000	
Total Parcel(s) Acreage 117.58	Existing Zoning and Use(s) R-20/ vacant	Proposed Zoning District(s) R-15	Future Land Use Classification General Residential

3. Zoning Map Amendment Considerations

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

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

1. How would the requested change be consistent with the County's policies for growth and development, as described in the 2016 Comprehensive Plan, applicable small area plans, etc.?

The policies for growth and development encourage safe and affordable housing to be available to every citizen.

This residential district allows increased density which improves diversity of product types and increases New Hanover County's Tax Base.

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

These two tracts are defined as general residential with up to 2.5 units per acres, which is what is being requested.

An increase in density from 1.9 to 2.5 units per acre will allow more residents to enjoy this area with enhanced amenities and diversified products and pricing.

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 surrounding tracts are currently R-10, R-15 and PD. The construction of I-140 not only divided the tract, but limits the highest and best use product type. The rezoning to R-15 is consistent with the surrounding zoning areas. Accessibility to water, sewer and other utilities has made the zoning change appropriate.

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

The Comprehensive Plan and UDO promotes fostering sustainable growth where adequate services are available. Allowing increased density will improve the form and function of an underutilized site, maximize land use efficiency, and is a good economic development opportunity.

Staff will use the following checklist to determine the completeness of your application. Please verify all of the listed items are included and confirm by initialing under "Applicant Initial". Applications determined to be incomplete must be corrected in order to be processed for further review.

Application Checklist

Applicant Initial

☐ This application form, completed and signed

AY

☐ Application fee:

- \$500 for 5 acres or less
- \$600 for more than 5 acres

AY

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

AY

☐ One (1) hard copy of ALL documents

AY

☐ Acknowledgment and Signatures Form (if applicable)

AY

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

AY

4. Acknowledgement and Signatures

I hereby certify that I am the applicant or authorized agent of the applicant, and the information included in this application is accurate to the best of my knowledge, information, and belief. I also certify that I have submitted all of the information and documentation required for this application. Further, I acknowledge that no site work can commence until all applicable approvals and permits are obtained, and that any modifications to approved or proposed plans must be reviewed by the County and may require the submittal of a new application.


Signature of Applicant

James L. Yopp III
Print Name

Signature of Applicant

Print Name

Note: This form must be signed by the owner(s) of record, contract purchaser(s), or other persons(s) having a recognized property interest; or by a person authorized to submit the application on their behalf.

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.



SUBJECT PARCELS

NE CAPE FEAR RIVER

SITE

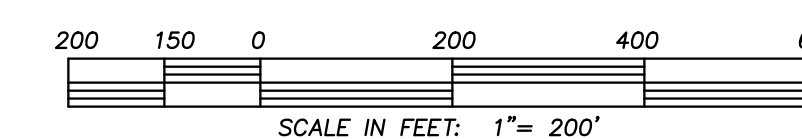
SITE

SITE

1-140

ROCKHILL ROAD (SR 1331)

