



New Hanover County

Planning Department

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NOTICE OF PUBLIC HEARING
NEW HANOVER COUNTY PLANNING BOARD
August 6, 2009

The New Hanover County Planning Board will hold public hearings on Thursday, August 6, 2009 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

Item 1: Special Use Permit (S-593-7/09) – Request by Pennington Law Firm, for James D. Page, Jr. for a special use permit to allow a 199 foot tall wireless cellular tower on a portion of a one acre parcel at 8106 Sidbury Road in an R-15 residential zoning district. The site is classified as Wetland Resource Protection on the 2006 CAMA Land Classification Map.

Item 2: Special Use permit (S-594-8/09) – Request by Terra Bowman for a special use permit to allow in home child daycare for up to 10 children at 4613 Manchester Drive in an R-10 residential district in the King's Grant Subdivision. The site is classified as Urban on the 2006 CAMA Land Classification Map.

Item 3: Rezoning Request (Z-895-8/09) – Request by Withers & Ravenel for Seabreeze Holdings, Inc. to rezone approximately 2.1 acres on S. Seabreeze Road and Roscoe Freeman Ave. from R-15 residential district to B-2 Highway Business District (expansion of existing B-2 zoning). The site is classified as Conservation on the 2006 CAMA Land Classification Map.

Item 4: Rezoning Request (Z-896-8/09) – Request by Withers & Ravenel for Seabreeze Holdings, Inc. to rezone approximately 1.3 acres at the end of S. Seabreeze Road from R-15 residential district to B-2 Highway Business District (consolidating existing zoning and expanding to water body). The site is classified as Conservation on the 2006 CAMA Land Classification Map.

Item 5: Conditional Rezoning Request (Z-897-8/09) – Request by Wilshire Management Group to conditionally rezone approximately 9.93 acres at 611 Middle Sound Loop Road from R-15 residential district to CD(R-10) conditional district for the purpose of increasing residential density. The site is classified as Watershed Resource Protection on the 2006 CAMA Land Classification Map.

Item 6: Text Amendment (A-369 7/09) – Request by staff to amend Article V, Section 53.5-2(7)(C) relating to the formula for accommodating public school facilities in Planned Developments.

Item 7: Text Amendment (A-380 8/09) – Request by staff to amend Article V, to add a new planned district, Section 53.6 Exceptional Design Zoning District (EDZD) in order to encourage mixed use districts in appropriate locations allowing higher residential density based on specific sustainable design criteria.

Technical Review Committee Report (June and July)

Election of officers for FY 2009-2010

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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