

REQUEST FOR BOARD ACTION / CONTRACT CONTROL FORM

Tracking Number: 22.

Date of Request: March 5, 2008

Date Request Received:

Board Meeting March 17, 2008

Board Meeting March 17, 2008

Date Requested:

Date Assigned:

Short Title: Michael Nadeau, Applicant On Behalf Of SENCA Properties, LLC Is Requesting Three (3) Tracts Totaling 9.02 Acres To Be Rezoned From R-20C Residential Conventional District, To B-3, Business (Scenic/Gateway) District.

Request Status:

- Request is proceeding to Board of Commissioners
- More information is needed – see attached
- Request on hold – no further information needed
- Other:

Background: The property is located near the intersection of US Highway 17 and Scotts Hill Loop Road. This property is split by the New Hanover County and Pender County boundaries. This property adjoins the Scotts Hill Medical Park which was approved by New Hanover County. The Pender County Planning Board voted unanimously approved the request at the March 4, 2007 meeting.

(Administrative Use Only)

Specific Action Requested: The Board of Commissioners is requested to hold a public hearing for a rezoning.

CONTRACT TYPE

- Renewal
- For Service(s)
- Intergovernmental – County as Grantee
 - Federal Grantor
 - State Grantor
 - Grant or
- County as Grantor
 - County Funds
 - Other Funds:
- Revision
- For Equipment

Requested by: Planning Staff
Department: Planning Department
Title: Planning
Contact Phone: 910.259.1202
Contact Fax: 910.259.3735

PURCHASING Budgeted Item: Yes No
Date Rec'd: Reviewed and Approved
 Comments on Reverse

Date Sent:

Signed:

ATTORNEY Reviewed and Approved
Date Rec'd: Legal Problem(s)
 Comments on Reverse

Date Sent:

Signed:

FINANCE Sufficient Funds Available
Date Rec'd: Not Available
 Budget Amendment Necessary
 Budgeted Amendment is Attached
 Comments on Reverse

Date Sent:

Signed:

CLERK Signature(s) Required:
 Board Chairman/County Manager
 Other:

Date Rec'd Approved by Board: Yes No
At meeting on

INTRODUCED BY: Planning Staff DATE: March 17, 2008

ITEM NO: 22

TITLE: Zoning Map Amendment, Mike Nadeau

SUBJECT: **PROPERTY PARCEL ID Number:** 3270-29-2260-0000, 3270-28-6785-0000,
3270-28-9458-0000

APPLICANT: Michael Nadeau

OWNER: SENCA Properties, LLC

ACTION REQUESTED: Michael Nadeau, applicant is requesting three (3) tracts totaling 9.02 acres to be rezoned from R-20C Residential Conventional District, to B-3, Business (Scenic/Gateway) District.

HISTORY/BACKGROUND:

Location of Property: The property is located near the intersection of US Highway 17 and Scotts Hill Loop Road. This property is split by the New Hanover County and Pender County Boundaries.

Description of Proposal: This proposal consists of rezoning 3 tracts totaling 9.02 acres from R-20C Conventional Residential District, to B-3 Business (Scenic/Gateway) District. The parcels are currently split zoned by the county boundaries. This property adjoins the Scotts Hill Medical Park which was approved by New Hanover County.

EVALUATION:

A) Public Notifications: Public Notice of the proposal for map change has been advertised in the Pender Post and Topsail Voice and adjacent property owners have been given written notice of the request.

B) Existing Zoning in Area: Subject's property is abuts B-3 Business District to the Northwest, to the North, East and South by the R-20C Residential Conventional District, and the western boundary abuts New Hanover County.

C) Existing Land Use in Area: Existing land use of the area consists of commercial development to the north and northeast, institutional to the east, vacant and single family to the south and vacant and institutional to the west.

D) 2005 Land Use Plan Compliance: The proposed rezoning is consistent with the Pender County 2005 CAMA Land Use Plan. The 2005 Land Use Plan classifies this property as Urban Growth Areas (See attached CAMA Land Use map). By definition, Urban Growth Areas are:

- Land classification that provides for the continued development of areas provided with water and/or sewer services or where the county is actively engaged in planning these community services.
- These areas also have excellent access to the regional transportation system for a mixture of more intensive commercial and industrial or job creating uses and a range of residential land uses and housing types.
- This area is planned for *high net density* for residential development. This density is dependent upon the types and levels of services that are available
 - *High Net Density:* five (5) residential units per usable acre of project land, based on services available.