BONTIFUL LANE



LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

AERIAL IMAGE

1330 & 1320 ROCKHILL ROAD

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AERIAL IMAGE

1330 & 1320 ROCKHILL ROAD

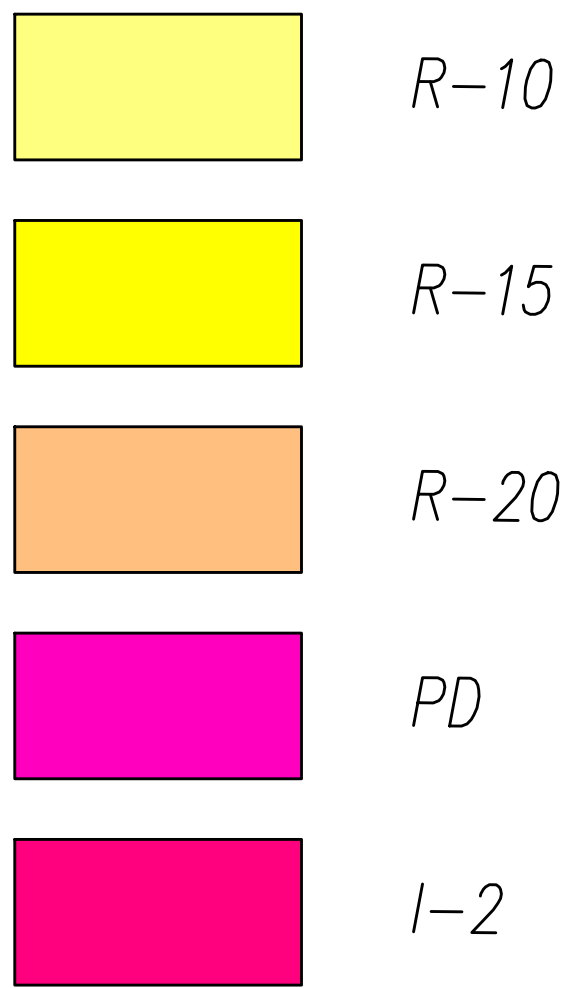
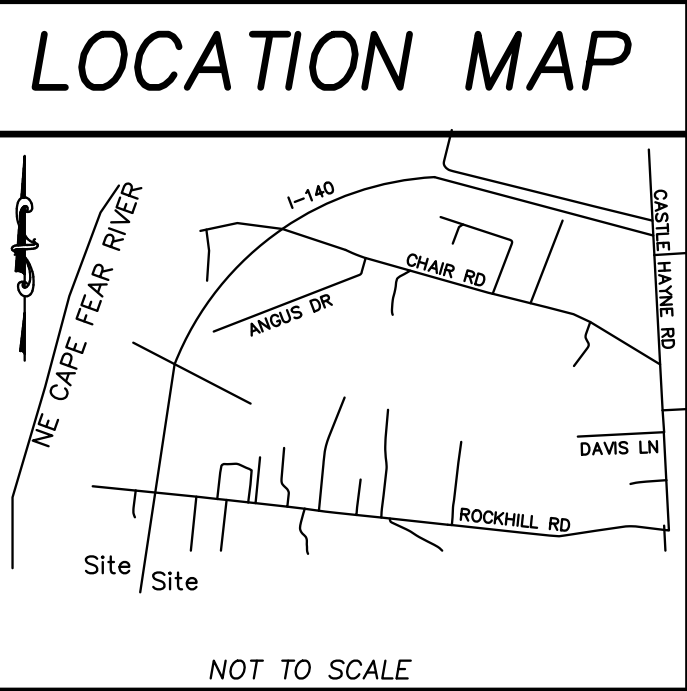
LOCATED IN CAPE FEAR TOWNSHIP
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: ROCK HILL ROAD INVESTMENTS, LLC
6025 TARIN ROAD
WILMINGTON, NC 28409
252-916-5030

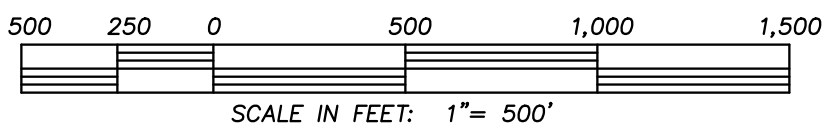
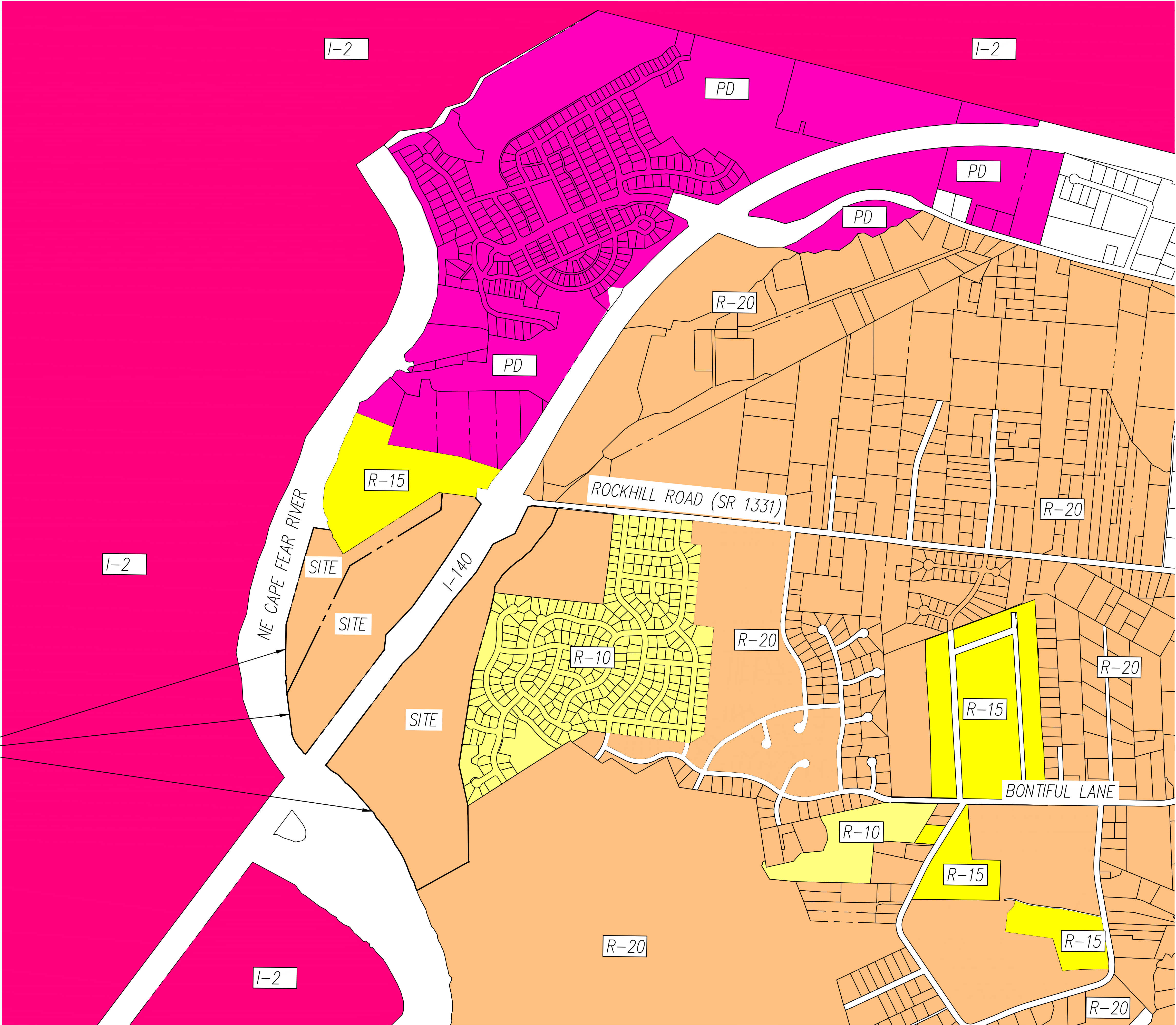
[illegible]

