



New Hanover County
Planning Department

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AGENDA
NEW HANOVER COUNTY PLANNING BOARD
JULY 3, 2008

The New Hanover County Planning Board will hold public hearings on Thursday, July 3, 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 June Planning Board Meeting Minutes

Old Business: Amend Planning Board Rules of Procedure Hearings

Item 1: Rezoning Request (Z-883, 5/08) – *Second Continuation 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-887, 7/08) – Request by LS3P Associates for Michael White to rezone approximately 5.7 acres at 1400 block of Point Harbor Road from I-2 to RFMU in the Conservation land classification. The change would create a mixed use commercial and residential development on the west bank of the Cape Fear River.

Item 3: Rezoning Request (Z-888, 7/08)- Request by Mike Nadeau for SENCA, LLC to rezone 9.22 acres in the 9100 block of North Market Street from R-15 Residential to B-2 Highway Business District in the Transition land classification. The change would allow for a broad range of commercial uses adjacent to the Pender County line and a conditional O&I district.

Item 4: Conditional Rezoning Request (Z-889, 7/08)- Request by Withers & Ravenel for Greenhouse Properties to rezone 0.81 acres at 6005 Carolina Beach Road at the corner of Manassas Dr. from R-15 Residential to Conditional O&I for a veterinary use in the Transition land classification adjacent to the Battle Park Subdivision.

Item 5: Special Use Permit (S-583, 7/08)- Request by Tom Johnson for Rockford Partners, LLC to permit a community boating facility having 53 slips in the Northeast Cape Fear River to serve the Sunset Reach Subdivision, located at the terminus of Rockhill Road in the Conservation land classification.

Item 6: Text Amendment (A-371, 5/08) – *Continued from May meeting.* Request by staff to amend Article II. Definitions and Article VI. Supplementary District Regulations to define and specify standards for senior housing options. The change would define and differentiate between active adult retirement communities, continuing care communities, assisted living/personal care facilities, and nursing homes.

Item 7: Text Amendment (A-372, 6/08)- *Continued from June meeting.* 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.

Item 8: Text Amendment (A-373, 6/08)- *Brought forward from the June 18th work session.* Request by staff to amend Section 59.4-2 of the zoning ordinance to clarify the applicability of the Conservation Overlay District (COD).

Technical Review Committee Report (June)

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.

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