E) Zoning Ordinance Compliance: Section 5.3 of the Zoning Ordinance provides for standards that shall be followed by the Planning Board before a favorable recommendation of approval for rezoning can be made.

F) Summary & Staff Recommendation: Staff provides the following comments on this request:

1. This general use zoning request is in compliance with the 2005 CAMA Land Use Plan, and with the Pender County Zoning Ordinance, Section 5.3.

G) Pender County Planning Board Recommendation: The Pender County Planning Board voted unanimously approved the request at the March 4, 2007 meeting.

AMENDMENTS:

Planning Board

Motion: _____ Millette _____ Seconded _____ Marshburn _____

Approved: X Denied: _____ Unanimous _____ X

Gonzales X Garrett A Marshburn X Millette X Smith X Walton ----

RESOLUTION: NOW, THEREFORE, BE IT RESOLVED, that on the Pender County Board of Commissioners (approved, modified, denied) a rezoning request for is requesting one tract totaling 9.07 acres to be rezoned from R-20C Conventional Residential District, to B-3, Business (Scenic/Gateway) District, as described herein and James David Williams Jr, Chairman to the Board, is authorized to execute the order implementing this resolution and provide notice to the applicant of the action taken herein.

Board of Commissioners

MOVED _____ SECONDED _____

APPROVED _____ DENIED _____ UNANIMOUS _____

YEA VOTES: Williams _____ Tate _____ Blanchard _____ Brown _____ Rivenbark _____

March 17, 2008

James David Williams Jr.
Chairman

ATTEST

DATE



Pender County Planning Department

805 South Walker Street
Burgaw, North Carolina 28425

Phone (910) 259-1202
Fax (910) 259-1295
Email: planning1@pender-county.com

PLANNING BOARD APPLICATION FOR ZONING MAP AMENDMENT

Date <u>2/4/08</u>	Application Fee <u>250.00</u>	Receipt No. _____
Application No. _____	Postage Fee <u>26.05</u>	Receipt No. _____

I. PROPERTY INFORMATION:

~~_____~~ Current Zoning District: R-15

Tax Map #: 3270-29-2260-0000 (3270-28-6785-0000) Requested Zoning District: B-3
3270-28-9458-0000)

~~_____~~ Acreage to Be Rezoned: 9.02

Total Acreage of Tract: 88 acres

Property Location: Near intersection of Hwy. 17 AND Scotts Hill Loop Rd.

Reason for Rezoning: Property adjoins Scotts Hill Medical Park project approved by New Hanover County.

II. REQUIRED NAMES:

Applicant <u>Michael Nadeau</u>	Owner <u>Senca Properties, LLC</u>
Address <u>PO Box 56</u>	Address <u>1721 New Hanover Medical Park Dr.</u>
<u>Hampstead, NC 28443</u>	<u>Wilmington, NC 28401</u>
Phone <u>270-5100</u> Fax <u>270-5110</u>	Phone <u>343-0129</u> Fax _____
Email <u>mike@creativeproperties.biz</u>	Email _____

Legal Relationship of Applicant to Property Owner: Authorized Agent

III. SIGNATURE OF OWNER & APPLICANT:

[Signature] [Signature]

(If owner is different from applicant, both signatures are required)

SENCA PROPERTIES, LLC
1721 New Hanover Medical Park Drive
Wilmington, North Carolina 28401
910-343-0129

TO: Pender County
DATE: 01/28/08
RE: Rezoning Request

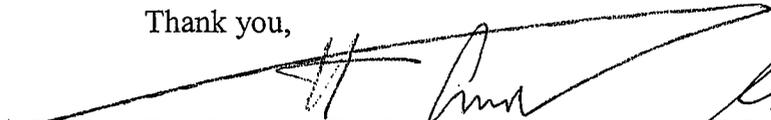
We request the rezoning of 9.02 acres from R-15 Residential to B-3 Business, per the map attached.