DATE: 8-24-20
HORZ. SCALE: 1" = 200'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 13-0304

Sheet No. 1 Of 1



SUBJECT PARCELS



CSD
ENGINEERING

LICENSE # C-2710
ENGINEERING
LAND PLANNING
COMMERCIAL / RESIDENTIAL

P.O. BOX 4041
WILMINGTON, NC 28406
(910) 791-4441

EXISTING ZONING
1330 & 1330 ROCKHILL ROAD

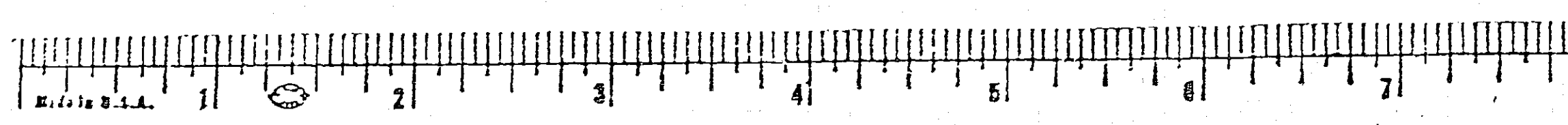
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EXISTING ZONING
1330 & 1330 ROCKHILL ROAD
LOCATED IN CAPE FEAR TOWNSHIP
NEW HANOVER COUNTY, NORTH CAROLINA

