



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) Coastal Carolina Car Wash, LLC
Company Design Solutions	Company/Owner Name 2
Address P.O. Box 7221	Address 1202 N. Lake Park Blvd.
City, State, Zip Wilmington, NC 28406	City, State, Zip Carolina Beach, NC 28428
Phone 910-620-2374	Phone 910-443-6424 (Contact: Matt Murphy)
Email cwolf@lobodemar.biz	Email matt@secofconstruction.com

2. Subject Property Information

Address/Location 6016 & 6100 Castle Hayne Road		Parcel Identification Number(s) p/o 323213.23.3046 & p/o 323213.22.2956
Total Parcel(s) Acreage 2.00 ac. +/-	Existing Zoning and Use(s) B-2 & R-15	Future Land Use Classification Community Mixed-Use

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

Proposed Conditional Zoning District: CZD / B-2	Total Acreage of Proposed District: 1.15 ac. +/-
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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.

The development proposes 11,000 square feet of commercial rental space, generally referred to as "Flex Units." The users are generally interested in a smaller area of office space with provision for interior storage with an accessible garage door in the rear of the building. Customer traffic is limited, so parking facilities are minimized.

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.

Reference the attached "Concept Plan" for site layout, proposed improvements and details. The project will have no access - neither vehicular nor pedestrian - to Blossom Street. The entire perimeter of the project, excepting the access drive, will be surrounded by an 8'-high screening fence to both secure the facility and to provide buffering to the surrounding properties. Proposed uses will be limited to:

- * Indoor Recreation Establishment
- * Repair Shop (with no outdoor activity)
- * Contractor Office (with no outdoor storage of materials)
- * Offices for Private Business & Professional Activities
- * Personal Services, General
- * Retail Sales, Building & Construction Supplies
- * Retail Sales, General
- * Outdoor RV & Boat Trailer Storage

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: Commercial Flex Space / ** Highest trip generator use would probably be General Office (ITE / 710)

Trip Generation Use and Variable (gross floor area, dwelling units, etc.) 11,000 s.f. / Based on KSF

AM Peak Hour Trips: 17

PM Peak Hour Trips: 16

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 continued efforts to maintain existing businesses, and attract new ones. Castle Hayne is transitioning into a more active town. The property is along a commercial corridor where business activities are most convenient. Sustainability of the County depends on sensible in-fill and maximizing land use already accessible to services.

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 subject property is split-zoned by an existing business district with a car wash. Residential use on the property to the rear would no longer be appropriate or attractive. Extending the zoning, but with specific uses and a plan under a Conditional District, protects adjacent properties, and can serve as a transition.

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)

Matthew T. Murphy (Manager for Coastal
Carolina Car Wash, LLC)

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.