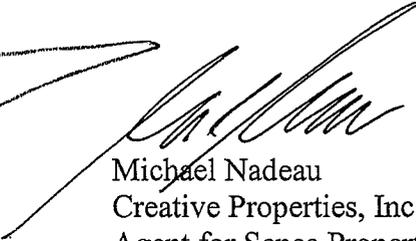
Senca Properties is a partnership of 97 local physicians, pursuing a vision to create the premier medical services destination for northern New Hanover and eastern Pender Counties. The New Hanover County Commissioners have already rezoned Senca's Highway 17 frontage as illustrated on the land plan also attached. The \$7 million Atlantic Surgicenter has been completed and is open for business. New Hanover Regional Medical Center has closed on the \$5 million purchase of 26 acres and Senca Properties is preparing to construct medical offices in 2008, at a budget of roughly \$10 million.

The proposed rezoning area adjoins an existing Pender County B-3 zone at the corner of Hwy. 17 and Scotts Hill Loop Road. It also fronts Scotts Hill Loop directly across from Poplar Grove Plantation, Mako's Restaurant and the Scotts Hill Baptist Church. And finally, the proposed southeast line corresponds to a dedicated road right-of-way planned to provide secondary access to the larger project.

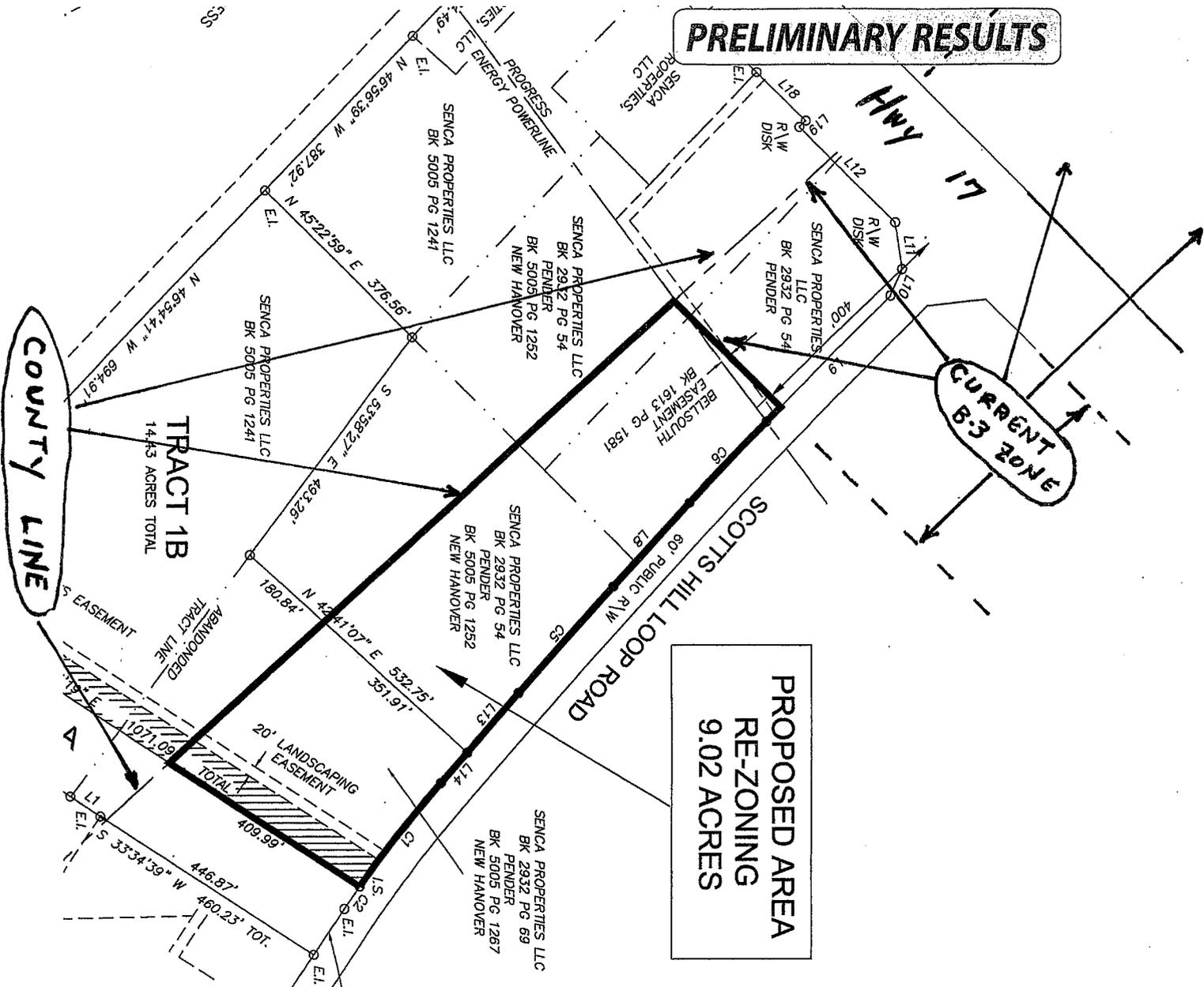
Senca Properties embraces the stated objectives of the B-3 zone: to provide an attractive gateway through tree preservation, landscaping and clean business uses while providing the community ready access to many services previously available only in central Wilmington.