OWNER: ROCK HILL ROAD INVESTMENTS, LLC
6025 TARPIN ROAD
WILMINGTON, NC 28409
252-916-5030

REV. NO.	REMARKS	BY	DATE

DATE: 8-24-20
HORIZ. SCALE: 1" = 500'
VERT. SCALE: N/A
DRAWN BY: RLW
CHECKED BY: HSR
PROJECT NO.: 13-0304

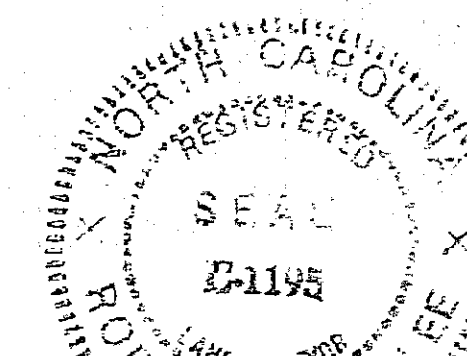


- 1. 1/4" = 100' & 1/2" = 200'
- 2. TALLER DRAIN
- 3. EASTERN RAIL AVE
- 4. CIRCLE
- 5. CONCRETE PAVEMENT

ACREAGE RECORD
HIGH GROUND
NET LAND & SWAMP
TOTAL

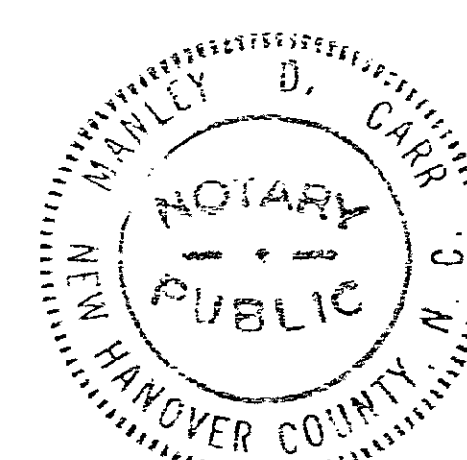
39.83 AC
95.17 AC
135.00 AC

RECORDED AND VERIFIED
MARY D. TAYLOR
REGISTER OF DEEDS
NEW HANOVER CO. NC.
'93 JUL 23 AM 9 31



State of North Carolina
New Hanover County
I, Robert H. Goslee, certify that this plat was drawn under my supervision from its actual survey made under my supervision from information from the New Hanover County Register of Deeds as noted herein, that the survey of the land is in accordance with the laws of the State of North Carolina and that the boundaries are shown as shown hereon, that this map was prepared in accordance with the laws of the State of North Carolina and that the boundaries are shown as shown hereon.

Robert H. Goslee
Registered Land Surveyor, No. 21195



North Carolina
New Hanover County
I, a Notary Public of the County and State aforesaid, certify that Robert H. Goslee, a registered land surveyor, personally appeared before me this day and acknowledged the execution of the foregoing instrument, witness my hand and official stamp or seal, this 22nd day of July, 1993.

Manley D. Carr, Notary Public

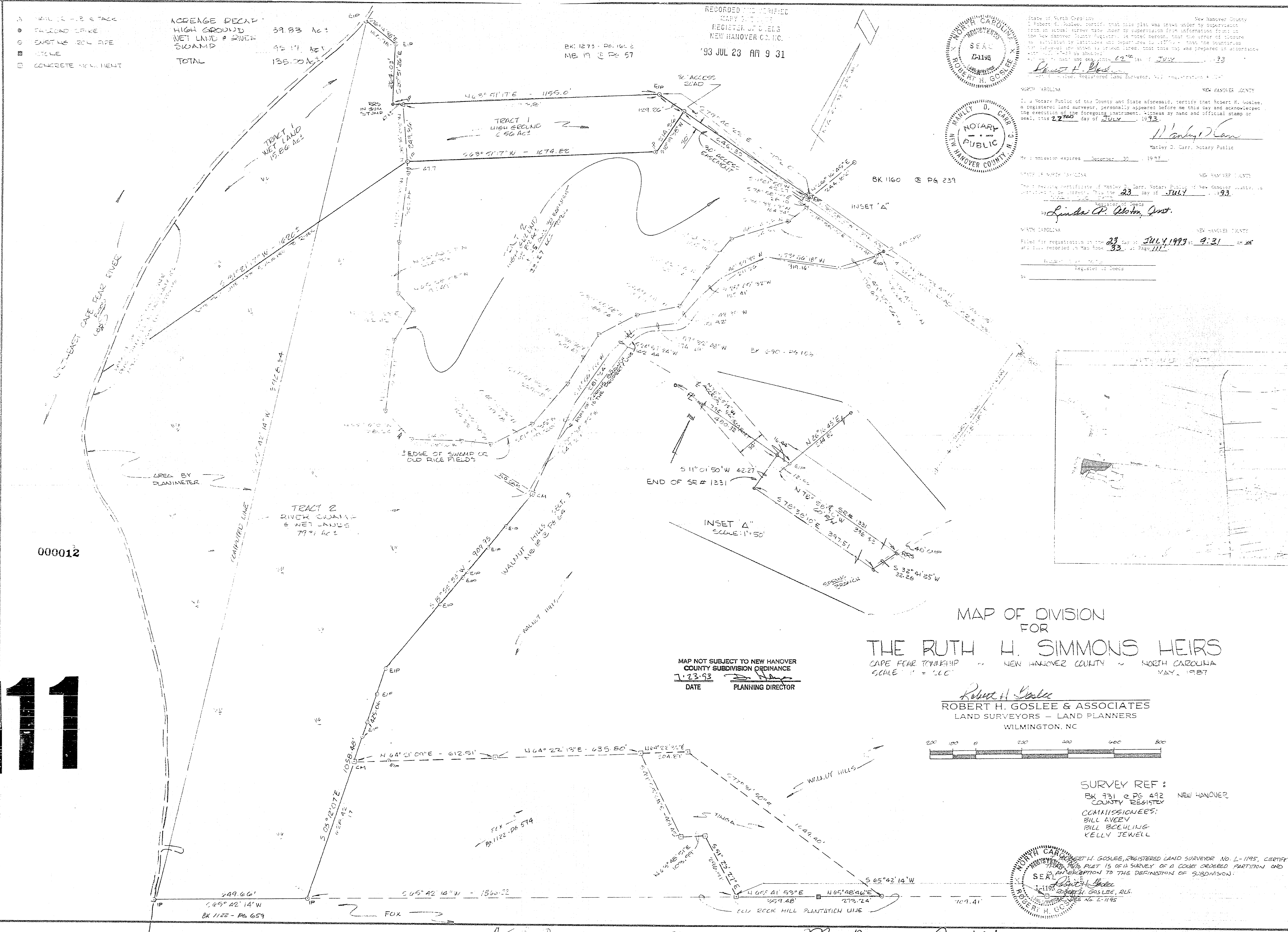
My commission expires December 30, 1997.

