CASE SUMMARY
Conditional District Rezoning
Planning Commission
February 1, 2017

CD-14-117
Eryn Moller, 910-341-4695, eryl.moller@wilmingtonnc.gov

<table>
<thead>
<tr>
<th>Staff recommendation</th>
<th>CONDITIONAL APPROVAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Commission Recommendation</td>
<td>2/1/17; Scheduled for Public Hearing</td>
</tr>
<tr>
<td>City Council Action</td>
<td>3/7/17; Pending</td>
</tr>
</tbody>
</table>

Request

<table>
<thead>
<tr>
<th>Address</th>
<th>315 Airlie Road and Airlie Road R/W</th>
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<tbody>
<tr>
<td>Acreage</td>
<td>11.90 acres</td>
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<tr>
<td>Request</td>
<td>Rezone from R-15, Residential to UMX (CD), Urban Mixed-Use District (Conditional District) for construction of a 57 lot single-family residential development.</td>
</tr>
<tr>
<td>Applicant</td>
<td>McKim &amp; Creed, Inc. Richard Collier, P.E. 243 North Front Street Wilmington, NC 28401 <a href="mailto:rcollier@mckimcreed.com">rcollier@mckimcreed.com</a> (910) 343-1048</td>
</tr>
<tr>
<td>Owner</td>
<td>SSG-1, LLC 243 North Front Street Wilmington, NC 28401 <a href="mailto:bbrinkman@statestreetco.com">bbrinkman@statestreetco.com</a> (704) 372-3703</td>
</tr>
</tbody>
</table>

Current Land Use & Zoning

<table>
<thead>
<tr>
<th>Surrounding Area</th>
<th>North</th>
<th>South</th>
<th>East</th>
<th>West</th>
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<tbody>
<tr>
<td>Zoning</td>
<td>R-10 (SD), O&amp;I-1, UMX</td>
<td>R-20</td>
<td>R-15</td>
<td>R-10 (SD), R-15</td>
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<td>Current Land Use</td>
<td>Residential, Commercial, vacant</td>
<td>ROW, Park</td>
<td>Residential</td>
<td>Residential</td>
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Land Planning Data

<table>
<thead>
<tr>
<th>Applicable Plans/Policies</th>
<th>Create Wilmington Comprehensive Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Wrightsville Sound Small Area Plan</td>
</tr>
</tbody>
</table>
**Case Overview**

**PROPOSAL and ANALYSIS**

- The subject property is vacant.
- The applicant proposes to rezone the property from R-15, Residential to UMX (CD), Urban Mixed-Use (Conditional District).
- The 11.43 acre site has been identified for a 57 lot single-family (detached) residential community with lots of not less than 5,000 square feet.
- The applicant has stated that the property will serve as the residential component of the planned mixed-use development on the adjacent, former Galleria Site.
- According to the UMX code, minimum building setbacks are as follows:
  - Outside the 1945 Corporate Limits, where buildings abut single-family zoning districts, building heights shall be limited within certain setbacks, according to the following table:
    | Minimum setback from single-family zoning district | Maximum building height |
    |---------------------------------------------------|-------------------------|
    | 35 feet                                           | 35 feet                 |
    | 45 feet                                           | 45 feet                 |
    | 45 feet                                           | 55 feet*                |
    | 45 feet                                           | 75 feet**               |
  *Only along arterial streets and when structured parking is provided
  **Requires special use permit
  - In no case shall front setbacks adjacent to the primary street(s) or internal street exceed ten (10) feet. Front setbacks are not required along alleyways. Strict adherence to the ten-foot build to line may be waived by the Technical Review Committee where an existing easement or significant natural feature exists.
- According to the UMX code, maximum building heights are as follows:
  - Outside the 1945 Corporate Limits, for parcels fronting arterials and/or internal collector streets, building height may be increased to five (5) stories or fifty-five (55) feet if structured parking is provided within the project.
- The applicant submitted a master land use conceptual area plan in lieu of a detailed site plan in accordance with Section 18-227 (b) of the Land Development Code (LDC). The site is identified in the Create Wilmington Comprehensive Plan as a High Intensity Area of Opportunity; a master land use conceptual area plan is acceptable.

1. **Zoning and History**
   - The site was part of the 1995 annexation, effective January 31, 1999 and was zoned to R-15, Residential District.

2. **Zoning District Purpose Statements**
   - **R-15, Residential District (Existing)** – This district is established for low density residential development and other compatible uses. Recognition of the existing residential development pattern located within the city and on its fringes creates a need for this district to preserve the character of these established neighborhoods and protect...
their associated property values. Land uses considered harmful to the health, safety and welfare of district residents shall be prohibited from infringing upon the livability of the residential areas within the district.

- **UMX, Urban Mixed Use (Proposed)** – UMX zoning outside the 1945 corporate limits is intended to promote mixed-use developments on sites large enough to create a mix of uses within the existing suburban environment. Typically these developments will include creative development and redevelopment solutions such as integrated, vertical mixed use and structured parking.

**Figure 2.1 Proposed Master Land Use Conceptual Plan**

3. Impacts on Public services, Facilities, and Infrastructure

3.1 Vehicular Traffic
- Access will be provided via a new street from Airlie Road in accordance with the city’s technical standards. A future connection to the former Galleria site is shown to the north of the property. Consistent with the expressed intentions of the applicant, staff recommends a condition for approval that a connection to the Galleria site (6800 Wrightsville Avenue) be required.
- Wave Transit serves this area (104 route) with a bus stop located near the former Galleria site at the intersection of Wrightsville Avenue and Jones Road.
- Table 3.1.1 below indicates that this portion of Airlie Road, as maintained by the City, is currently operating at a level of service (LOS) of A.
- Table 3.1.2 indicates the potential estimated comparison of vehicle trips associated with the proposal.

### Table 3.1.1 Current Volumes, Capacities and Levels of Service

<table>
<thead>
<tr>
<th>Road</th>
<th>Location</th>
<th>Volume</th>
<th>Capacity</th>
<th>V/C</th>
<th>LOS</th>
</tr>
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<tbody>
<tr>
<td>Airlie Road</td>
<td>405 Airlie Road</td>
<td>2,598</td>
<td>9,400</td>
<td>0.28</td>
<td>A</td>
</tr>
</tbody>
</table>

### Table 3.1.2 Estimated Trip Generation

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Land Use</th>
<th>Intensity</th>
<th>Proposed Density</th>
<th>AM Peak Hour Trips</th>
<th>PM Peak Hour Trips</th>
<th>Average Weekday 2-way Volume Trips (ADT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing R-15</td>
<td>Single-Family</td>
<td>11.43 acres = Potential 33 units</td>
<td>N/A</td>
<td>26</td>
<td>34</td>
<td>324</td>
</tr>
<tr>
<td>Proposed UMX (CD)</td>
<td>Residential</td>
<td>Max: 15 units/acre</td>
<td>11.43 acres = Potential 171 units</td>
<td>57 lots</td>
<td>43</td>
<td>57</td>
</tr>
</tbody>
</table>


- The trip generation is below the threshold level and a traffic impact analysis (TIA) is not required.

### 3.2 Bicycle and Pedestrian Facilities
- The UMX requires that pedestrian circulation shall be clearly defined with paving materials and/or landscaping and shall connect all uses. Sidewalks and crosswalks shall be provided within new developments as necessary. Bicycle and/or pedestrian connectivity to adjacent or nearby developments is required.
- The UMX requires the installation of sidewalks in the public right-of-way where there are currently none. No sidewalk currently exists along Airlie Road in front of the site.

### 3.3 Public Utilities
- CFPUA has adequate capacity for water and sewer connections at this site.

### Table 3.3.1 Cape Fear Public Utilities (CFPUA)

<table>
<thead>
<tr>
<th>Type</th>
<th>Ownership</th>
<th>Size</th>
<th>Location</th>
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</thead>
<tbody>
<tr>
<td>Water Main (Existing)</td>
<td>CFPUA</td>
<td>8-inch</td>
<td>Airlie Road</td>
</tr>
<tr>
<td>Sewer Main (Existing)</td>
<td>CFPUA</td>
<td>10-inch</td>
<td>Airlie Road</td>
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</table>

### 3.4 Stormwater
- The requirements of the City of Wilmington Stormwater Management Ordinance and the New Hanover County Erosion Control Ordinance apply.

### 3.5 Flood Zone
- The requirements of the City of Wilmington Flood Plain Management Regulations and State and Federal Special Flood Hazard Regulations shall apply.
3.6 Watershed Resource Protection Area
- The requirements of the city of Wilmington Exceptionally Designed Projects, which regulates impervious surface for residential development, apply.

3.6 Parking
- Parking requirements will be addressed by the TRC with each development plan submission.

3.7 Other Reviews
- TRC – Concept plan review 12/8/16; a full TRC review will be required.

CONSISTENCY WITH ADOPTED PLANS

Create Wilmington Comprehensive Plan
The site is located within an area identified as a High Density Transitions Area of Opportunity on the Growth Strategies Map. The plan encourages increased density, interconnectivity between and within individual development sites, an integrated mix of uses, pedestrian friendly development patterns, and usable open space that preserves the natural landscape and significant tree clusters. The proposed development would provide infill within an identified area of opportunity and allow the development of an underutilized area as the residential piece of a master planned, mixed use project. The proposed residential neighborhood development provides vehicular and pedestrian connections to surrounding uses and preserves open space and significant tree clusters while increasing density. The proposed UMX zoning and regulations will offer the opportunity to redevelop the site with current trends of building design, setbacks, buffers, and pedestrian access.

