



November 2, 2021

Attn: Adjacent Property Owners to  
Pin #3230-18-20-7261 (7.1 ac.)  
Portion Pin #3230-17-11-2265 (1.4 ac)

RE: **3328 Pennington Drive (across from FedEx Ground facility)  
FedEx Ground Parking Lot Expansion – Neighbor project notification  
Conditional Zoning Application within North Kerr Industrial Park**

Our client is interested in developing the above reference property for a parking lot expansion for additional FedEx Ground trailer and van parking across the street from the existing facility. The proposal will consist of a Conditional Zoning Application approval from New Hanover County. Currently, the property is split zoned between I2 (Heavy Industrial) / PD (Planned Development). Per New Hanover County Planning, a parking only facility is not allowed in either of these zonings, therefore the above reference properties are proposed to be rezoned to CS (Commercial Services).

The County requires that the developer notify adjacent property owners within the immediate area of the subject property as determined by Planning Staff. The intent is to provide nearby property owners an opportunity to review the proposed development and to convey to the developer and County any questions, concerns or feedback regarding the project improvements and impacts to the neighboring properties.

Due to current COVID-19 concerns however, an in-person meeting may be concerning to many in the public. Therefore, in lieu of a in person meeting we've included the preliminary site plan with this letter for your review. Feel free to contact us with any comments or questions at:

Tim Campbell (864) 335-4092 – [tim.campbell@campbell-engineering-sc.com](mailto:tim.campbell@campbell-engineering-sc.com) or  
Felix Egli (864) 335-4093 – [felix.egli@campbell-engineering-sc.com](mailto:felix.egli@campbell-engineering-sc.com)

Upon review of this letter and site plan, if any concerns or questions arise we can certainly set up an on-line meeting platform involving any interested parties for further discussion. Please contact us if you are interested in doing so to discuss potential concerns or recommendations.

All contact, comments, concerns, and recommendations must be recorded in a report and delivered to the County with this rezoning application. Therefore, it is suggested that email correspondence would be the most beneficial communication if possible, to the email addresses listed above. Once the rezoning application is formally submitted, the process can be tracked on the New Hanover County Planning website:  
<https://planning.nhcgov.com/development-activity/>

The rezoning deadline for this application is Wednesday December 1<sup>st</sup>, 2021. **We kindly request that you review and provide any concerns or comments by noon on Monday, November 22<sup>nd</sup>** so that should any amendments to the submittal be necessary, they can be incorporated prior to the submittal deadline.

We appreciate your interest and look forward to being a good neighbor and an important asset to the North Kerr Industrial Park.

**SITE DEVELOPMENT DATA**

CURRENT ZONING IS HEAVY INDUSTRIAL / PD  
PROPOSED ZONING IS COMMERCIAL SERVICES  
SETBACK: 30 FEET  
MAXIMUM BUILDING HEIGHT: 35 FEET  
MAXIMUM LOT AREA: 50,000 SQ. FT.  
MAXIMUM LOT COVER: 20%  
MAXIMUM NUMBER OF UNITS: 10  
MAXIMUM NUMBER OF PARKING SPACES: 20  
MAXIMUM NUMBER OF STALLS: 20  
MAXIMUM NUMBER OF STALLS PER HOUR: 20  
MAXIMUM NUMBER OF STALLS PER HOUR: 20

**LEGEND**

PROPOSED: 8" HIGH SECURITY FENCE, HEAVY DUTY ASPHALT PAVEMENT, LANDSCAPE PLANTING AREAS, TREE LINE, SITE LIGHTING.

EXISTING: 8" HIGH SECURITY FENCE, HEAVY DUTY ASPHALT PAVEMENT, LANDSCAPE PLANTING AREAS, TREE LINE, SITE LIGHTING.

**NEW STATION REQUIREMENTS TABULATION**

BASED UPON FACILITY REQUIREMENTS TABLE:

ITEM	REQUIREMENT	REQUIREMENT
APPROXIMATE LOCATION OF EXISTING FIRE ENDS	APPROXIMATE LOCATION OF EXISTING FIRE ENDS	APPROXIMATE LOCATION OF EXISTING FIRE ENDS
APPROXIMATE LOCATION OF EXISTING FIRE ENDS	APPROXIMATE LOCATION OF EXISTING FIRE ENDS	APPROXIMATE LOCATION OF EXISTING FIRE ENDS
APPROXIMATE LOCATION OF EXISTING FIRE ENDS	APPROXIMATE LOCATION OF EXISTING FIRE ENDS	APPROXIMATE LOCATION OF EXISTING FIRE ENDS

**LANDSCAPING**

TABLE 1: LANDSCAPING REQUIREMENTS FOR COMMERCIAL SERVICES ZONING. BASED ON 10,000 SQ. FT. OF PARKING LOT AREA TO BE LANDSCAPED. THE FOLLOWING AREAS SHOWN PROVIDE 20% COVER.

INTERNAL PLANT AREAS SHALL BE 1" CURB-CURB. ONE (1) TREE REQUIRED EVERY 100 SQ. FT. OF PLANTING AREA. PLANTING SHALL BE DONE WITHIN 60 FEET FROM A LANDSCAPE ISLAND.