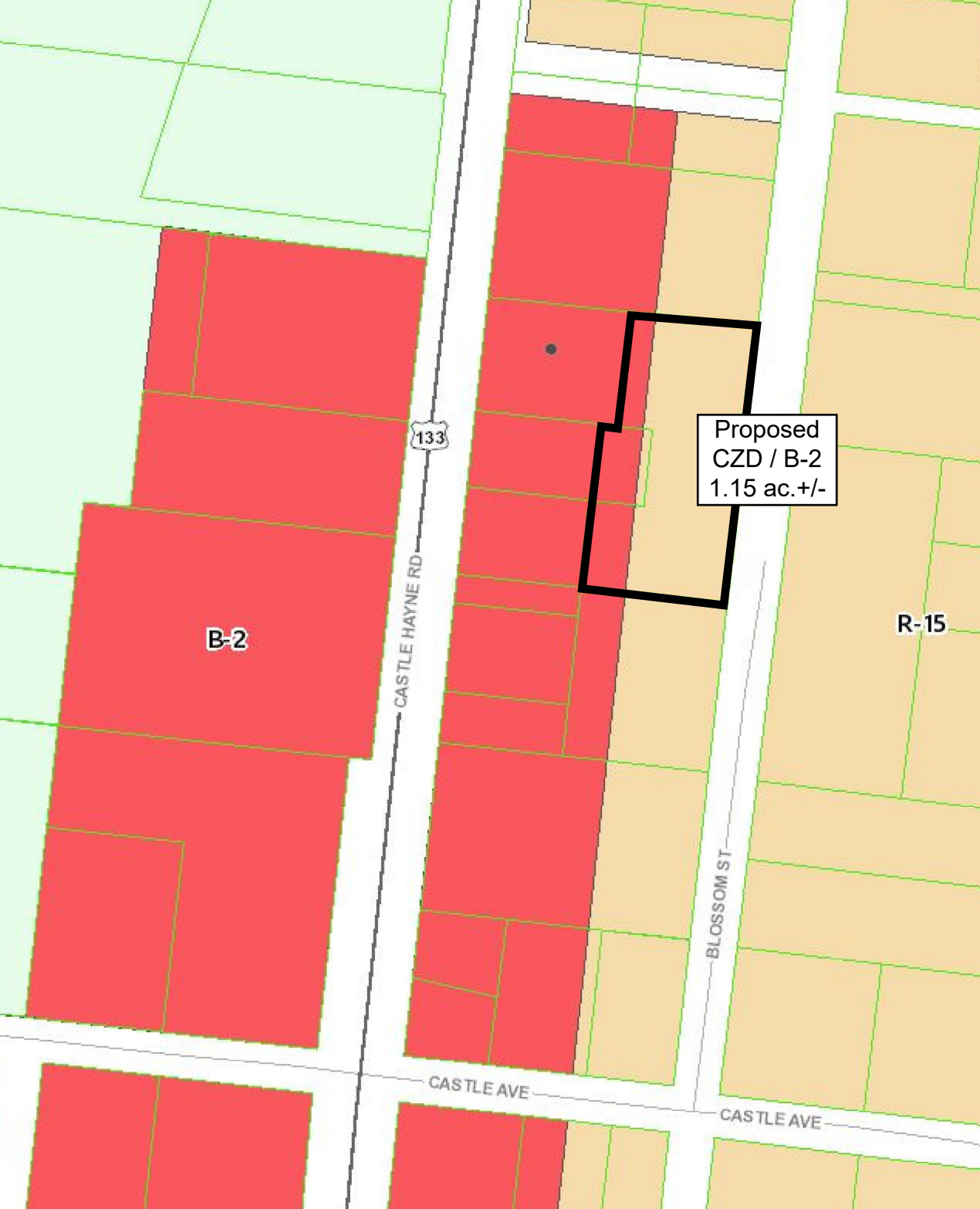
CASTLE HAYNE ROAD

6100

6016

Proposed
CZD / B-2
1.15 ac.+/-

BLOSSOM STREET



133

B-2

R-15

BLOSSOM ST


CASTLE AVE

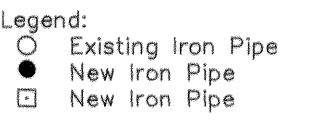
CASTLE AVE

Proposed
CZD / B-2
1.15 ac.+/-

Notwithstanding New Hanover County approval of this plat, lots shown on said plat may not receive Health Department approval for on site sewage disposal systems, nor for individual water supply systems, nor does such approval guarantee the availability of water or sewer services from New Hanover County.

Jan P. Jani 2.12.08
County Engineer


Paul D. Talbot P.L.S. L-4099



Subordination Consent of Mortgagee

Date _____

Date 02/14/08

BY: Jacqueline E. Moore
Deputy / Assistant

- 1) Boundary referenced to Deed Book 3936 Page 297, Deed Book 48 Page 150, Deed Book 4894 Page 736, references as shown, and existing field conditions.
- 2.) This property is not located within a Flood Hazard Area.
- 3.) There are no 404 wetlands on these lots.
- 4.) Lots to be serviced by individual wells and New Hanover County sewer.
- 5.) Zoning Line taken from New Hanover County GIS.

Owner/Developer:
Coastal Carolina Car Wash
2723 Carolina Beach Road
Wilmington, NC 28403

BAR SCALE 1"=20'

A horizontal bar scale with alternating black and white segments. The scale is marked with 20', 10', 0', 20', 40', and 60'.

Stephenie Nelson 48-3021

611' to
Southern
Boundary of
Vine Street
(50' R/W)

S 80°50'00" E 330.00'

Zone B-2	Current Zoning Line	Zone R-15
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S 80°50'00" E 225.00'

Tract 2
67,935 s.f.