Policies that pertain to the proposed amendment are provided below. These policies have been identified based on the requirements of the UMX district, including a mix of uses, a well-integrated and connected street system, pedestrian circulation, etc. Policies are identified as ranging from those in “strong support” to those of “strong non-support” of the proposal. The following symbology is employed:

<table>
<thead>
<tr>
<th>Strong Support</th>
<th>Modest Support</th>
<th>Modest Non-support</th>
<th>Strong Non-support</th>
</tr>
</thead>
</table>

Map Areas of Opportunity

High Density Transitions
- Increase densities with infill development, mid-rise buildings, parking decks, and other urban solutions.
- Create major destinations that have a regional, statewide, or even national attraction.
- Provide a walkable street grid with safe crossings by preserving and repairing lost connections as appropriate.
- Use alleys and secondary circulation networks; ensure highly walkable and active streetscapes.
- Place parking to the rear of buildings and ensure primary building access from the public sidewalk network.

Map Corridors & Complete Streets
### Community Parkways & Loop Roads

- Maintain parkway corridors as scenic multimodal roadways with trees and landscaping.
- Include landscaped medians, bike and pedestrian facilities, and access management elements, such as limited driveways.
- Maintain scenic character by limiting sprawling commercial development.
- Limit the number of driveways along parkways and loop road corridor types; encourage shared access and a network of connected streets and pathways.

### Policies

#### Development & City Building

#### Citywide Growth

1.2.1 Development should create places, streets, and spaces that are visually attractive, safe, accessible, functional, inclusive, have their own distinct identities, and maintain and improve desired character.

1.2.2 Development should occur in a compact pattern that reinforces the efficient provisions of public services and utilities, improves the performance of the transportation network, preserves open space, and reduces negative impacts of low-intensity and noncontiguous development patterns.

1.2.3 Large-scale development should include provisions for parks, community facilities, and other amenities to help meet the demands created by the development.

1.2.4 Development and infrastructure investments should promote healthy communities and active lifestyles by providing enhanced bicycle and pedestrian circulation, access, and safety.

1.2.6 Cluster Development should be encouraged, where appropriate, to achieve open space preservation or creation, especially in those parts of the city with special environmental concerns, less urban development patterns, or flooding concerns.

#### Land Use and Transportation

1.3.3 Development should provide pedestrian and vehicular connections between and within individual development sites to provide alternative means of access along corridors.

1.3.8 Pedestrian-friendly and transit-supportive development patterns should be promoted along multimodal corridors and areas of identified for intensive transit investments.

1.3.10 Development should be built upon an interconnected system, potentially including frontage and backage roads, to provide visibility from the major street while limiting driveway connections to the major street.

#### Compatibility

1.4.1 Quality design and site planning should be promoted so that new development infill and redevelopment is implemented with minimal adverse impacts on desired character of the existing built environment.

1.4.4 Low to medium-density residential areas and/or low-intensity mixed-use developments should serve as transitions between lower-density neighborhoods and more intensive commercial, residential, and mixed-use areas. Where appropriate transitions are not possible within a development site, infill and redevelopment adjacent to areas of lower intensities should provide effective physical buffers to avoid adverse impacts.

#### Mixed-use Development

1.5.2 Integration and mix of uses should be provided within all “Areas of Opportunity” and “Mixed-use Centers” identified in the Growth Strategies Maps. These developments may vary in scale and intensity, but should all contribute to the city's livability, manage future growth, and provide bike, pedestrian, and transit accessible destinations.
### Commercial Districts, Corridors, and Nodes

| 1.6.3 | To minimize traffic impacts and preserve the long-term viability of residential uses and major streets, new single-family lots with direct motor vehicle access to arterial streets, as shown on the Functional Classification Map, should be discouraged. |

### Neighborhood Conservation and Revitalization

| 1.7.1 | Growth should be accommodated in the city through mixed-use neighborhoods with a variety of housing types and price points. |
| 1.7.3 | The need to increase housing supply, neighborhood commerce, and to mature as a city should be balanced with the need to protect desired neighborhood character, preserve historic resources, and protect the natural environment. |
| 1.7.7 | Large, oversized blocks in neighborhoods and subdivisions should be avoided in favor of smaller, walkable blocks and enhanced networks that create better connections and help facilitate walking and reduce the need to drive. |
| 1.7.8 | Usable open space that preserves natural landscapes and high-quality ecological resources should be encouraged in new residential development. |
| 1.7.9 | Infill development should enhance or improve the existing physical development pattern of the area. The development of lots that have been historically difficult to infill or redevelop should be facilitated. |
| 1.7.10 | Infill sites within existing neighborhoods should be developed consistently with the design elements of nearby structures and in a manner that enhances or improves the character of the area. |

### Infill and Redevelopment

| 1.11.1 | Land development regulations, technical standards, and development review procedures should facilitate and encourage infill and redevelopment. |
| 1.11.2 | In collaboration with regional partners, the city and other local governments in the region should focus on reducing sprawling development patterns and encouraging infill and redevelopment that helps achieve the goals of a healthy, diverse, and efficient community. |
| 1.11.3 | Areas well-suited for infill and redevelopment, should be redeveloped in a way that maintains or enhances the desired character of the surrounding area, improves access to goods, services, and amenities, increases housing options, and improves the overall quality of life in the vicinity. |

### Policies

**Transportation**

### Street Systems

| 2.2.1 | Gaps in the street system should be eliminated by providing for network connectivity. The existing grid network should be preserved and extended where feasible to increase overall connectivity. |
| 2.2.2 | New residential, commercial, and mixed-use developments that require construction or extension of roadways should include a multimodal network. The use of cul-de-sacs and dead-end streets should be minimized. |
| 2.2.3 | New development should be encouraged to connect to the existing street network through collector streets, which should tie into the existing network at multiple points to improve trip distribution and emergency access. Street stubs for future connections should be encouraged. |

### Street Design, Complete Streets, and Age-Friendly Design

| 2.4.2 | Complete Streets design standards that provide mobility for all types of transportation modes and users should be promoted on all streets. |
| 2.4.5 | Complete street amenities should be designed with all users in mind, with multimodal... |
amenities appropriate for the type of roadway. The use of undivided multilane streets should be limited; raised and/or landscaped medians should be used where feasible, to provide safe landings for pedestrians and vehicle travel.

**Bicycle and Pedestrian Circulation**

2.6.2 A continuous bicycle and pedestrian network should be provided within and between existing and new developments to facilitate safe and convenient travel. New subdivisions, mixed-use developments, and large scale commercial developments should include safe pedestrian walkways or multi-use paths that allow direct links between roadways and major destinations, transit stops, and schools.

2.6.5 Safe and convenient pedestrian and bicycle facilities should be maintained and should be universally accessible, adequately lit, and properly designed to reduce conflicts between motor vehicles, bicycles, and pedestrians.

**Transportation Safety, Traffic Calming, and Neighborhood Traffic**

2.8.2 Traffic calming measures should be incorporated into the design of new or retrofitted local and neighborhood streets, within schools and parks, and around pedestrian-oriented business areas. Pedestrian and bicyclists should have safe, convenient, well-marked means to cross traffic.

**Policies**

**Parks, Recreation, and Open Space**

**Greenways, Blueways, Trails, and Connectivity**

4.2.2 Neighborhood connectivity to trails and greenways should be facilitated. Connections between neighborhoods, shopping centers, schools, transit stops, and employment centers should function as transportation alternatives in addition to recreational amenities.

**Policies**

**Environment and Natural Resources**

**Urban Forest**

6.3.1 Tree preservation should be a priority in developments where significant clusters of trees can be protected for meaningful impact and appearance. Planting of street trees with frequent spacing should be a priority where the density of buildings, infrastructure, and required grading make the preservation of existing trees unfeasible.

6.3.2 The use of native vegetation and xeriscaping should be encouraged and the use of invasive species discouraged. All municipal projects should set an example with appropriate plant selection.

**Policies**

**Urban Design and Placemaking**

**Neighborhoods**

9.5.1 As population growth leads to new housing and development patterns, new development within established neighborhoods should address the existing distinctive character of the surrounding area, while allowing transitional changes.

9.5.2 Clear and safe pedestrian networks within, through, and between neighborhoods should be enhanced. Opportunities to connect existing neighborhoods to adjacent commercial centers and community facilities and services should be explored.

**Wrightsville Sound Small Area Plan 2011 (WSSAP)**

- **Chapter 3.5 – Character Sense of Place**
  - **Objective**: Ensure that new development is consistent and compatible with the surrounding area.
• **Strategy 3.5.9:** Maintain current zoning and densities in existing low-density residential areas (R-15, R-20) and support density increases where appropriate as shown on *Recommended Land Use Map.*

• **Strategy 3.5.11:** Support development and redevelopment in accordance with the *Recommended Land Use Map.*

  - **Applicability:** The proposed zoning map amendment will increase the allowable density for residential uses as recommended on the *Recommended Land Use Map* in a master-planned redevelopment project. The proposed 57 single-family lot development (5 du/acre) is consistent with the WSSAP and the support for increased density of up to R-7 (6.2 du/acre).

