

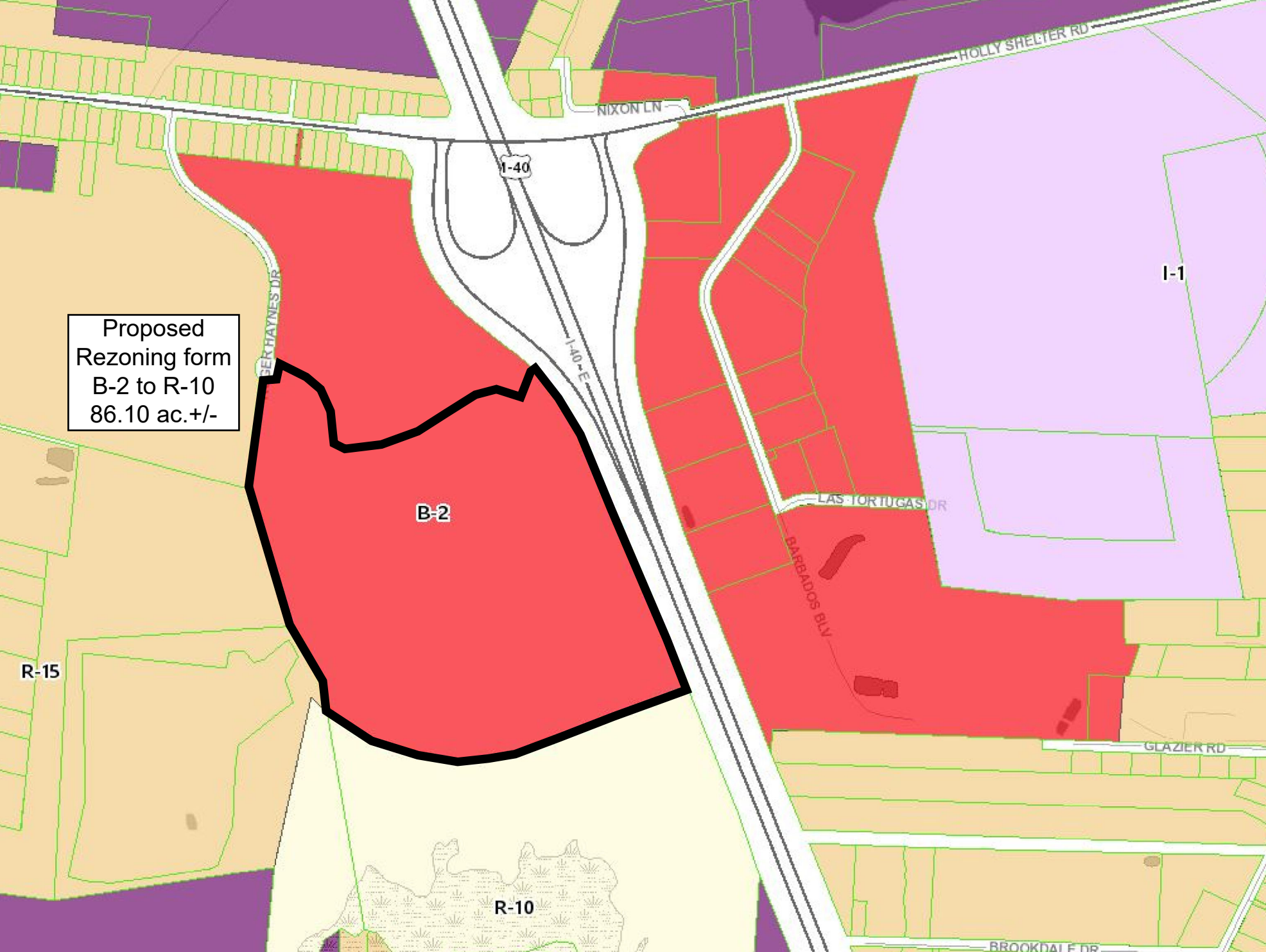
Proposed
Rezoning form
B-2 to R-10
86.10 ac. +/-

B-2

R-10

I-1

R-15





NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE

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Wilmington, North Carolina 28403