Proposed
CZD / B-2
1.15 ac.+/-

N 80°50'00" W 225.00' (Total)

Katharina B. Schwartz Heirs

n/f
Bennett Residential Property
DB 2793 Pg 723

n/f
McClure Memorial
Presbyterian Church
DB 849 Pg 191

Job# 04111
Drafted by: jbk
Drawing Name: 04111Plat.DWG

Legal Description for
Conditional Zoning District
Over p/o 6016 & p/o 6100 Castle Hayne Road

Beginning at a point located South 80°50'00" East, 180.00 feet from a point in the eastern boundary of Castle Hayne Road (NC. Hwy. 117), a 50' public right-of-way, formerly known as Peachtree Street, and recorded among the land records of the New Hanover County Registry in Map Book 48 / 150; said point being located South 09°10'00" West, 611.00 feet from its intersection with the southern boundary of Vine Street, a 50' public right-of-way; and running thence from the point of beginning:

South 80°50'00" East, 150.00 feet to a point in the western boundary of Blossom Street, a 50' public right-of-way; thence with that boundary,
South 09°10'00" West, 314.00 feet to a point; thence
North 80°50'00" West, 165.00 feet to a point; thence
North 09°10'00" East, 185.00 feet to a point; thence
South 80°50'00" East, 15.00 feet to a point; thence
North 09°10'00" East, 129.00 feet to the point and place of beginning, containing 49,875 square-feet (1.15 acres), more or less.

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

Project Name: Coastal Carolina Flex / 6100 Castle Hayne Road
Proposed Zoning: B-2 & R-15 to (CZD) B-2

The undersigned hereby certifies that written notice of a community meeting on the above zoning application was given 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 September 7, 2021 . A copy of that written notice and a list of recipients are attached.

Subsequently, one of the recipients objected to the venue and offered the community clubhouse as an alternative. Another mailing was made for the updated location. It is also attached.

The meeting was held at the following time and place: Wednesday, September 22, 2021
6:00 p.m.; at Shelter #2 of the Northern Regional Park, 4700 Old Avenue, Castle Hayne

The persons in attendance at the meeting were: Reference attached sign-in List.

The following issues were discussed at the meeting: A presentation was given on the
proposed project, how it relates to the 2008 Castle Hayne Land Use Plan and now the
New Hanover County Comprehensive Plan, and the particulars about Conditional Zoning
Districts. The primary concern was over impacts to the residents along Blossom Street.
It was explained that there was no access – neither vehicular nor pedestrian – proposed
From the project. An 8'-high screening fence will surround the project.

As a result of the meeting, the following changes were made to the petition: None

Date: September 28, 2021
Applicant: Design Solutions
By: Cindee Wolf

Community Information Meeting

Coastal Carolina Flex

Date: September 22, 2021

Name	Address	Email (Optional)
* Peter Pace 1215 Hillsborough Street LLC	6001 Castle Hayne Rd	peterpace@yorkproperties.com
* Bob Huth RWH Properties LLC	6101 Castle Hayne Rd	bobhuth53@gmail.com
Amanda Haynes	6000 Blossom St. #1	910-232-3978
Layne Smith	6118 Castle Hayne Rd.	layne@milestonesilm.com
Caroline Bordeaux	4115 CAPELANDING RD C.H.	CLB1@EC.RR.COM
* Doug Deeves	6105 Blossom St	dougreeves133@gmail.com
Betsy Humbles ^{Garry Woodcock}	5 Castle Ave., Castle Hayne, NC	bjhumbles@yahoo.com
JIM BORDEAUX	4115 CAPELANDING RD, C.H.	JHB123@EC.RR.COM
LARRY & SANDY PARKER	6205 ORANGE ST	L PARKER 25@EC.RR.COM
Robert Horrellor	5916 Blossom St	
Valerie Stanley	6017 Orange St	
Rodney McComb	6000 Blossom St. Lobs 3,4,6	
Pamela Polley	6115 Orange Street	pam163@yahoo.com pam163@yahoo.com
Zach Fulmer	6010 Castle Hayne Rd	
Joe Hickman	6000 Blossom St. #1	joehickman84@gmail.com
Cindee Wolf	Project Planner	cwolf@lobodemar.biz