Thank you,


Dr. Hormoze Goudarzi
President
Senca Properties, LLC

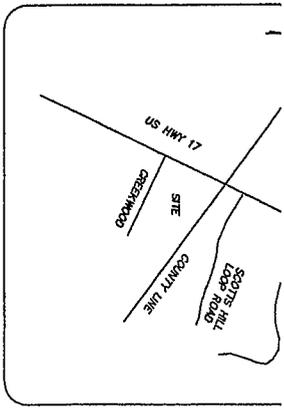

Michael Nadeau
Creative Properties, Inc.
Agent for Senca Properties, LLC

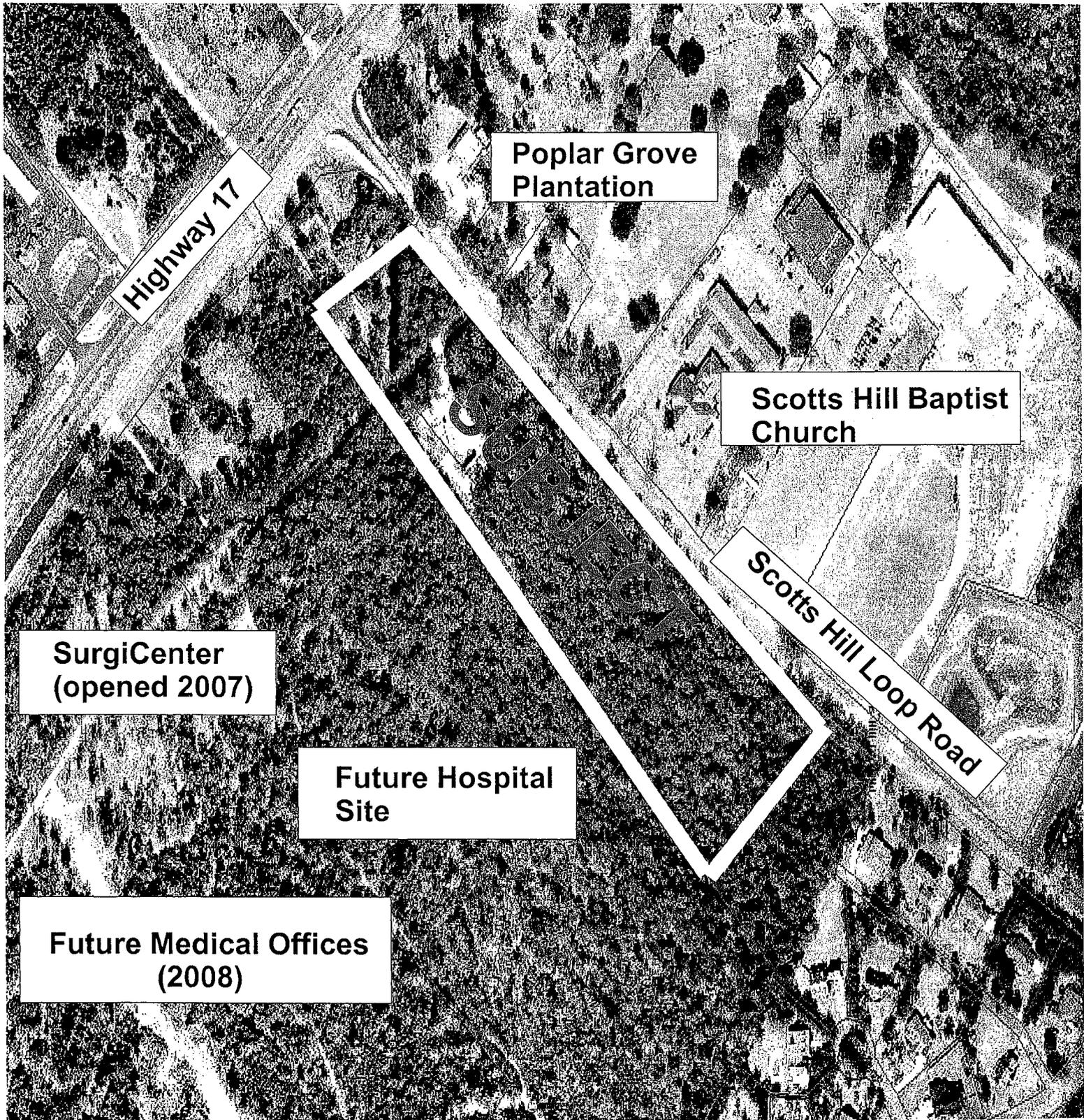
PRELIMINARY RESULTS



**PROPOSED AREA
RE-ZONING
9.02 ACRES**

CURVE	RADIUS	ARC L.	CHORD L.	CHORD BEARING
C1	2150.00'	239.91'	239.79'	N 52.25.49" W
C2	2150.00'	49.67'	49.67'	N 56.17.20" W
C3	4068.96'	444.96'	444.74'	N 39.25.18" E
C4	3346.68'	272.45'	272.38'	N 38.37.15" E
C5	14837.38'	258.82'	258.81'	N 48.44.02" E
C6	5708.93'	203.08'	203.06'	N 47.12.54" W
C7	360.00'	63.41'	63.33'	S 44.38.37" W
C8	360.00'	224.12'	220.52'	N 67.31.29" E
C9	300.00'	66.72'	66.58'	N 70.10.54" E
C10	355.00'	60.33'	60.26'	S 20.52.30" E
C11	325.00'	240.17'	234.74'	S 29.45.04" E





Highway 17

Poplar Grove
Plantation

Scotts Hill Baptist
Church

Scotts Hill Loop Road

SurgiCenter
(opened 2007)

Future Hospital
Site

Future Medical Offices
(2008)

BEAU RIVAGE HOLDING COMPANY, INC.

Po Box 3167

Wilmington, North Carolina 28406

Pender County Planning Department
805 S. Walker Street
Burgaw, NC 28425

Re: Proposed rezoning by Senca Properties, LLC

We write to confirm our support of the rezoning proposed adjacent to our property holdings in Scotts Hill. The planned medical services complex is much needed and will clearly serve to benefit both current and future residents of eastern Pender and northern New Hanover Counties.

Sincerely,



Nathan Sanders
Beau Rivage Holding Co., Inc.

RECEIVED

FEB 13 2008

PENDER PLANNING DEPT.