  - **Chapter 3.6 – Mix of Uses**
    - **Objective:** Maintain a mix of accessible and compatible uses.
    - **Strategy 3.6.2:** Ensure commercial uses are accessible from surrounding residential areas by establishing a network of interconnected sidewalks, foot paths and bike paths.
    - **Strategy 3.6.4:** Support development and redevelopment in accordance with the *Recommended Land Use Map.*

      - **Applicability:** The proposed zoning map amendment will allow for multimodal connections to area transit alternatives and nearby mix of uses adhering to the recommendations of the *Recommended Land Use Map.*

  - **Chapter 3.7 – Traffic and Transportation**
    - **Objective:** Maintain road functionality by improving safety and traffic flow throughout the area.
    - **Strategy 3.7.8:** Support and promote interconnectivity for automobiles, cyclists and pedestrians between developments.

      - **Applicability:** The proposed conditional district rezoning plans a future connection to Wrightsville Avenue and the former Galleria Site providing interconnectivity and accommodates multi-modal transit.

  - **Chapter 3.10 – Development & Redevelopment**
    - **Objective:** Promote the redevelopment of underutilized sites to improve economic vitality, increase the tax base and stabilize the tax rate.
    - **Strategy 3.10.8.2:** Residential Redevelopment: Airlie Road
    - **Recommendations:**
      - Retain residential zoning and use
      - Support master-planned redevelopment
      - Consider density increase up to R-7 with cluster subdivision design in order to maximize open space and reduce stormwater runoff
      - Encourage bicycle and pedestrian access and connections to surrounding uses
      - Support unified redevelopment with adjacent commercial area

      - **Applicability:** The proposed zoning map amendment retains the residential use of the property, would allow for the development of underutilized sites and maximizes opportunities for pedestrian connections to surrounding areas.
City of Wilmington Strategic Plan
The proposal is consistent with the recommendations of the City of Wilmington Strategic Plan. Focus Areas that pertain to the proposed zoning amendment include the following:

Foster a Prosperous, Thriving Economy:
- The City will promote opportunity and prosperity by fostering sustainable, regionally coordinated economic growth and development strategies for creating jobs, building a strong workforce, facilitating commerce and business vitality.

Provide Sustainability and Adaptability
- The City will protect and preserve our natural resources with quality design for the built environment. The City will make strategic decisions focused on the long-term financial, physical and social health of the entire City to enhance our ability to respond to changing economic and demographic conditions. Our actions will be based on a shared commitment to inclusiveness, equity and continuous improvement.

CONCLUSIONS

1) The applicant proposes to rezone the subject property from R-15, Residential to UMX (CD), Urban Mixed-Use District (Conditional District) for a 57 lot single-family residential community offering lot sizes of at least 5,000 square feet.
2) Access will be provided via a new street from Airlie Road that will be constructed to meet the city’s technical standards.
3) Vehicular and pedestrian connectivity will be provided to the former Galleria Site (6800 Wrightsville Avenue) which is zoned UMX.
4) Wave Transit serves this area (104 route) with a bus stop located near the former Galleria site on Wrightsville Avenue.
5) Vehicle trip generation is below the threshold level and a traffic impact analysis (TIA) is not required.
6) The proposed rezoning is consistent with the recommendations of the Create Wilmington Comprehensive Plan, the Wrightsville Sound Small Area Plan and the goals of the city’s Strategic Plan.

RECOMMENDATION

The proposed rezoning provides the context in which to facilitate the residential component of a larger mixed-use development. The proposed 57 lot single-family residential community offering lots of at least 5,000 square feet would provide a transition between the existing single family residential neighborhood and the Wrightsville Avenue commercial corridor, interconnectivity with the adjacent proposed mixed-use development and sidewalk and streetscape enhancements along one of the city’s scenic roadways. The proposed zoning amendment is consistent with the Create Wilmington Comprehensive Plan, the Wrightsville Sound Small Area Plan, and the city’s Adopted Focus Areas; staff finds that the request is reasonable and in the public interest and recommends conditional approval subject to the following conditions:

1. The property shall be subject to all of the specific requirements stated in the Land Development Code for the proposed use as well as any additional conditions stated below.
2. The use and development of the property shall comply with all other supplemental regulations and requirements imposed by the Land Development Code or any other
applicable federal, state or local law, ordinance or regulation. In the event of a conflict, the more stringent requirement or higher standard shall apply.

3. If, for any reason, any condition for approval is found to be illegal or invalid or if the applicant should fail to accept any condition following approval, the approval of the site plan for the district shall be null and void and of no effect and proceedings shall be instituted to rezone the property to its previous zoning classification.

4. The use and development of the property shall be in accordance with the master land use conceptual area plan dated received January 13, 2017 and shall be restricted to 57 single-family lots of at least 5,000 square feet each.

5. Pedestrian circulation shall be clearly defined with paving materials and/or landscaping and shall connect all uses. Sidewalks and crosswalks shall be provided within the development. Bicycle and/or pedestrian connectivity to adjacent or nearby development shall be required.

6. The applicant is committed to install traffic calming measures at appropriate intersections as determined by TRC.

7. Vehicular and pedestrian access to the former Galleria Site (6800 Wrightsville Avenue) shall be provided.

8. The applicant shall restrict commercial truck traffic through the site and post the site as such.

9. Architectural consistency and controls regarding theme and project identity shall be provided. Visual interest shall be created with well-designed building facades. The developer has established architectural design guidelines regarding theme and style. These design guidelines shall be utilized to the fullest extent possible.

10. Approval of the Master concept plan/Rezoning Exhibit shall not constitute approval for any specific phase of development. Development plans shall be submitted, reviewed, and approved by the TRC.

11. Any necessary acquisition and/or dedication of land for rights-of-way for developer required improvements shall be made by the owners and at their expense.

12. The stormwater management plan shall comply with all city of Wilmington and NC-DEMLR stormwater management rules and regulations. The proposed stormwater shall be managed through best management practices for new smart growth communities as promulgated by the EPA. Such practices include underground infiltration, pervious surfaces, bio-retention and regional stormwater management techniques.

13. The applicant shall demonstrate increased preservation of trees consistent with city code requirements.

14. All existing protected trees not located within the building foot print or impacted by essential site improvements shall be preserved or mitigated.

15. Any freestanding sign(s) on the site shall be monument style with landscaping around the base of the sign; no pole signs shall be permitted pursuant to city code requirements.

16. The creative standard shall not be used to satisfy the streetyard landscaping requirements.

17. All city, state and federal regulations shall be followed.

**NEIGHBORHOOD CONTACT**

<table>
<thead>
<tr>
<th></th>
<th>Planning Commission</th>
<th>City Council</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signs Posted</td>
<td>1/17/17</td>
<td>2/16/17</td>
</tr>
<tr>
<td>Property Owner Letters</td>
<td>1/17/17</td>
<td>2/16/17</td>
</tr>
<tr>
<td>Advertisement Date(s)</td>
<td>1/27/17</td>
<td>2/19/17 &amp; 2/26/17</td>
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<tr>
<td>Other – Contact(s)</td>
<td>Anne Russell, Kevin McCarthy</td>
<td>None</td>
</tr>
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Community Meeting: 1/25/17
**ACTIONS TO DATE**

<table>
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<tr>
<th></th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Planning Commission</td>
<td>2/1/17; Scheduled for Public Hearing</td>
</tr>
<tr>
<td>City Council Action</td>
<td>3/7/17; Pending</td>
</tr>
</tbody>
</table>

**ATTACHMENTS**

1. Conditional District Rezoning application (Dated received 11/16/16)
2. Location and Zoning Map (Dated 12/18/16)
3. Aerial Map (Dated 12/18/16)
4. Create Wilmington Growth Strategies Map (Dated 12/18/16)
5. Wrightsville Sound Small Area Plan (Dated 12/18/16)
6. Community Meeting Report (Dated 1/25/17)
7. Master Land Use Conceptual Area Plan (Dated received 1/13/17)
APPLICATION FOR CHANGE OF ZONING OF PROPERTY

City of Wilmington, NC
Planning Division

COVER PAGE

ADDRESS OF SUBJECT SITE and NHC PARCEL ID:

<table>
<thead>
<tr>
<th>Parcel No.</th>
<th>Address</th>
<th>Parcel ID</th>
<th>Acres</th>
<th>Sq. Ft.</th>
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<td>1.54</td>
<td>67,186</td>
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<td>309 Airlie Road</td>
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<td>0.57</td>
<td>24,999</td>
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<td>301 Airlie Road</td>
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<tr>
<td>5</td>
<td>315 Airlie Road</td>
<td>R05700-006-002-000</td>
<td>4.02</td>
<td>175,263</td>
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<tr>
<td>6</td>
<td>333 Airlie Road</td>
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<td>88,126</td>
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<td>8</td>
<td>Airlie Road R/W</td>
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</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>11.90</td>
<td>518,569</td>
</tr>
</tbody>
</table>

CURRENT ZONING DISTRICT(S):  R-15  PROPOSED ZONING DISTRICT(S): UMX-CD Residential

TOTAL SITE ACRES/SQUARE FEET:  11.90 acres (518,569 square feet)
APPLICATION FOR CHANGE OF ZONING OF PROPERTY

City of Wilmington, NC
Planning Division

Section A. APPLICANT INFORMATION

The petitioner requests that the City of Wilmington Zoning Map be amended as indicated below:

NAME OF APPLICANT/PETITIONER: McKim & Creed, Inc.
ATTN: Land Design
MAILING ADDRESS OF APPLICANT: Richard Petersheim, PLA
PHONE NUMBER OF APPLICANT: 223 N. Graham Street
E-MAIL OF APPLICANT: 704.333.0325
rcollier@mckimcreed.com

PROPERTY OWNER INFORMATION (If different from the applicant):
Name(s): SSG-1, LLC
Address: PO Box 12477 Charlotte, North Carolina 28220
Telephone: 704.372.3703 FAX: 704.973.9804
E-Mail Address: bbrinkman@statestreetco.com; jkentner@statestreetco.com

PROPERTY INFORMATION
ADDRESS OF SUBJECT SITE and NHC PARCEL ID:

<table>
<thead>
<tr>
<th>Parcel No.</th>
<th>Address</th>
<th>Parcel ID</th>
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<th>Sq. Ft.</th>
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<td>0.54</td>
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</table>

TOTAL SITE ACRES/SQUARE FEET: 11.90 acres (518,569 square feet)

CURRENT ZONING DISTRICT(S): R-15 PROPOSED ZONING DISTRICT(S): UMX-CD Residential

PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE:
The site is being rezoned to create a high-quality, compact and walkable residential community with convenient access to shopping, retail stores, transit, services, amenities and recreational opportunities. The planned residential community will offer a variety of housing options, including single-family homes, townhomes, carriage homes, etc. The residential community is located adjacent to the planned mixed-use development at the former Galleria Shopping Center (the “Galleria Parcel”), which was annexed into the city effective June 30, 2014 and was zoned UMX to accommodate the future development of an urban, mixed-use community. Further, half of the 60’ Airlie Road right-of-way along the total property frontage will be rezoned to UMX(CD) to allow for ingress and egress to the public street.
It is important that the applicant provide information to explain how the rezoning request satisfies the following questions.

**Preface.** The success of urban, mixed-use communities is a function of many factors, including the establishment or existence of nearby residential neighborhoods with sufficient density to provide support for the overall development. The “sense of place” in the mixed-use community originates with the nearby neighborhoods whose residents provide regular patronage to the restaurants and retail establishments. This rezoning request will result in the development of a distinctive residential neighborhood and is consistent with the land use policies established by the city.

1. **What changed or changing condition(s) justifies the passage of the amendment?**
   (Discuss how circumstances have so changed since the property was last zoned).

**Factor 1.** Effective May 1, 2016, the Create Wilmington Comprehensive Plan (the “Comprehensive Plan”) was adopted by City Council. The Comprehensive Plan identifies the significant challenges facing the city in terms of accommodating future growth and establishes specific policies for decision-making, land use, development, capital investments and policymaking. The Comprehensive Plan emphasizes the need to halt the pervasive “suburban sprawl” development pattern which plagues the city and pledges to support development plans which feature compact and walkable communities with residential, retail, services and recreational opportunities located closely to one another.

The Comprehensive Plan identifies specific sites for infill development and redevelopment with the objective of creating safe, walkable, mixed-use communities. Noting that the city is substantially built out and the population is expected to grow by 60,000 over the next 25 years, the Comprehensive Plan recognizes that future development patterns must be “…inward and upward, not outward and far apart…” In fact, the Comprehensive Plan states “...the development of mixed-use centers is the most important growth strategy for the future of Wilmington.”

The Comprehensive Plan specifically identifies the subject site (and the “Galleria Parcel”) as appropriate for high-density transitions and mixed-use development. The Composite Growth Strategy Map from the Comprehensive Plan is provided below.
1. What changed or changing condition(s) justifies the passage of the amendment? (continued)

**Factor 2.** On June 30, 2014, the City of Wilmington orchestrated the legislative annexation/de-annexation of the adjacent Galleria Parcel to accommodate the development of an urban, mixed-use community. In connection with the annexation of the Galleria Parcel, which previously had been domiciled in the Town of Wrightsville Beach ("TOWB"), the city agreed to pay the TOWB the sum of $800,000 in future years for the jurisdictional rights to the property, thereby evidencing its commitment to the land use plan.

**Factor 3.** On September 1, 2014, City Council voted to amend the Urban Mixed-Use (UMX) zoning district to allow its applicability outside the 1945 corporate limits. The text amendment was initiated by the Planning Department specifically to accommodate the initial zoning of the Galleria Parcel and the development of the planned mixed-use community.

**Factor 4.** On September 1, 2014, the Planning Department, as applicant, requested City Council to assign the UMX zoning district to the Galleria Parcel as the initial zoning. A copy of the rezoning case summary is attached as Exhibit C. As stated therein, the Planning Department requested the UMX zoning district to accommodate the development of the planned urban, mixed-use community.

In aggregate, these actions by the city provide the foundation for the first true mixed-use community ever developed in Wilmington. This rezoning request accommodates the development of the residential component of the mixed-use community, a critical prerequisite to its success.

2. Explain how the map amendment would be consistent with the Comprehensive Plan and adopted special area plans.

The proposed zoning map amendment is a mirror image of the specific parameters, policies, visions and recommendations for the property as set forth in both the Comprehensive Plan and the Wrightsville Sound Small Area Plan. The proposed zoning map amendment is also consistent with the city’s Strategic Plan.

**A. Comprehensive Plan.** Not only is the rezoning request “consistent” with the Comprehensive Plan, the planned land uses for the site have been developed with strict adherence to the parameters set forth in the Comprehensive Plan. The table below demonstrates that the proposed land uses are consistent with the specific policies set forth in the Comprehensive Plan.

| 1.2.1. Development should create places, streets and spaces that are visually attractive, safe, accessible, functional, inclusive, have their own distinct identities and maintain or improve desired character. | 3.1.3. Quality design and appearance for all housing should be encouraged. |
| 1.2.2. Development should occur in a compact pattern that reinforces the efficient provision of public services and utilities and improves the performance of the transportation network. | 3.1.4. Zoning policies should provide opportunity and incentives for developers to build a variety of housing types, from single-family to multifamily, including accessory dwelling units, at a range of price points. |
| 1.4.1. Quality design and site planning should be promoted so that new development infill and redevelopment is implemented with minimal adverse impacts on desired character of the existing built environment. | 3.1.6. “Location-efficient housing” should be promoted, encouraged, and preserved where already existing to help supply Wilmington with diverse housing options. |
| 3.1.1. Mixed-use neighborhoods should be promoted throughout the city, particularly within identified high-density centers. | 3.1.2. Mixed-use development should be promoted as a means of revitalizing and enhancing economic development in commercial corridors and creating transit- and pedestrian-oriented development patterns. |
2. Explain how the map amendment would be consistent with the Comprehensive Plan and adopted area plans (continued).

The following excerpts from the Comprehensive Plan demonstrate that the proposed rezoning is consistent with the land use principles and policies as stated therein.

**Location-efficient Housing**

"While the concept of energy efficiency is a familiar term, locations can be efficient too. Compact neighborhoods with an interconnected street network, access to transit, mixed land uses, and convenient retail and services are highly efficient communities. When brought together, these elements enable an efficiency of scale.

Broad transportation choices and high access to key destinations that contribute to a vibrant and healthy life are enhanced in such neighborhoods. These neighborhoods require less time, money, and greenhouse gas emissions for residents to meet their everyday travel requirements, and thus have high location efficiency."


**Diverse Housing Types**

Multi-family and single family homes can be designed and developed to exist harmoniously in the same neighborhood, including side-by-side.

*Source: City of Wilmington*

**Alternative Housing Types**

Housing diversity and the ability to adapt to innovative housing arrangements can increase affordability and housing availability close to services. Infill development can reduce transportation costs for urban residents.

**Cottage Courtyard**

This housing type consists of small houses arranged surrounding a common open space. Not every house has direct access to a driveway.

**Key Planning Theme**

Unique Places, Captivating Spaces

All elements of our built environment should enhance the character of our community, being not only functional, but aesthetically appropriate.

The location of the site is expected to provide future residents in the community with an extraordinary and efficient lifestyle experience, including the ability to walk to grocery stores, retail establishments, entertainment and recreation. The site offers residents excellent multimodal transportation options, including convenient access to WAVE transit stops and to the River-to-the-Sea Bikeway.
2. Explain how the map amendment would be consistent with the Comprehensive Plan and adopted area plans (continued).

Evaluating Zoning Proposals and Consistency with the Comprehensive Plan

1. Is the proposal consistent with the themes and policies contained in the Comprehensive Plan?

2. Is the form and function of the proposed development appropriate for the category designated on the Growth Strategies Maps?

3. Will community facilities, parks, and other infrastructure be available at the appropriate levels to serve the development as proposed?

Key Principles of New Urbanism

1. Walkability
2. Connectivity
3. Mixed-Use and Diversity
4. Mixed Housing
5. Quality Architecture and Urban Design
6. Traditional Neighborhood Structure
7. Increased Density
8. Smart Transportation
9. Sustainability
10. Quality of Life
2. Explain how the map amendment would be consistent with the Comprehensive Plan and adopted area plans (continued).

B. Wrightsville Sound Small Area Plan. The zoning amendment is also consistent with the conclusions and specific recommendations set forth in the Wrightsville Sound Small Area Plan (the "WSSAP") adopted in July 2011. The WSSAP specifically identified the subject site and made the following recommendations:

- Retain residential uses.
- Support unified redevelopment.
- Support combination/recombination of parcels with higher density uses.
- Encourage a vibrant mix of uses that puts residents in close proximity to their daily needs.