P.O. Box 7221
Wilmington, NC 28406



Design Solutions

CHARLOTTE NC 280

9 SEP 2021 PM 5 L

Thinking

FOREVER / USA

SUTTON JEFFREY HEIRS ETAL

PO BOX 577

CASTLE HAYNE, NC 28429

9400922680259210

NIXIE

276 EE 1

0209/21/21

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF FWD BC: 28406722121

284067221

*2448-03477-09-47

P.O. Box 7221

Wilmington, NC 28406



Design Solutions

CHARLOTTE NC 280

9 SEP 2021 PM 4 L

Thinking

FOREVER / USA

NEW HANOVER COUNTY ABC BD

PO BOX 3036

WILMINGTON, NC 28402

CFS

NIXIE

276 FE 1

0009/21/21

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

UTF FWD BC: 28406722121

284067221

*2348-01148-09-46



Adjacent Owners within 500' Perimeter of 6100 Castle Hayne Road:

OWNER	MAILING ADDRESS	CITY / STATE / ZIP	SITUS LOCATION
1215 HILLSBOROUGH STREET LLC	3337 RIDGECREST CT	RALEIGH, NC 27607	6001 CASTLE HAYNE RD CASTLE HAYNE
BELLSOUTH TELECOMMUNICATIONS	1155 PEACHTREE ST NE STE 14H02	ATLANTA, GA 30309	5915 ORANGE ST CASTLE HAYNE
BENNETT RESIDENTIAL PROP LLC	6601 MYRTLE GROVE RD	WILMINGTON, NC 28409	6004 CASTLE HAYNE RD CASTLE HAYNE
BENNETT RESIDENTIAL PROP LLC	6601 MYRTLE GROVE RD	WILMINGTON, NC 28409	6008 CASTLE HAYNE RD CASTLE HAYNE
EMC 3 LLC	2108 BULL RUN DR	APEX, NC 27539	6000 BLOSSOM ST CASTLE HAYNE
GEE MEGAN E ETAL	6200 BLOSSOM ST	CASTLE HAYNE, NC 28429	6200 BLOSSOM ST CASTLE HAYNE
GIRON CONSTRUCTION EXTERIOR LLC	3 PECKHAM CT	CASTLE HAYNE, NC 28429	6107 CASTLE HAYNE RD CASTLE HAYNE
HECTOR LEONA J HRS	6117 CASTLE HAYNE RD	CASTLE HAYNE, NC 28429	6117 CASTLE HAYNE RD CASTLE HAYNE
HECTOR LEONA J HRS	6117 CASTLE HAYNE RD	CASTLE HAYNE, NC 28429	6117 CASTLE HAYNE RD CASTLE HAYNE
HORRELL BRENDA K	PO BOX 66	CASTLE HAYNE, NC 28429	5916 BLOSSOM ST CASTLE HAYNE
HUMBLES BETTY JEAN	5 CASTLE AVE	CASTLE HAYNE, NC 28429	5900 BLOSSOM ST CASTLE HAYNE
HUMBLES BETTY JEAN	5 CASTLE AVE	CASTLE HAYNE, NC 28429	5 CASTLE AVE CASTLE HAYNE
LOREK LOUISE T HRS	4115 CAPE LANDING RD	CASTLE HAYNE, NC 28429	5901 CASTLE HAYNE RD CASTLE HAYNE
MCCLURE MEMORIAL PRESBYTERIAN	PO BOX 246	CASTLE HAYNE, NC 28429	
MCCLURE MEMORIAL PRESBYTERIAN	PO BOX 246	CASTLE HAYNE, NC 28429	5908 CASTLE HAYNE RD CASTLE HAYNE
MEYER LORETTA D LIFE ESTATE	6201 CASTLE HAYNE RD	CASTLE HAYNE, NC 28429	6201 CASLTE HAYNE RD CASTLE HAYNE