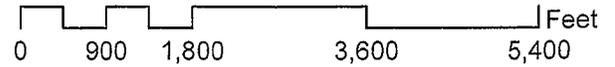


Subject Property
R-20C to B-3

New Hanover County
OBRIEN

Legend

-  Centerlines
-  New Hanover County
-  SENCA Properties, LLC

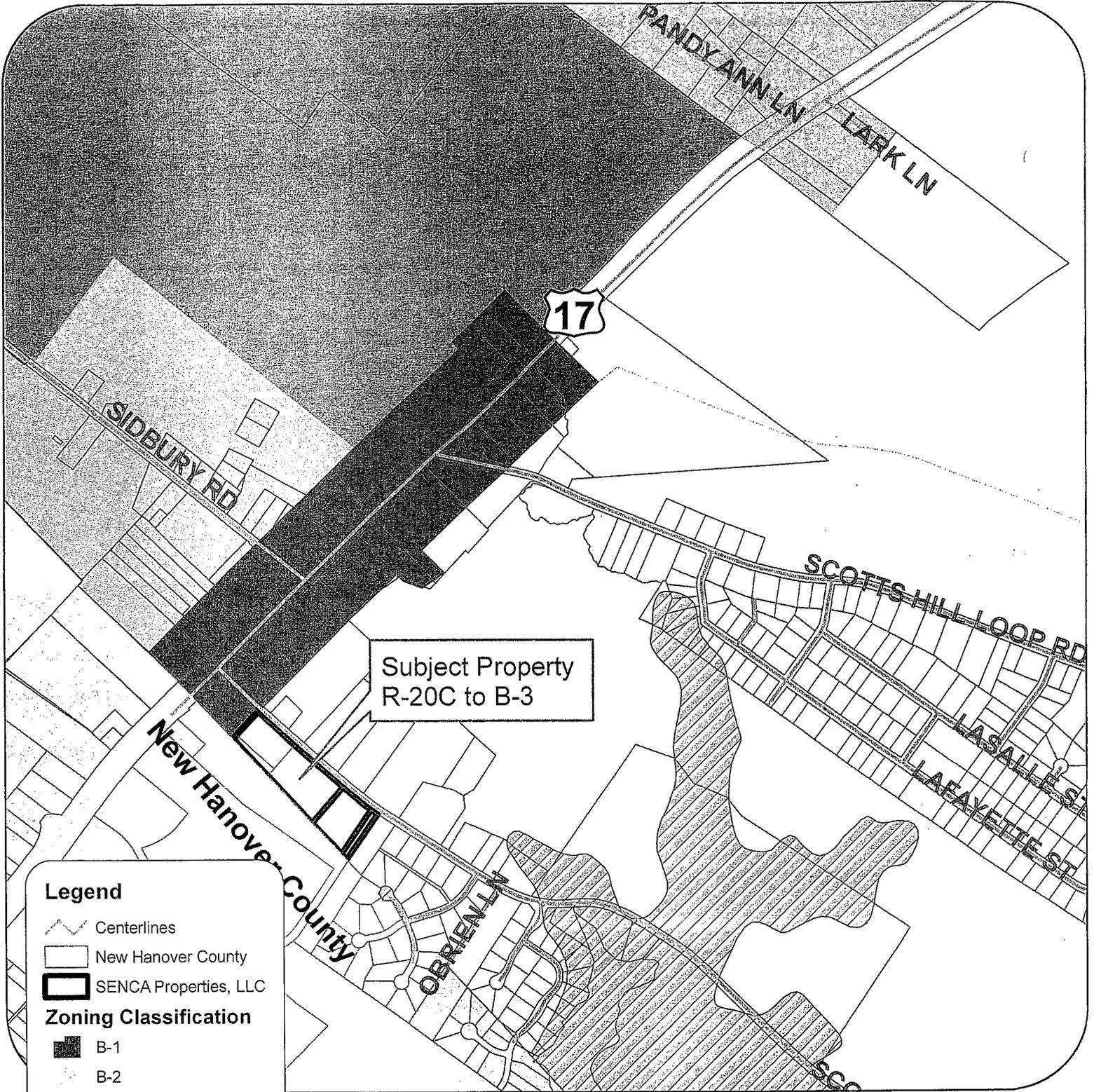


1 inch equals 2,000 feet



**Rezoning
From R-20C to B-3
SENCA Properties, LLC**

Vicinity Map



Legend

- Centerlines
- New Hanover County
- SENCA Properties, LLC

Zoning Classification

- B-1
- B-2
- B-3
- FA
- FA_DASH
- PD
- R-10
- R-15
- R-20
- R-20C
- RA
- RT



1 inch equals 1,000 feet



**Rezoning
From R-20C to B-3
SENCA Properties, LLC**

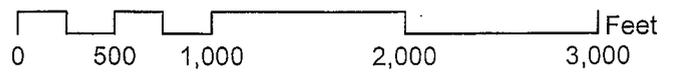
Zoning Map





Legend

- Centerlines
- parcels
- SENCA Properties, LLC
- New Hanover County
- Future Land Use**
- Conservation Area I
- Conservation Area II
- Rural Clusters
- Transition Areas
- Urban Growth Areas
- Rural Areas