The map from page 46 of the WSSAP reflecting the land use recommendations is provided below.

C. Wilmington Strategic Plan. The zoning amendment is also consistent with the City of Wilmington Strategic Plan which states the city will partner with its citizens to create a dynamic city with "distinctive neighborhoods that include a range of quality housing." The Strategic Plan also commits to (a) provide sustainability and adaptability with quality design for the built environment, (b) to make strategic decisions focused on the long-term financial health of the City and (c) to respond to changing economic and demographic conditions.
3. Explain briefly the expected effect on the neighborhood if the proposed zoning map amendment is approved.

The proposed zoning map amendment directly responds to the specific land use recommendations articulated in both the Comprehensive Plan and the WSSAP. The existing residential neighborhood will benefit from the transformation of vacant land into an attractive and distinctive residential neighborhood designed in conformity with the land use guidelines set forth in the Comprehensive Plan. The planned residential community is designed to (a) blend with the character of the nearby single-family zoning districts and (b) provide an appropriate transition to slightly higher density.

As envisioned in the Comprehensive Plan, the proposed use for the subject parcels is principally for residential uses with a mix of housing types. The design of the residential community provides for the realization of the following favorable attributes:

Walkability
- Most daily activities are within a 10-minute walk. A Harris Teeter grocery store is located nearby at Plaza East and Lumina Station is a short walk from the planned community.
- Airlie Gardens, a 67-acre botanical garden with walking trails, historic structures and wildlife, will provide residents with an extraordinary recreational opportunity at an incredible yet under-utilized public amenity.
- The community has been designed with pedestrian friendly streets and sidewalks.
- The design guidelines feature homes close to the street, many with rear-entry alley access, places emphasis on front porches, which provides an environment which enhances the pedestrian experience.

Connectivity
- The internal street network will connect the community to bicycle paths, transit stops and provide vehicular access to arterial roadways.
- The planned residential neighborhood will provide future connectivity to the planned mixed-use component which is expected to offer a variety of dining options, including a coffee shop, a wine bar, a marketplace and a fitness facility.
- Wrightsville Beach and the Intracoastal Waterway are an easy walk or bike ride from the property.

Mix of Housing Types
- The planned residential community will offer alternative housing types, sizes and prices, including single-family cottages, townhomes, carriage homes, etc.

Quality Architecture & Urban Design
- Detailed design guidelines have been established for the planned residential community to emphasize aesthetics, human comfort and creating a sense of place.
- The architectural guidelines are based on the “Low Country” architectural style, which is consistent with the historical heritage of the area.

Traditional Neighborhood Structure
- The planned residential community respects transect planning by placing higher densities closer to the planned mixed-use center with progressively less density towards the edge.

Increased Density
- A guiding principal of the Comprehensive Plan is the creation of compact, walkable communities with buildings, residences, shops and services in close proximity in order to reduce the reliance on the automobile and to make efficient use of services and resources. The result is a convenient and enjoyable place to live and visit.
- Although New Urbanism principals encourage density maximized to market limits, the subject site has been designed to blend with the existing neighborhood to provide a transition which is consistent with city policy.
- Density in the single-family home section is expected to equate to R-10 and the density in the townhome section is expected to equate to MF-L. The overall community is expected to have a modest density approximating R-7.

Transportation
- The existing WAVE transit stops on Wrightsville Avenue will make the use of transit convenient and will provide connections to the city and other destinations.
- The pedestrian-friendly design of the community will encourage the use of bicycles and walking as daily transportation.
- Residents will enjoy convenient access to pedestrian and bicycle facilities within the Wrightsville Sound area, including several off-road trails and on-road bicycle lanes. The River-to-Sea Bikeway, which connects Wilmington to Wrightsville Beach, runs through the Wrightsville Sound area with bike lanes along Wrightsville Avenue. The nearby Summer Rest Trail, which is part of the New Hanover County parks system, connects Eastwood and Summer Rest Roads. The Gary Shell Cross-City Trail provides a 20-mile off-road trail that connects numerous recreational, cultural and educational destinations throughout Wilmington and Wrightsville Beach.

Quality of Life
- In aggregate, the community attributes create a neighborhood that encourages social interaction and enriches the human spirit, resulting in terrific quality of life.

11/16/16 1:12 PM
4. **Other circumstances which tend to justify the amendment in the public interest.**

The proposed zoning map amendment is consistent with the specific parameters, policies, visions and recommendations set forth in the *Comprehensive Plan*, the *WSSAP* and the *Strategic Plan*. The planned development will result in the transformation of under-utilized vacant parcels of land into a distinctive residential neighborhood. Throughout the nation, the demand for walkable, mixed-use neighborhoods and cities is escalating because these communities do more than feel good. They perform better. Residents and government alike derive substantial benefits from communities developed pursuant to New Urbanism principles.

The planned residential community offers the following benefits which are in the public interest:

- The efficient utilization of existing municipal infrastructure is achieved by capitalizing on existing roads, water, sewer and utilities. As a result, economies of scale are gained by reducing the amount of the incremental capital investment required by the municipal units.
- A distinctive improvement to the built environment will be created. As a result, economic vitality along with an increase in the tax base in a responsible manner become by-products of thoughtful and carefully planned development.
- Less energy is consumed when communities are designed so that walking, biking and using transit are practical and convenient ways to manage life’s daily needs.
- A well-connected internal transportation network with narrower streets, attractive sidewalks and rear entry alley access to garages slows traffic, making streets safer for vehicles, cyclists and pedestrians alike. Attractive, mixed-use development puts more eyes on the street, thereby increasing public safety and making cities more pleasant.
- Mixed-use communities promote a greener lifestyle by encouraging fewer and shorter car trips. As a result, there is a significant reduction in emissions per person which minimizes sprawl and traffic congestion.
- In contrast to the wide roads and vast parking lots associated with the sprawl development pattern, mixed-use and New Urbanism bring people, goods and services together with welcoming sidewalks and pleasant public spaces.
Section B. SUBMITTAL INFORMATION AND PROCEDURE

(1) Supplementary Information is REQUIRED as part of the application. See Section C below for required information.

(2) The petition MUST be reviewed by the Planning Division for completeness PRIOR to the acceptance of any application or petition. Please do not simply leave your application materials without speaking to a Planner. If you do, your application may not be processed and your request might not be considered at the next Planning Commission meeting.

(3) A fee in accordance with the approved fee schedule, payable to the City of Wilmington, must accompany the application.

(4) The Planning Commission will consider the application, if properly completed, at their next regular meeting. The petitioner or his/her agent should appear at the meeting. Meetings are held at 6:00 P.M. in the Council Chambers, City Hall, 3rd and Princess Streets, Wilmington, North Carolina, usually on the first Wednesday of each month. Petitioners will be informed of any change in date, time or location of meetings. Petitions and the required supplementary information must be received in the Planning Division, 305 Chestnut Street, Wilmington, NC 28401, thirty (30) working days before the Planning Commission meeting to allow time for processing and advertisement as required the North Carolina General Statutes.

(5) Before a public hearing may be held on the petition, the applicant must file, in the office of the City Clerk (a copy to the Planning Division), a written report of at least one community meeting held by the applicant. Please use the attached “Report of Community Meeting” for the report. No other document will be accepted. The community meeting shall be held prior to the to the Planning Commission’s consideration of the petition. Written notice of such a meeting shall be given to the property owners and organizations entitled to notice as determined by policies approved by the City Council. The report shall include, among other things, a listing of those persons and organizations contacted about the meeting, a roster of the persons in attendance, a summary of issues discussed, and a description of any changes to the rezoning petition by the applicant as a result of the meeting. In the event the petitioner has not held at least one meeting as required, the applicant shall file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held. The adequacy of a meeting held or report filed shall be considered by the City Council but shall not be subject to judicial review.
Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). Please check the list below carefully before you submit:

- Completed application form;
- Agent form if the applicant is not the property owner;
- Ten (10) 24" X 36" copies of the site plan and one (1) 11" X 17" of the site plan (See Section D below for the minimum amount of information required on the site plan);
- A boundary survey and vicinity map showing the property’s total acreage, its zoning classification(s), the general location in relation to major streets, railroads, and/or waterways, the date and north arrow;
- Legal description of property requested for rezoning, by metes and bounds;
- Application fee (checks payable to the City of Wilmington);
- List of the names of owners, their addresses and the tax parcel numbers of the properties within 100 feet of the subject property, including those separated by a street right-of-way;
- Two sets of business-size envelopes pre-addressed to the property owners within 100 feet of the subject property with the Planning Division’s return address. All envelopes must have postage and metered postage must be undated. The Department account number, 2670-419, must be shown just below the return address. This will assure any returned letters will come to this Department.
- Copy of the New Hanover Tax map which delineates the property requested for rezoning.
Section D. REQUIRED INFORMATION TO BE INCLUDED ON THE SITE PLAN

The following information is required to be shown on the site plan submitted with this application. If, for some reason, any of the required items below are not included on the site plan, reasons for excluding those requirements must be given.