MEYER LORETTA DANKO LIFE EST	6201 CASTLE HAYNE RD	CASTLE HAYNE, NC 28429	6129 CASTLE HAYNE RD CASTLE HAYNE
NC DEPT OF TRANSPORTATION	3113 KERR AVE N	WILMINGTON, NC 28405	
NEW HANOVER COUNTY ABC BOARD	PO BOX 3036	WILMINGTON, NC 28402	6015 CASTLE HAYNE RD CASTLE HAYNE
NINE MILES NORTH LLC	300 CORAL DR	WRIGHTSVILLE BEACH, NC 28480	6200 CASTLE HAYNE RD CASTLE HAYNE
NINE MILES NORTH LLC	300 CORAL DR	WRIGHTSVILLE BEACH, NC 28480	6201 CASTLE HAYNE RD CASTLE HAYNE
NINE MILES NORTH LLC	300 CORAL DR	WRIGHTSVILLE BEACH, NC 28480	6118 CASTLE HAYNE RD CASTLE HAYNE
NINE MILES NORTH LLC	300 CORAL DR	WRIGHTSVILLE BEACH, NC 28480	6118 CASTLE HAYNE RD CASTLE HAYNE
NUNALEE ELEANOR	6208 BLOSSOM ST	CASTLE HAYNE, NC 28429	6206 BLOSSOM ST CASTLE HAYNE
NUNALEE ELEANOR M	6208 BLOSSOM ST	CASTLE HAYNE, NC 28429	6208 BLOSSOM ST CASTLE HAYNE
PARKER LARRY J SANDRA T	4937 INDIAN CORN TRL	CASTLE HAYNE, NC 28429	6205 ORANGE ST CASTLE HAYNE
PERMENTER BERTHA H LIFE ESTATE	3112 SHADOW POND TER	WINTER GARDEN, FL 34787	6017 ORANGE ST CASTLE HAYNE
RTM LANDSCAPES INC	8817 SAWMILL CREEK LN	WILMINGTON, NC 28411	6101 CASTLE HAYNE RD CASTLE HAYNE
RWH PROPERTIES LLC	PO BOX 1489	WRIGHTSVILLE BEACH, NC 28480	6101 CASTLE HAYNE RD CASTLE HAYNE
SANCHEZ CARMELA R ETAL	6011 ORANGE ST	CASTLE HAYNE, NC 28429	6011 ORANGE ST CASTLE HAYNE
SCHWARTZ KATHARINA B HRS	1045 FAYETTEVILLE AVE	CALABASH, NC 28467	6010 CASTLE HAYNE RD CASTLE HAYNE
SEWELL RICHARD A	80 GANDER LN	ROCKY POINT, NC 28457	6000 CASTLE HAYNE RD CASTLE HAYNE
SUTTON JEFFREY HEIRS ETAL	PO BOX 577	CASTLE HAYNE, NC 28429	3 CASTLE AVE CASTLE HAYNE
SUTTON JEFFREY HEIRS ETAL	PO BOX 577	CASTLE HAYNE, NC 28429	5900 CASTLE HAYNE RD CASTLE HAYNE
TF HOLDINGS LIMITED PTNRP	6336 OLEANDER DR #1	WILMINGTON, NC 28403	6205 BLOSSOM ST CASTLE HAYNE
TRYER PAMELA	6115 ORANGE ST	CASTLE HAYNE, NC 28429	6115 ORANGE ST CASTLE HAYNE
TRYER PAMELA	6115 ORANGE ST	CASTLE HAYNE, NC 28429	6115 ORANGE ST CASTLE HAYNE
VANN ERIC LEE	1828 OAKLEY RD	CASTLE HAYNE, NC 28429	6005 ORANGE ST CASTLE HAYNE
VANN LORRIE WILLIAMS WILLIAM C	6101 ORANGE ST	CASTLE HAYNE, NC 28429	CASTLE HAYNE
VANN LORRIE WILLIAMS WILLIAM C	6101 ORANGE ST	CASTLE HAYNE, NC 28429	6101 ORANGE ST CASTLE HAYNE