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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 Cindee Wolf	Owner Name (if different from Applicant/Agent) JH Land, L.L.C.
Company Design Solutions	Company/Owner Name 2
Address P.O. Box 7221	Address P.O. Box 3649
City, State, Zip Wilmington, NC 28406	City, State, Zip Wilmington, NC 28406
Phone 910-620-2374	Phone 910-762-2676 (Contact: Hill Rogers)
Email cwolf@lobodemar.biz	Email hill@cameronco.com

2. Subject Property Information

Address/Location End of Roger Haynes Drive		Parcel Identification Number(s) p/o 323107.68.3704 [R01100-009-015-000]	
Total Parcel(s) Acreage 86.10 ac.	Existing Zoning and Use(s) B-2	Proposed Zoning District(s) R-10	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 tract is located in the General Residential place-type on the comprehensive land use map. That overlay is intended to protect environmentally sensitive areas by limiting density and impacts of development. The policies for growth & development encourage safe & affordable housing to be available to every citizen. Rezoning the subject tract from a potentially non-compatible use would be consistent with assuring proximity of appropriate land uses.

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

The highway-business zoning district, and its permitted uses, are less appropriate further from the Holly Shelter road corridor. The General Residential place-type acknowledges the need for some business uses, but suggests them as a transition between arterial roads and lesser-density residential. The proposed residential district would be more consistent with the lands surrounding it.

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 large extent of the existing business district was presumably based on its proximity to the highway inter-change. However, current needs for the County are more oriented towards housing. The proposed rezoning would allow increased housing to be developed, while still preserving lands for future development of businesses to support those residents.

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

The Castle Hayne area is slowly developing as more urban services become available. Allowing residential development behind the remaining commercial district that still fronts the arterial roadway is consistent with the transitioning of density and more efficient land use.

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

CAW

☒ Application fee:

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

CAW

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

CAW

☒ One (1) hard copy of ALL documents

CAW

☒ Acknowledgment and Signatures Form (if applicable)

CAW

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

CAW

Legal Description for
Zoning Map Amendment
From B-2 to R-10

Beginning at a point in the western boundary of the cul-de-sac at the end of Roger Haynes Drive, a right-of-way extending from Holly Shelter Road (S.R. 1002), a 60' public right-of-way; said point shown on a plat entitled "Boundary Survey for New Hanover County Schools," recorded among the land records of the New Hanover County Registry in Map Book 52, at Page 234; and running thence from the point of beginning:

South 06°20'31" West, 612.19 feet to a point; thence
South 17°44'22" East, 803.57 feet to a point; thence
South 27°36'18" East, 397.04 feet to a point; thence
South 05°42'53" East, 120.00 feet to a point; thence
Along a curve to the left, having a Radius of 1200.00 feet and Length of 1204.76 feet, a Chord
of South 81°18'36" East, 1154.80 feet to a point; thence
North 68°18'00" East, 878.86 feet to a point in the boundary of Interstate Highway 40, a public
right-of-way; thence with that right-of-way,
North 21°47'18" West, 136.21 feet to a point; thence
North 22°54'40" West, 1197.90 feet to a point; thence
North 24°12'36" West, 191.15 feet to a point; thence
Along a curve to the left, having a radius of 1307.39 feet and Length of 513.52 feet, a Chord
of North 38°09'09" West, 510.23 feet to a point; thence
North 52°06'10" West, 191.44 feet to a point; thence
North 49°56'21" West, 200.43 feet to a point; thence leaving the I-40 right-of-way,
South 40°03'39" West, 61.18 feet to a point; thence
South 07°50'33" West, 172.29 feet to a point; thence
Along a curve to the left, having a Radius of 195.00 feet and Length of 183.86 feet, a Chord
of South 64°56'40" West, 177.13 feet to a point; thence
South 37°55'59" West, 233.35 feet to a point; thence
Along a curve to the right, having a Radius of 655.00 feet and Length of 452.31 feet, a Chord
of South 57°42'57' West, 443.38 feet to a point; thence
North 05°00'13" West, 89.77 feet to a point; thence
Along a curve to the left, having a Radius of 345.00 feet and Length of 310.55 feet, a Chord
of North 30°47'28" West, 300.17 feet to a point; thence
North 56°34'43" West, 132.03 feet to a point in the Roger Haynes Drive cul-de-sac boundary;
thence with that right-of-way,
Along a curve to the right, having a Radius of 67.00 feet and Length of 151.63 feet, a Chord
of South 58°06'28" West, 121.28 feet to the point and place of beginning, containing
86.10 acres, more or less.