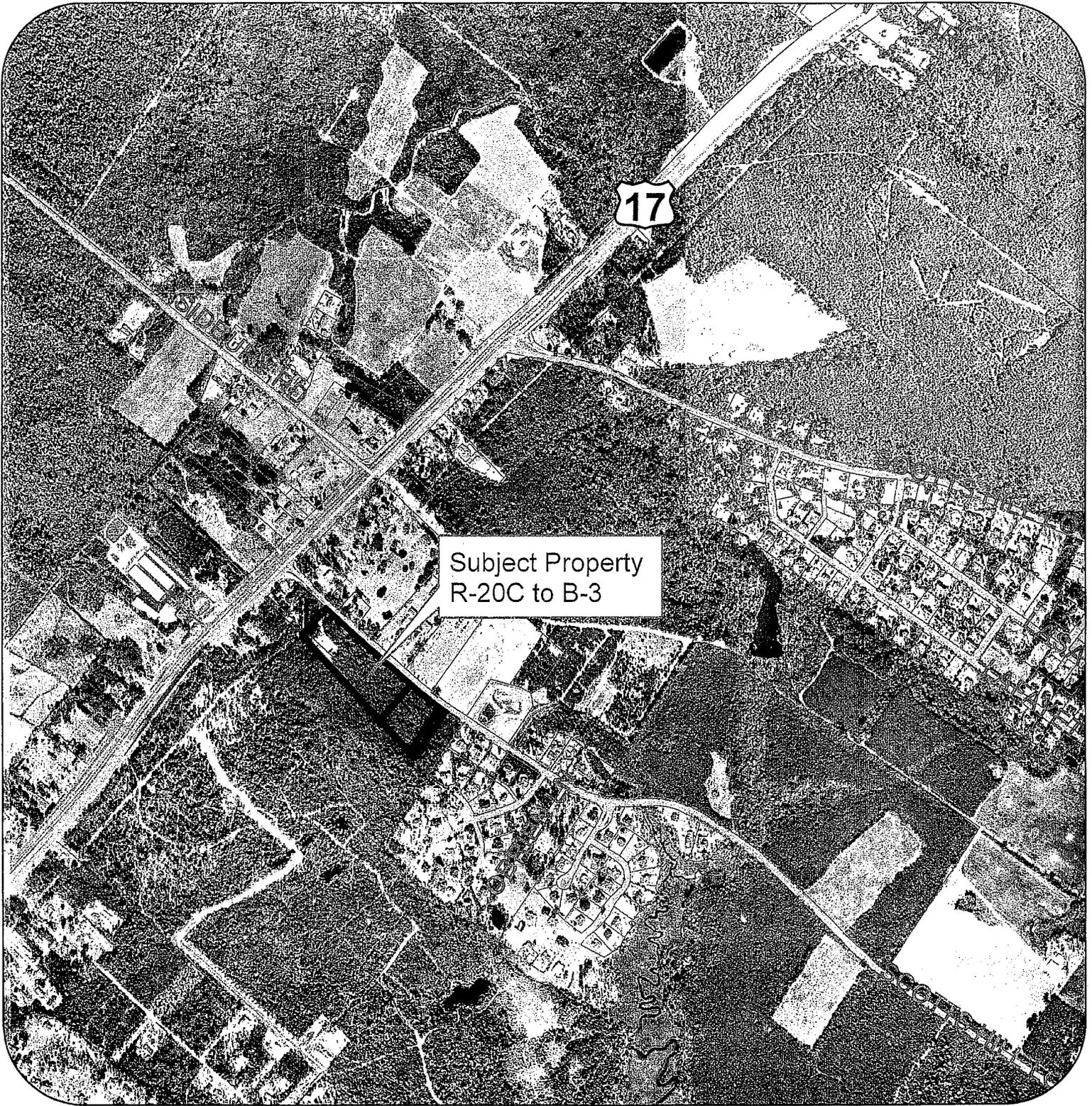


1 inch equals 1,000 feet



**Rezoning
From R-20C to B-3
SENCA Properties, LLC**

Future Land Use



1 inch equals 1,000 feet

Legend

Centerlines

 SENCA Properties, LLC

Rezoning
 From R-20C to B-3
SENCA Properties, LLC



2006 Color Orthos