INTERNAL PLANT PROFILES:

- 10 TREES (6 SHAGBARK OAK, 2 SMALL SECTION 3.5M, 2 SMALL SECTION 4.5M)
- 20 SMALL TREES PLANTING
- 20 SMALL TREES PLANTING
- 20 SMALL TREES PLANTING

STREET VARD REQUIRES:

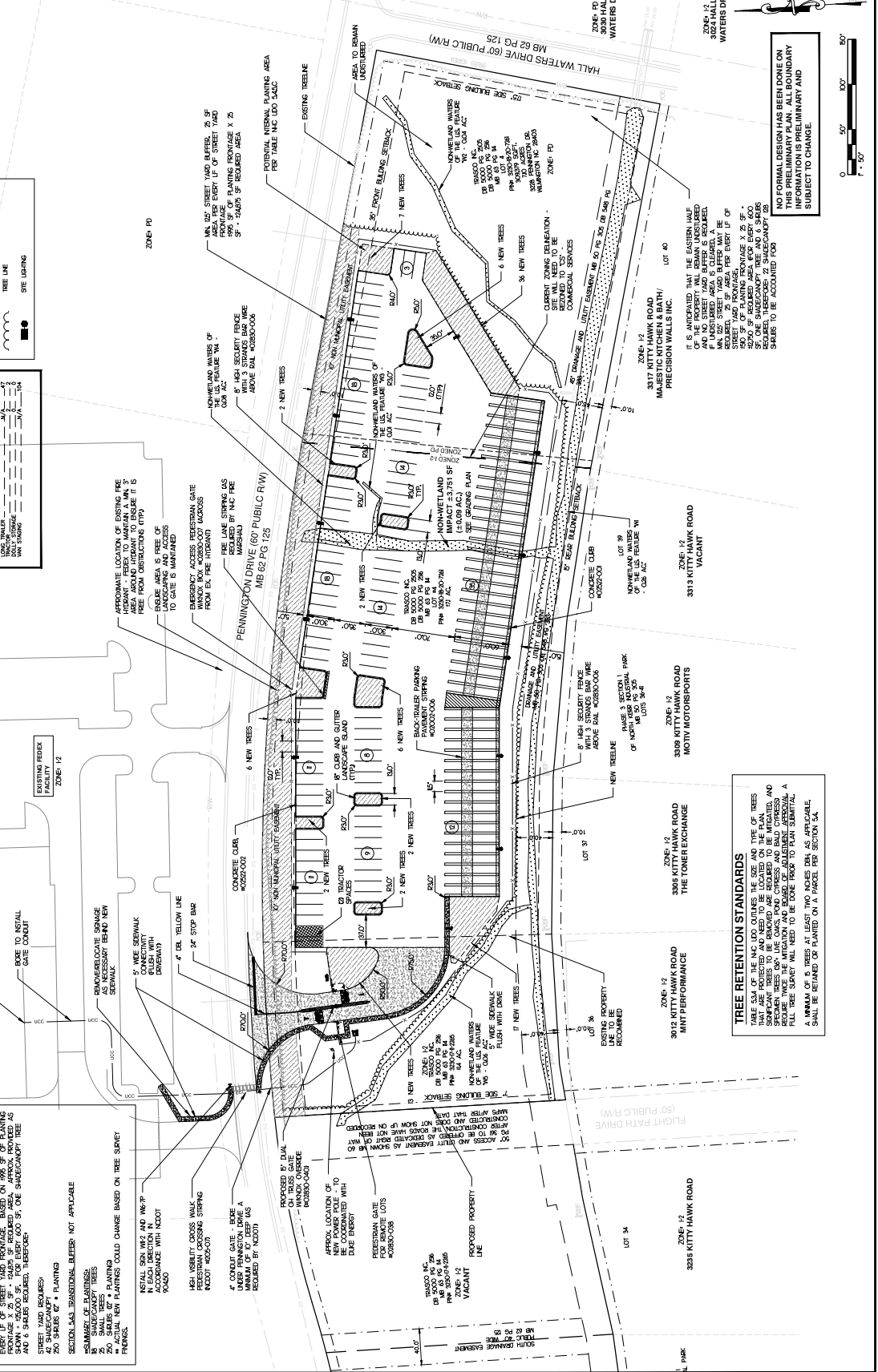
- 20 TREES (10 SHAGBARK OAK, 10 SMALL SECTION 3.5M, 10 SMALL SECTION 4.5M)
- 20 TREES (10 SHAGBARK OAK, 10 SMALL SECTION 3.5M, 10 SMALL SECTION 4.5M)

SECTION 3.5M, TRANSITIONAL BLEEDER: NOT APPLICABLE

SECTION 4.5M, TRANSITIONAL BLEEDER: NOT APPLICABLE

SECTION 5.5M, TRANSITIONAL BLEEDER: NOT APPLICABLE

SECTION 6.5M, TRANSITIONAL BLEEDER: NOT APPLICABLE



**TREE RETENTION STANDARDS**

ALL TREES THAT ARE PROTECTED AND ARE TO BE REMOVED OR REMOVED MUST BE REPLACED WITH A FULLY DEVELOPED TREE OF EQUAL OR GREATER CALIBER AND SPECIES. A MINIMUM OF 5 TREES AT LEAST TWO INCHES DBH AS APPLICABLE SHALL BE REPLACED BY PLANTED ON A PARCEL PER SECTION 5A.

PERSONAL DESIGN HAS BEEN DONE ON THIS PRELIMINARY PLAN. ALL BOUNDARY INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE.

