

New Hanover County

Planning Board

The Planning Board meets the first Thursday of each month beginning at 5:30 p.m. in the Assembly Room of the historic County Courthouse located at 24 North Third Street in downtown Wilmington.

Application Deadline Meeting Date

November 3, 2008 December 4, 2008

December 5, 2008 January 8, 2009

January 7, 2009 February 5, 2009

February 5, 2009 March 5, 2009

March 5, 2009 April 2, 2009

April 8, 2009 May 7, 2009

May 6, 2009 June 4, 2009

June 4, 2009 July 2, 2009

July 9, 2009 August 6, 2009

August 6, 2009 September 3, 2009

September 2, 2009 October 1, 2009

October 8, 2009 November 5, 2009

November 2, 2009 December 3, 2009

Updated information and agendas are posted on our website: www.nhcgov.com

PLANNING BOARD

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New Hanover County
Planning Department
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Wilmington, NC 28403

PLANNING BOARD

PROCEDURES



- Zoning Amendments
(Map or Text)
- Conditional Use Rezoning
- Special Use Permit

Tel: 910 798-7165

www.nhcgov.com

Zoning Amendments (Map or Text)

1. The Petitioner and opponents are allowed a total of 20 minutes for each side; 15 minutes each for presentations and five (5) minutes each for rebuttals/cross examinations.
2. Hearings will be conducted as follows:
 - Staff presentation;
 - Petitioner's presentation (up to 15 minutes);
 - Opponent's presentation (up to 15 minutes);
 - Petitioner's cross examination/rebuttal (up to 5 minutes);
 - Opponent's cross examination/rebuttal (up to 5 minutes).
 - Exhibits should be given to the Secretary for inclusion in the record.
3. Prior to the Board's vote, the Petitioner may request a continuance until the next scheduled Planning Board meeting to modify the request. If a continuance is granted, the Petitioner will be subject to a fee in accordance with the adopted fee schedule.
4. The Planning Board will vote on the rezoning. If the Planning Board votes to recommend approval, the request will automatically be heard by the County Commissioners. If the Planning Board votes to recommend denial of the rezoning, the Petitioner may appeal in writing to the Clerk to the Board of County Commissioners no later than ten (10) calendar days from the date of decision.

Resubmissions of a denied or withdrawn petition will be subject to a 12 month waiting period from date of final action.

CONDITIONAL USE DISTRICT

REZONING

1. The petitioner and opponents are allowed a total of 20 minutes for each side, 15 minutes each for presentations and five minutes each for rebuttals/cross examinations.
2. Hearing will be conducted as follows:
 - Staff presentation;
 - Petitioner's presentation (up to 15 minutes);
 - Opponent's presentation (up to 15 minutes);
 - Petitioner's cross examination/rebuttal (up to 5 minutes);
 - Opponent's cross examination/rebuttal (up to 5 minutes).
 - Exhibits should be given to the Secretary for inclusion in the record.
3. Ask Petitioner whether he/she agrees with staff findings and any proposed conditions.
4. After the presentations but before the Board's vote, the Petitioner may request a continuance until the next scheduled Planning Board meeting to modify the conditional use rezoning petition. If a continuance is granted, the Petitioner will be subject to a fee in accordance with the adopted fee schedule.
5. The Planning Board will vote on the rezoning portion of the request. If the Board intends to recommend approval of the petition, they will vote to recommend rezoning and then vote separately on the special use permit making the same findings as required for a Special Use Permit. If the Board votes to recommend denial, the Petitioner may appeal in writing to the Clerk to the Board of County Commissioners no later than ten (10) calendar days from the date of decision.

Resubmissions of a denied or withdrawn petition will be subject to a 12 month waiting period from date of final action.

SPECIAL USE PERMIT

1. The petitioner and opponents are allowed a total of 20 minutes for each side, 15 minutes each for presentations and five minutes each for rebuttals/cross examinations.
2. The hearings will be conducted as follows:
 - Staff presentation;
 - Applicant's presentation (up to 15 minutes);
 - Opponent's presentation (up to 15 minutes);
 - Applicant's cross examination/rebuttal (up to 5 minutes);
 - Opponent's cross examination/rebuttal (up to 5 minutes).
 - Any exhibits are to be given to the Clerk to the Board for inclusion in the record.
3. Ask Applicant whether he/she agrees with staff findings and any proposed conditions.
4. The Planning Board will vote to recommend approval or denial of the special use permit.

If the Board recommends approval, it must find:

- That the use will not materially endanger the public health or safety if located where proposed and approved;
- That the use meets all required conditions and specifications;
- That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
- That the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the plan of development for New Hanover County.

If the Board recommend denial, the reason(s) should be stated. The application will automatically proceed to the next regularly scheduled County Commissioners meeting regardless of the Planning Board recommendation.