North Carolina
New Hanover County
The foregoing certificate of Manley D. Carr, Notary Public of New Hanover County, is certified to be correct. This the 23rd day of July, 1993.

Linda C. Gordon, J.P.

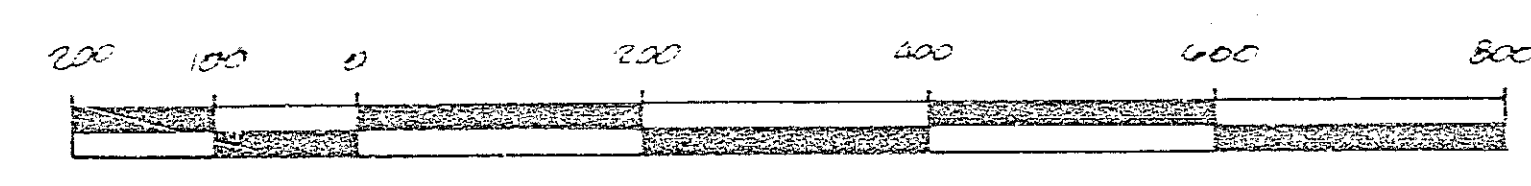
North Carolina
New Hanover County
Filed for registration on the 23rd day of July, 1993 at 9:31 AM.
and is recorded in Map Book 33 at Page 111.

Register of Deeds

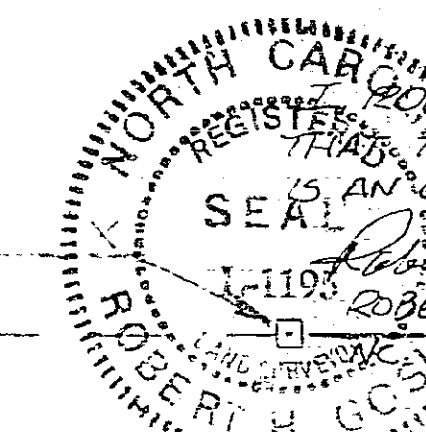


MAP OF DIVISION
FOR
THE RUTH H. SIMMONS HEIRS
CAPE FEAR TOWNSHIP NEW HANOVER COUNTY NORTH CAROLINA
SCALE 1" = 100' MAY, 1987

Robert H. Goslee
ROBERT H. GOSLEE & ASSOCIATES
LAND SURVEYORS - LAND PLANNERS
WILMINGTON, NC



SURVEY REF:
BK 931 & PG 492
COUNTY REGISTER
COMMISSIONERS:
BILL RYER
BILL BOEHLING
KELLY JEWELL



ROBERT H. GOSLEE, REGISTERED LAND SURVEYOR NO. 21195, CERTIFY THAT THIS PLAT IS A SURVEY OF A COURT ORDERED PARTITION AND AN EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Robert H. Goslee
Registered Land Surveyor, No. 21195

RECORDED BY: Frank [Signature] 76-3-2247

Map Book 33 Page 111