- Approximate location on the site of proposed buildings, structures and other improvements;
- Approximate dimensions, including height of proposed buildings and other structures;
- All existing easements, reservations and rights-of-way;
- Proposed use of land and structures, including the number of residential units and the total square footage of any nonresidential development;
- All existing and proposed points of access to public streets;
- Generalized traffic, parking and circulation plans;
- Approximate location of all existing and proposed infrastructure on the site including water, sewer, roads and pedestrian walkways;
- All yards, buffers, screening, and landscaping required by the Land Development or proposed by the petitioner;
- Delineation of areas within the regulatory floodplain as shown on the official flood hazard boundary maps for the City of Wilmington; adjoining property lines;
- Tree survey, if required by the Land Development Code;
- Site Inventory as required by Land Development Code;
- Proposed phasing, if any;
- The names and deed references of current adjoining property owners;

Note that in the course of evaluating the proposal, staff, the Planning Commission or the City Council may request additional information from the applicant. The additional information may include the following:

- Proposed screening, buffers and landscaping over and above that required by the Land Development Code, as well as proposed treatment of any existing natural features;
- Existing and general topography, at four-foot contour intervals or less;
- The location of significant trees on the subject property;
- Scale of buildings relative to abutting property;
- Building elevations and exterior features of proposed development;
- Any other information needed to demonstrate compliance with the Land Development Code; and
- Proposed number and locations of signs.

OWNER'S SIGNATURE*: In filing this application for a zoning map amendment, we the property owner(s), hereby certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I hereby designate ___ to act on my behalf regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to speak for me in any public meeting regarding this application.

Signature/Date: [Signature]

DATE RECD: 11/16/16
PLANNER: [Planner]
CASE FILE #: [File Number]
FEE PAID$: [Amount]

11/15/16 8:27 PM
PROPOSED LAND USE RIGHTS GRANTED BY ZONING MAP AMENDMENT
PURSUANT TO APPLICABLE SECTIONS OF LAND DEVELOPMENT CODE SECTION 18-204

Note: A master land use conceptual area plan is submitted in lieu of a detailed site plan in accordance with Section 18-277 (a) of the Land Development Code (LDC). Therefore, certain requested information per Section D of the Rezoning Application is not required to be shown on the site plan. Refer to Supplemental Information for names and deed references of current adjoining property owners.

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<th>Plan Ref.</th>
<th>Land Use Category</th>
<th>UMX Ordinance Section</th>
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<th>Comments</th>
<th>Setbacks</th>
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<td>Residential</td>
<td>18-204 (a) (5)</td>
<td>± 0.51 AC</td>
<td>The applicable sections of the ordinance restrict land use to single family homes and multifamily residential (e.g., townhomes, attached carriage homes, etc.)</td>
<td>Front: 5 ft, Rear: 5 ft, Side: 5 ft</td>
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<td>General UMX District</td>
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<td>± 2.68 AC</td>
<td>The land use in this zone is UMX general use and has been designated as such to provide flexibility in transitioning the residential component to the mixed-use component.</td>
<td>Front: 5 ft, Rear: 5 ft, Side: 5 ft</td>
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<td>UMX (CD)</td>
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<td>The land use in this zone is UMX (CD) and includes half of the Arline Road 65' RM to allow for ingress and egress to the public street.</td>
<td>N/A</td>
<td>N/A</td>
</tr>
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1 No buffer is required. This plan is single family zoning only. Minimum setbacks required were adopted single-family zoning district. By policy, no transition buffer is required.

ORIGINAL
*Disclaimer:
This Illustrative Conceptual Site Plan is provided for informational purposes only and does not represent a final site plan. Upon approval of the rezoning, the land use rights to be assigned to the parcels that are the subject of this rezoning application will be pursuant to the land uses described on the site plan in Exhibit B.
REPRESENTATIVE LAND USES

- Unique Residential Village
- Southern Coastal Architecture
- Distinctly "Low Country" in feeling
- Variety of housing options including cottages, townhomes, and carriage homes
- Walkable and connected to nature
- Pedestrian-scaled streets with sidewalks and tree plazas
- Welcoming front porches
- Healthy community designed for livability and neighborhood interaction

REPRESENTATIVE PHOTOS:
CASE SUMMARY
Planning Commission

Z-1-814

Initial Zoning
August 6, 2014

Jeff Walton, 910-341-3280, jeff.walton@wilmingtonnc.gov

<table>
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<tr>
<td>State Street Galleria, LLC</td>
</tr>
<tr>
<td>P. O. Box 12477</td>
</tr>
<tr>
<td>Charlotte, NC 28220</td>
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<tr>
<td>City of Wilmington</td>
</tr>
<tr>
<td>Sterling Cheatham, City Manager</td>
</tr>
<tr>
<td>P. O. Box 1810</td>
</tr>
<tr>
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<td>UMX</td>
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<tr>
<td>Land Use</td>
<td>Vacant Commercial Buildings</td>
<td>N/A</td>
</tr>
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<table>
<thead>
<tr>
<th>Land Planning Data</th>
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<tbody>
<tr>
<td>Applicable Plans/Policies</td>
</tr>
<tr>
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<tr>
<td>CAMA Land Use</td>
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INITIAL ZONING CASE SUMMARY

Z-1-814, 6800 Wrightsville Avenue

<table>
<thead>
<tr>
<th>Surrounding Area</th>
<th>North</th>
<th>South</th>
<th>East</th>
<th>West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning</td>
<td>R-15, R-10</td>
<td>R-15, R-20</td>
<td>R-20, R-15</td>
<td>R-15, O&amp;I-1</td>
</tr>
<tr>
<td>Current Land Use</td>
<td>Single-family, religious institution, vacant</td>
<td>Single-family, vacant</td>
<td>Single-family, mobile home park</td>
<td>Single-family, retail, vacant</td>
</tr>
</tbody>
</table>

Case Overview

PROPOSAL and ANALYSIS
The subject site comprises two parcels and the proposal is to initially zone to UMX, Urban Mixed-use District

1. Zoning history
   - The site was annexed by the Town of Wrightsville Beach in 1985 and was zoned C-5, Commercial District.
   - Construction was completed on the subject site in 1986, commonly known as the Galleria Shopping Center.
   - By vote of the North Carolina General Assembly and signature of the governor of North Carolina, the subject properties were annexed into the city on June 30, 2014.
   - Initial zoning of any property annexed into the city limits must occur within 60 days of the annexation action.
   - The shopping center has been vacant since August of 2012.

2. Proposed zoning
   - The UMX, Urban-mixed Use District is primarily that area within the 1945 Corporate Limits. It is established to assure that an appropriate development pattern is maintained within the 1945 Corporate Limits through five main objectives: to enhance and preserve existing urban development patterns by encouraging compatible infill and redevelopment; to affect quality design and a variety of built forms of lasting value that result in a pedestrian scale; to provide a mix of housing options; to promote and enhance transit options, particularly those that are pedestrian-oriented, while reducing demand for automobile trips; and to encourage a mix of uses that fosters a sense of community. The district regulations include design elements intended to enhance the urban form, increase neighborhood safety, add flexibility for small, urban lots, and complement the historic built environment. Integrated mixes of uses within individual buildings is encouraged.
   - UMX zoning may also be appropriate for parcels located outside the 1945 Corporate Limits, where an urban pattern is already established in the greater context, and where creative redevelopment solutions such as integrated, vertical mixed use and structured parking are employed. Typically, these parcels are identified in adopted long-range plans and/or small area plans as being suitable for mixed-use redevelopment.

3. Impacts on Public services, Facilities, and Infrastructure

3.1 Traffic
   - The site is served by two existing driveways off Wrightsville Avenue.
INITIAL ZONING CASE SUMMARY

Z-1-814, 6800 Wrightsville Avenue

Table 3.1.1 Estimated Trip Generation

<table>
<thead>
<tr>
<th>Zoning</th>
<th>Land Use</th>
<th>Intensity</th>
<th>AM Peak Hour Trips</th>
<th>PM Peak Hour Trips</th>
<th>Average Daily Trips</th>
</tr>
</thead>
<tbody>
<tr>
<td>Previous C-6 (Wrightsville Beach)</td>
<td>Shopping Center</td>
<td>86,802 square feet</td>
<td>143</td>
<td>546</td>
<td>6203</td>
</tr>
</tbody>
</table>


Table 3.1.2 Current Volumes, Capacities and Levels of Service

<table>
<thead>
<tr>
<th>Road</th>
<th>Location</th>
<th>Date1</th>
<th>Volume</th>
<th>Capacity</th>
<th>V/C</th>
<th>LOS</th>
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</thead>
<tbody>
<tr>
<td>Wrightsville Avenue</td>
<td>Military Cutoff Road to Gateway Drive</td>
<td>2/18/14 to 2/21/14</td>
<td>11,259</td>
<td>15,400</td>
<td>0.73</td>
<td>D</td>
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</table>

3.3 Public Utilities
- CFPUA has adequate capacity for water and sewer connections.

Table 3.3.1 Cape Fear Public Utilities (CFPUA)

<table>
<thead>
<tr>
<th>Type</th>
<th>Ownership</th>
<th>Size</th>
<th>Location</th>
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</thead>
<tbody>
<tr>
<td>Water Main (Existing)</td>
<td>CFPUA</td>
<td>12-inch</td>
<td>Wrightsville Avenue</td>
</tr>
<tr>
<td>Sewer Main (Existing)</td>
<td>CFPUA</td>
<td>8-inch</td>
<td>Wrightsville Avenue</td>
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</tbody>
</table>

3.4 Landscaping
- Future development of the site would require compliance with all applicable landscaping provisions of the Land Development Code.

3.5 Stormwater
- Future development of the site would be reviewed for compliance with the city's stormwater management regulations.