September 7, 2021

To: Adjacent Property Owners

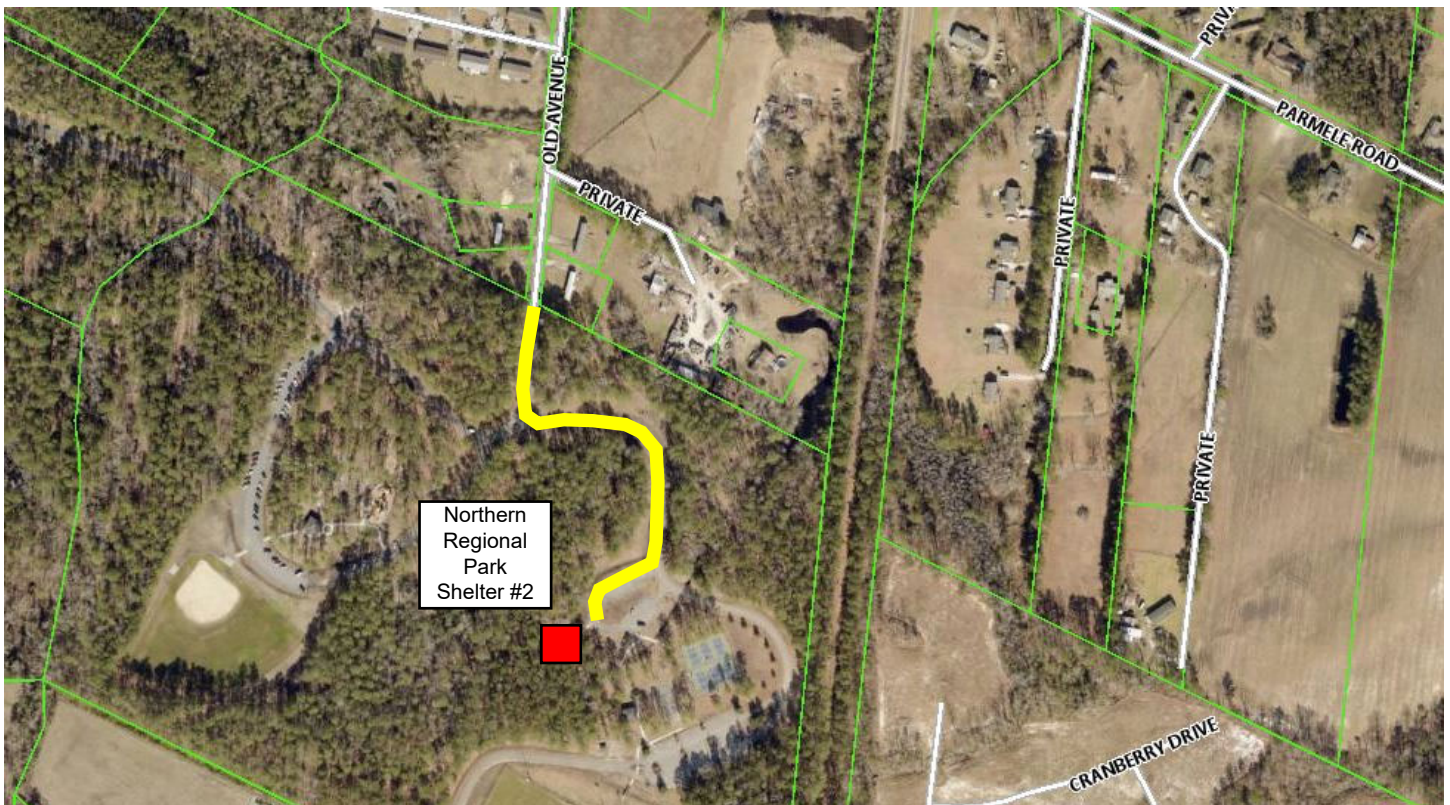
Re: Coastal Carolina Business Park

The Owners of land at 6100 Castle Hayne Road are interested in developing a commercial center behind the existing car wash. This property is 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 & conditions pertaining to each individual development project. Essentially, this means that only the use, structures & layout of an approved proposal can be developed. An exhibit of the project is enclosed.

The County requires that the developer hold a meeting for all property owners within 500 feet of the tract boundary, and any other interested parties. This provides neighbors with an opportunity for explanation of the proposal and for questions to be answered concerning project improvements, benefits and impacts.

A meeting will be held on Wednesday, September 22st, at Shelter #2 of the Northern Regional Park, 4700 Old Avenue, Castle Hayne, 6:00 p.m. The location is left from Old Avenue, towards the tennis courts.



If you cannot attend, you are also welcome to contact me, Cindee Wolf, at telephone # 910-620-2374, or email cwolf@lobodemar.biz with comments and/or questions.

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

Castle Hayne Road

Coastal
Carolina
Car Wash



4000 s.f.
"Flex"
Commercial
Units

7000 s.f.
"Flex"
Commercial
Units

Blossom Street

