

Proposed
Rezoning from
I-2 to R-10
4.97 ac. +/-

R-10

I-2

I-40

I-40

BROOKDALE

R-15

TWIN OAKS

TERRA OAKS DR

BALLARD

LODGE

HOUSE

I-10



NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE

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Wilmington, North Carolina 28403

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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 Cindee Wolf	Owner Name (if different from Applicant/Agent) Hilda C. Dill etal
Company Design Solutions	Company/Owner Name 2
Address P.O. Box 7221	Address 1614 S. Live Oak Pkwy.
City, State, Zip Wilmington, NC 28406	City, State, Zip Wilmington, NC 28403
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 Along I-40 at the end of Brookdale Drive		Parcel Identification Number(s) 323112.86.0774 [R01800-002-027-000]	
Total Parcel(s) Acreage 4.97 acres	Existing Zoning and Use(s) I-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 heavy-industrial zoning district, and its permitted uses are highly inappropriate for this location, and not recommended for the General Residential place-type. The proposed residential district would be 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 subject

The subject tract is a remnant of lands severed from their original residential status, in a subdivision named Brookdale Acres, by land acquisition for and construction of Interstate 40. It is unclear how the heavy-industrial (I-2) district was applied. The tract is un-accessible, unless an access easement would be granted by the adjacent lands, which are zoned residential. Accessing the types of uses permitted within the I-2 district through residential lands would not be appropriate.

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

The under-lying lands within the subject tract include wetlands and are almost entirely in a special flood hazard area as shown on the FEMA maps. Rezoning the lands to a residential district will protect from any non-compatible use from ever being developed on the property.

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

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.

X 
Hilda Dill (Oct 27, 2021 17:44 EDT)

Hilda Dill

Signature of Applicant

Print Name



Cindee Wolf / Design Solutions

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.

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.

X

Jane Sullivan

Jane Sullivan (Oct 27, 2021 14:35 EDT)

Jane Sullivan

Signature of Applicant

Print Name

Cindee Wolf

Cindee Wolf / Design Solutions

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.

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

Beginning at a point in the western boundary of Interstate Highway 40, a public right-of-way; said point being located North 05°09'20" East, 281.20 feet from the southwestern corner of Lot 13, shown on a plat entitled "Brookdale Acres," and recorded among the land records of the New Hanover County Registry in Map Book 7, at Page 52; and running thence from the point of beginning, with the I-40 right-of-way:

South 21°45'07" East, 873.05 feet to a point; thence leaving the I-40 right-of-way,
South 02°00'27" West, 133.69 feet to a point in the centerline of Prince George Creek; thence
with the run of the creek to a point that is located,
South 88°22'35" West, 405.28 feet from the previous point; said point also being the
southwestern corner of Lot 1 of the Brookdale Acres Division; thence
North 05°09'20" East, 959.86 feet to the point and place of beginning, containing
4.97 acres, more or less.