3.7 Other Reviews
- Any future development of the site would require review by the Technical Review Committee (TRC) for compliance with the Land Development Code and the city's Technical Standards and Specifications Manual, as well as applicable regional, state and federal regulations.

CONSISTENCY WITH ADOPTED PLANS
- City of Wilmington Strategic Plan
  - Diverse and Thriving Economy
    - The city will create and implement a sustainable, regionally coordinated economic development plan and business-friendly policies to attract new businesses of different sizes and types and support existing businesses.
- 2001-2025 Wilmington Future Land Use Plan (FLUP)
  - Chapter II - Redevelopment
    - Guiding Principle I: Redevelopment of underutilized or abandoned properties to a more viable use or improved form and function will continue to an increased property tax base and is critical to the economic viability of Wilmington.
 INITIAL ZONING CASE SUMMARY

2-1-814, 6600 Wrightsville Avenue

• Applicability:
  • The properties have been annexed and are adjacent to a Tier 2 redevelopment area.
  • Tier 2 redevelopment areas are characterized by declining or marginal commercial enterprises. The current design of the Galleria site does not keep pace with more recent trends in building design, size, use or functionality.
  • Tier 2 areas are targeted for an upgrade on an opportunistic basis when the use changes.
  • The proposed UMX zoning and regulations will offer the opportunity to redevelop the site with current trends of building design, setbacks, buffers, and pedestrian access.

• Wrightsville Sound Small Area Plan (2011)
  • Commercial Redevelopment: Galleria Mall – The Wrightsville Sound Small Area Plan (WSSAP) recommends, specifically for the Galleria site, a mix of both residential and commercial uses to capture some vehicle trips internally and provide services for surrounding residential areas.
  • Applicability: The proposed UMX zoning would allow for a mixture of residential and/or commercial uses, maximizing opportunities for pedestrian connections through a master development plan.

The proposed amendment is consistent with the recommendations of the FLUP, WSSAP and the goals of the city's Strategic Plan.

CONCLUSIONS

1) The proposed zoning is consistent with the recommendations of the Future Land Use Plan, the Wrightsville Sound Small Area Plan and the goals of the city's Strategic Plan.
2) The Wrightsville Sound Small Area Plan identifies this area as being suitable for transition to residential and commercial uses to capture some vehicle trips internally and provide services for surrounding residential areas.
3) The proposed zoning would be compatible with existing development in the area.

RECOMMENDATION

The UMX District is a diverse zoning district from an urban design perspective. Features of the UMX District that favor the property include: a 10-foot maximum building setback from public streets, surface parking shielded from public view, sidewalk connections, and pedestrian interconnections. A mixed use development at this location would be compatible with the existing mix of residential and commercial uses in the Wrightsville Sound area. Zoning to a straight RB, Regional Business or CB, Community Business would allow the development of less desirable uses (e.g. automobile dealership) that would not compliment the surrounding uses. Such commercial zoning would also generate more traffic per square-foot of development than a mixed use development.

The proposed zoning map amendment is consistent with the recommendations of the Future Land Use Plan and the Wrightsville Sound Small Area Plan. Based on the recommendations of the adopted Future Land Use Plan, Wrightsville Sound Small Area Plan and the City of Wilmington.
INITIAL ZONING CASE SUMMARY

Z-1-814, 6800 Wrightsville Avenue

Adopted Focus Areas, staff believes the request is reasonable and in the public interest and recommends approval of the request.

NEIGHBORHOOD CONTACT

<table>
<thead>
<tr>
<th></th>
<th>Planning Commission</th>
<th>City Council</th>
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<tr>
<td>Signs Posted</td>
<td>7/22/14</td>
<td>8/4/14</td>
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<td>Property Owner Letters</td>
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<td>Advertisement Date(s)</td>
<td>8/1/14</td>
<td>8/8/14 &amp; 8/15/14</td>
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<td>Other - Contact(s)</td>
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ACTIONS TO DATE

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<tr>
<td>City Council</td>
<td>PENDING: 8/19/14</td>
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ATTACHMENTS

1. Location and Land Use Map (Dated 7/16/14)
2. Aerial Map (Dated 7/16/14)
3. Future Land Use Plan Transition Map (Dated 7/16/14)
4. Wrightsville Sound Small Area Plan (Dated 7/16/14)
LIST OF ADJACENT PROPERTIES

Applicant: McKim & Creed
Address of Applicant: 243 N. Front Street, Wilmington, NC 28401
Property addresses: 201, 309, 301, 315, 333, 405 Airlie Road & 6726 Wrightsville Avenue

Adjacent Property Owners:

1. Property Owner’s Name: New Hanover County
   Mailing Address: 230 Government Center Dr, Wilmington, NC 28403
   Adjacent Property Address: 300 Airlie Rd, Wilmington, NC 28403
   Tax Parcel Number: R05700-003-020-000

2. Property Owner’s Name: Kevin L and Myra McCarthy
   Mailing Address: Same as property
   Adjacent Property Address: 1639 Airlie Forest Court, Wilmington, NC 28403
   Tax Parcel Number: R05600-003-009-000

3. Property Owner’s Name: Tony E and Vickie E Carter
   Mailing Address: Same as property
   Adjacent Property Address: 1637 Airlie Forest Ct, Wilmington, NC 28403
   Tax Parcel Number: R05600-003-006-001

4. Property Owner’s Name: Anthony L and Karen Stroud
   Mailing Address: Same as property
   Adjacent Property Address: 1615 Airlie Forest Ct, Wilmington, NC 28403
   Tax Parcel Number: R05600-003-018-000

5. Property Owner’s Name: Ryan G and Megan B David
   Mailing Address: Same as property
   Adjacent Property Address: 1611 Airlie Forest Ct, Wilmington, NC 28403
   Tax Parcel Number: R05600-003-019-000
6. Property Owner’s Name: The Fawcett Family Rev Trust  
Mailing Address: 15 Fayetteville St. E, Wrightsville Beach, NC 28480  
Adjacent Property Address: 1607 Airlie Forest Court, Wilmington, NC 28403  
Tax Parcel Number: R05600-003-020-000

7. Property Owner’s Name: Zachary A and Virginia Regan ETAL  
Mailing Address: Same as property  
Adjacent Property Address: 1603 Airlie Forest Court, Wilmington, NC 28403  
Tax Parcel Number: R05600-003-021-000

8. Property Owner’s Name: SSG 1 LLC  
Mailing Address: PO Box 12477 Charlotte, NC 28220  
Adjacent Property Address: 6722 Wrightsville Avenue, Wilmington, NC 28403  
Tax Parcel Number: R05700-005-003-000

9. Property Owner’s Name: State Street Galleria, LLC  
Mailing Address: PO Box 12477 Charlotte, NC 28220  
Adjacent Property Address: 6800 Wrightsville Avenue, Wilmington, NC 28403  
Tax Parcel Number: R05700-006-036-001

10. Property Owner’s Name: Samuel C Rankin  
Mailing Address: PO Box 1082, Wrightsville Beach, NC 28480  
Adjacent Property Address: 475 Airlie Rd, Wilmington, NC 28403  
Tax Parcel Number: R05700-006-005-000

11. Property Owner’s Name: Offshore Properties, LLC  
Mailing Address: 1805 Trey Ct, Wilmington, NC 28403  
Adjacent Property Address: 457 Airlie Rd, Wilmington, NC 28403  
Tax Parcel Number: R05700-006-008-000
12. Property Owner's Name: Offshore Properties, LLC
   Mailing Address: 1805 Trey Ct, Wilmington, NC 28403
   Adjacent Property Address: 457 Airlie Rd, Wilmington, NC 28403
   Tax Parcel Number: R05700-006-008-000

13. Property Owner's Name: Offshore Properties, LLC
   Mailing Address: 1805 Trey Ct, Wilmington, NC 28403
   Adjacent Property Address: 455 Airlie Rd, Wilmington, NC 28403
   Tax Parcel Number: R05700-006-007-000

14. Property Owner's Name: Carolyn A Thorpe
   Mailing Address: Same as property
   Adjacent Property Address: 453 Airlie Rd, Wilmington, NC 28403
   Tax Parcel Number: R05700-006-006-000

15. Property Owner's Name: Geneva Age
   Mailing Address: Same as property
   Adjacent Property Address: 6724 Wrightsville Ave, Wilmington, NC 28403
   Tax Parcel Number: R05700-005-001-000

16. Property Owner's Name: Cape Fear Public Utility Authority
   Mailing Address: 235 Government Center Drive, Wilmington NC 28403
   Adjacent Property Address: 205 Airlie Rd, Wilmington, NC 28403
   Tax Parcel Number: R05600-003-004-001

17. Property Owner's Name: Airlie Forest HOA Inc
   Mailing Address: PO Box 563, Wrightsville Beach NC 28480
   Adjacent Property Address: 117 Airlie Rd, Wilmington, NC 28403
   Tax Parcel Number: R05600-003-017-000

18. Property Owner's Name: Zachary and Virginia Regan
    Mailing Address: Same as property
    Adjacent Property Address: 1610 Airlie Forest Ct, Wilmington, NC 28403
    Tax Parcel Number: R05600-003-022-000
Map Key
Not to scale
CD-14-117
Attachment 4
Growth Strategies

415 Airlie Rd

- Site

**Corridors & Complete Streets**
- Major Corridor/Regional Parkway
- Community Connector
- Special Character Street
- Community Parkway/Loop Road

