



Chris O'Keefe
Planning Director

**NOTICE OF PUBLIC HEARING
NEW HANOVER COUNTY PLANNING BOARD
JUNE 5, 2008**

The New Hanover County Planning Board will hold public hearings on Thursday, June 5, 2008 beginning at 5:30 p.m. or thereafter **at the New Hanover County Historic Courthouse, 24 North Third Street (corner of Third and Princess Street), Room 301** in Wilmington, NC to consider the following items:

Approval of the May Planning Board Meeting Minutes

Item 1: Rezoning Request (Z-883, 5/08) – *Continued from May 1 meeting.* Request by Don Joseph for multiple property owners to rezone approximately 2.75 acres located at 7031-7047 Market Street in the Transition Land Classification from R-15 Residential to B-2 Highway Commercial District. The action would open the range of uses to a broad array of intensive commercial activities.

Item 2: Rezoning Request (Z-884, 5/08) – Request by LS3P Associates for New Hanover County Schools to rezone approximately 1.07 acres at 4404 (partial) and 4348 Holly Shelter Rd. from I-2 to R-15 in the Community land classification. The change would consolidate the zoning pattern by cleaning up remnant parcels left by a prior rezoning.

Item 3: Special Use Permit (S-581, 5/08) – Request by Elliott Place HOA for a 10 slip community boating facility located off River Road at 6510 River Vista Drive on common area in the R-15 Residential zoning district and the Conservation Land Classification.

Item 4: Rezoning Request (Z-886, 5/08)- Request by Withers & Ravenel for Crowatan Partners, LLC to rezone 84.89 acres (landlocked) off Crowatan Road between Castle Hayne Rd. and Blue Clay Rd., north of I-140 from R-20 to I-1 in the Aquifer Resource Protection land classification. The change would transition the land's development potential from low density residential uses of 1.9 units per acre to a variety of light industrial or heavy commercial uses.

Item 5: Special Use Permit (S-582, 5/08)- Request by Shanklin and Nichols for Carolina Marina and Yacht Club to locate a commercial marina with dry stack storage for 200 boats at 1512 Burnett Road on 3.1 acres in the R-15 Residential Zoning District and the Conservation Land Classification.

Item 6: Text Amendment (A-372, 6/08)- Request by David Ward to amend section 72-31(6) of the zoning ordinance to allow dry stack storage in residential districts only as part of a new development and to remove the term “abutting” from the setback requirements.

Technical Review Committee Report (May)

The Planning Board may consider substantial changes in these petitions as a result of objections, debate, and discussion at the meeting, including rezoning to other classifications. Petitions for the above items may be viewed or inquiries made by contacting the Planning Department at 798-7165, 230 Government Center Drive, Suite 150, Wilmington, NC. All interested citizens are invited to attend.

Jane Daughtridge, AICP
Sr. Planner