**Mixed-use Centers**
- Urban Mixed-use Center
- Mixed-use Place

**Green Connections**
- Existing
- Planned

**Areas of Opportunity**
- High-density Transitions
- Neighborhood-scale Infill Development
Attachment 5
Wrightsville Sound SAP
415 Airlie Rd

CD-14-117

Utilities

Site

Parcels

Retain single family zoning or use

Retain residential uses, support master planned redevelopment

Retain farm use, support preservation

Retain multi-family uses

Retain office zoning or use

Retain institutional use, preserve historic resource

Retain commercial uses

Retain commercial uses, support master planned redevelopment

Retain commercial uses, support a mix of uses

Support higher density and/or commercial uses, support master planned redevelopment

Maintain park use

Utilities

0 250 500 Feet

0 250 500 750 1000 Feet

12/19/2016
REPORT OF COMMUNITY MEETING REQUIRED BY THE WILMINGTON CITY CODE FOR CD REZONINGS

To: Penelope Spicer-Sidbury, City Clerk
Case No.: CD-14-117
Location: 315 Airlie Road
Proposed Zoning: Urban Mixed Use (Conditional District)

The undersigned hereby certifies that written notice of a community meeting on the above zoning application was given to the adjacent property owners set forth on the attached list by first class mail on (date) December 20, 2016. A copy of the written notice is also attached.*
(adjacent property owners list is attached hereto as Exhibit "A"; copy of written notice is attached hereto as Exhibit "B")
The meeting was held at the following time and place: Wednesday, January 25, 2017 at 6:00pm
at The Reserve at Mayfair Clubhouse

The persons in attendance at the meeting were: Jeff Kentner (SSG-1, LLC); Matt Nichols
Smith Moore Leatherwood LLP); Richard Petersholm (LandDesign); Richard Collier, P.B. (McKim & Creed);
Dave Spetrino (Plantation Building Corp.); Tara Murphy (McKim & Creed); for a list of attendees please
see Community Meeting Sign-In Sheets attached hereto as Exhibit "C"

The following issues were discussed at the meeting: Site plan design, single family residential design, compatibility with the Wrightsville Sound Small Area Plan and Create Wilmington Comprehensive Plan, stormwater design, Airlie Road frontage design, landscaping, density, connectivity, traffic, possibility of gated entrance, UMX and R-15 zoning districts, Conditional District rezoning process.

As a result of the meeting, the following changes were made to the rezoning petition: Changes are presently being considered to address neighbor comments regarding Airlie Road frontage design.

Date: 01.27.17
Applicant: Richard Collier, PE/McKim & Creed
By: Tara Murphy

Please submit this Report to the Wilmington City Clerk’s Office located at 102 North 3rd Street or mail it to Penelope Spicer-Sidbury, City Clerk, PO Box 1810, Wilmington, NC 28402-1810.
LIST OF ADJACENT PROPERTIES

Applicant: McKim & Creed
Address of Applicant: 243 N. Front Street, Wilmington, NC 28401
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   Tax Parcel Number: R05700-006-007-000

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   Adjacent Property Address: 453 Airlie Rd, Wilmington, NC 28403  
   Tax Parcel Number: R05700-006-006-000

15. Property Owner's Name: Geneva Ago  
   Mailing Address: Same as property  
   Adjacent Property Address: 6224 Wrightsville Ave, Wilmington, NC 28403  
   Tax Parcel Number: R05700-005-001-000

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   Tax Parcel Number: R05600-003-017-000

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   Mailing Address: Same as property  
   Adjacent Property Address: 1610 Airlie Forest Ct, Wilmington, NC 28403  
   Tax Parcel Number: R05600-003-022-000
Map Key
Not to scale
REVISED COMMUNITY MEETING INVITATION

New Date: Wednesday, January 25, 2017

New Time: 6:00 p.m. to 7:00 p.m.

New Location: The Reserve at Mayfaire Clubhouse
1411 Parkview Circle
Wilmington, NC 28405

Re: Conditional zoning district request for the property located at 315 Airlie Road

Dear Neighbor:

Based on feedback from the neighbors, we are writing to inform you that the date of the Community Meeting has been changed from Thursday, December 22, 2016 to Wednesday, January 25, 2017.

We concluded that changing the date was appropriate due to potential conflicts with holiday activities. We value your input and want to make certain that you have an opportunity to be fully informed about the rezoning.

The planned development has been carefully planned and thoughtfully designed. We believe it will be enthusiastically received both in the neighborhood and the community as a whole. We are looking forward to sharing the details with you.

Your participation in the process is requested and appreciated.

Sincerely,

MCKIM & CREED, INC.

Richard Collier, PE

240 North Front Street
Wilmington, NC 28401
910.343.1048
Fax 910.251.8262
www.mckimcreed.com
<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Joe &amp; Mary Weerase</td>
<td>4/11 BRADLEY P.N. RD.</td>
</tr>
<tr>
<td>Scott Childs</td>
<td>300 Airlie Rd.</td>
</tr>
<tr>
<td>Andy John</td>
<td>300 Airlie Rd.</td>
</tr>
<tr>
<td>Margaret White</td>
<td>110 Bradley C.R.P. Rd.</td>
</tr>
<tr>
<td>Gerry White</td>
<td>116 Bradley Rd. K.P.</td>
</tr>
<tr>
<td>Conway Fischler</td>
<td>5 &amp; 6 Bradley C.K.P. Rd.</td>
</tr>
<tr>
<td>Fischler</td>
<td>506 Bradley C.R. P.</td>
</tr>
<tr>
<td>Sarah Wheeler</td>
<td>1627 Airlie Forest St.</td>
</tr>
<tr>
<td>Charles Weir</td>
<td>1631 Airlie Forest St.</td>
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<tr>
<td>Mark Ford</td>
<td>1604 Airlie Rd.</td>
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<tr>
<td>Jack Hunter</td>
<td>1601 Airlie Rd.</td>
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<tr>
<td>Candy Fischler</td>
<td></td>
</tr>
<tr>
<td>NAME</td>
<td>ADDRESS</td>
</tr>
<tr>
<td>-----------------------------</td>
<td>------------------------------------</td>
</tr>
<tr>
<td>13. Stan Summala</td>
<td>2312 New Orleans Pl 28403</td>
</tr>
<tr>
<td>14. Virginia &amp; Tom Colantuono</td>
<td>1805 Trey Ct Wilm 03</td>
</tr>
<tr>
<td>15. Allison Susan Tom</td>
<td>637 Airlie Rd 28403</td>
</tr>
<tr>
<td>16. Steven Fawcett</td>
<td>15 E. Fayetteville WB NC 28403</td>
</tr>
<tr>
<td>17. Sandra &amp; Joe Kittinger</td>
<td>308 Bouldry Creek Pk Rd</td>
</tr>
<tr>
<td>18. Duncan &amp; Laura McCabe</td>
<td>2302 New Orleans Place</td>
</tr>
<tr>
<td>19. Sarah Hedden</td>
<td>(d.d.) Spring Garden Dr</td>
</tr>
<tr>
<td>20. Milton &amp; Anne Schoffler</td>
<td>6605 Spring Garden Dr. 28403</td>
</tr>
<tr>
<td>21. John &amp; Pat Hatcher</td>
<td>6025 Spring Garden Dr. Wilm N.C. 28403</td>
</tr>
<tr>
<td>22. Anne Russell</td>
<td>602 Airlie Creek Pk Rd</td>
</tr>
<tr>
<td>23. Howard Kastin</td>
<td>511 Bouldry Creek Creek 212 11</td>
</tr>
<tr>
<td>24. Wiscie Harrell</td>
<td>2312 New Orleans Pl</td>
</tr>
<tr>
<td>25. Casey Craigydan</td>
<td>1630 Airlie Forest Ct.</td>
</tr>
<tr>
<td>26. Todd Anderson</td>
<td>113 Edgewater LN</td>
</tr>
<tr>
<td>27. Jem &amp; Gary Solomon</td>
<td></td>
</tr>
<tr>
<td>28. Ed Ferguson</td>
<td></td>
</tr>
<tr>
<td>NAME</td>
<td>ADDRESS</td>
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<tr>
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<td>------------------------</td>
</tr>
<tr>
<td>29. Libat Thierry Basilie</td>
<td>515 Airlie Rd.</td>
</tr>
<tr>
<td>30. Kevin McCarthy</td>
<td>1639 Airlie Forest CT</td>
</tr>
<tr>
<td>31. See additional sheet</td>
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</tr>
<tr>
<td>32.</td>
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Community Meeting Sign In

31. Dot and Hugh Daughtery
   312 Bradley Creek Pl. Rd.

32. Susan Davis
    607 Airline Rd.

33. Ray & Susan Bernat
    2308 New Orleans Pl.

34. Greg & Katheri Edgewater Lane. 272603

35. Michael & Elizabeth Leffler
    112 Edgewater Lane. 28120

36. George & Sylvia Russ
    6612 W. Airline Rd.

37. Francaire Duvivier
    6000 Sperry Garden Dr.

38. Bob & Paula Carrell
    6704 Spring Garden

39. Jane & Michael Brown
    127 Edgehill Rd. 28403

40. Mike Brown
    67 Foxboro Ln.

41. Frank Smith

42. Scott Howard

43. Jean Vicker Carter

44. Kate & Lew Woodbury

45. Dan Woodbury

46. Anne Cunningham

47. Jim Wallace