



REQUEST FOR BOARD ACTION

ITEM NO. 19

DATE OF MEETING: December 14, 2015

REQUESTED BY: Megan O'Hare, Senior Planner, Planning & Community Development

SHORT TITLE: Resolution Requesting Approval of a General Use Rezoning from RP, Residential Performance Zoning District to PD, Planned Development Zoning District.

BACKGROUND: Michael Pollak, applicant, on behalf of Capstone Ventures and Clair Reid Kalmar, owners, is requesting approval of a Zoning Map Amendment of two (2) tracts totaling approximately 45.4 acres from RP, Residential Performance zoning district to PD, Planned Development zoning district. The subject properties are located to the west of Sloop Point Loop Road (SR 1563) to the north and west of Friendly Lane (private) in the Topsail Township and may be further identified by Pender County PINs; 4214-22-7567-0000 and a portion of 4214-50-8387-0000.

SPECIFIC ACTION REQUESTED: To Hold a Public Hearing and Consider the Approval of a General Use Rezoning.

RESOLUTION

NOW, THEREFORE BE IT RESOLVED by the Pender County Board of Commissioners that:

on December 14, 2015 the Pender County Board of Commissioners (approved, modified, denied) a General Use Rezoning request as described herein. The Chairman/County Manager is authorized to execute any/all documents necessary to implement this resolution.

AMENDMENTS:

MOVED _____ SECONDED _____

APPROVED _____ DENIED _____ UNANIMOUS

YEA VOTES: Williams ___ Brown ___ McCoy ___ Piepmeyer ___ Keith ___

J. David Williams, Jr., Chairman 12/14/2015
Date

ATTEST 12/14/2015
Delivered Date

**PLANNING STAFF REPORT
ZONING MAP AMENDMENT**

SUMMARY:

Hearing Date: November 4, 2015 Planning Board
December 14, 2015 Board of Commissioners
Applicant: Michael Pollak
Property Owner: Capstone Ventures and Ruth C. Kalmar Lewis et al
Case Number: 000016-2015

Rezoning Proposal: Michael Pollak, applicant, on behalf of Capstone Ventures and Ruth C. Kalmar Lewis, owners, is requesting approval of a Zoning Map Amendment of two (2) tracts totaling approximately 45.4 acres from RP, Residential Performance zoning district to PD, Planned Development zoning district.

Property Record Number, Acreage, and Location: The subject properties recorded on Register of Deeds Map Book 23 Page 26 and Map Book 1 Page 44 (Attachment 1), are located to the west of Sloop Point Loop Road (SR 1563) to the north and west of Friendly Lane (private) in the Topsail Township and may be further identified by Pender County PINs; 4214-22-7567-0000 and a portion of 4214-50-8387-0000.

RECOMMENDATION

The application consists of a general use rezoning of two (2) tracts totaling approximately 45.4 acres from RP, Residential Performance zoning district to PD, Planned Development zoning district. As submitted, the request complies with all criteria set forth in Section 3.3.8 Review Criteria for Rezoning of the Pender County Unified Development Ordinance and is consistent with one (1) goal and three (3) policies of the 2010 Comprehensive Land Use Plan and conflicts with none.

At their November 4, 2015 meeting the Pender County Planning Board unanimously recommended approval of the zoning map amendment as requested.

HISTORY

The subject properties are currently vacant and undeveloped.

DESCRIPTION

Michael Pollak, applicant, on behalf of Capstone Ventures and Ruth C. Kalmar Lewis, owners, is requesting approval of a Zoning Map Amendment of two (2) tracts totaling approximately 45.4 acres from RP, Residential Performance zoning district to PD, Planned Development zoning district. The subject properties, recorded on Map Book 23 Page 26 and Map Book 1 Page 44 are located to the west of Sloop Point Loop Road (SR 1563) to the north and west of Friendly Lane (private) in the Topsail Township and may be further identified by Pender County PINs; 4214-22-7567-0000 and a portion of 4214-50-8387-0000.

The minimum acreage to rezone to PD, Planned Development, zoning district is five (5) acres. As these parcels are in an assemblage comprising of approximately 45.4 acres the request meets the minimum acreage for rezoning per Section 4.14 Zoning District Dimensional Requirements of the Pender County Unified Development Ordinance, for the PD, Planned Development zoning district.

The PD, Planned Development zoning district is a mixed use district. The Planned Development District encourages progressive land planning and design concepts and is intended to provide an alternative to a

conventional development. The PD Districts allows projects of innovative design and layout that may not otherwise be permitted under this Ordinance due to the strict application of zoning district or general development standards. The PD District shall not be used as a means of circumventing the County's adopted land development regulations.

Utilities

The properties have access to Pender County public water along Sloop Point Loop Road (SR 1563) eight (8) inch water line and a six (6) inch line along Friendly Lane (private). It is the applicant's intention to connect to the regional sewer provider Pluris LLC. on the subject properties. Both properties cannot be used for building development, unless an approved waste water disposal method has been approved and permitted by the Pender County Environmental Health Department or the appropriate State Agency.

EVALUATION

This Zoning Map Amendment request has been evaluated for compliance with the Pender County Unified Development Ordinance and the 2010 Pender County Comprehensive Land Use Plan, as well as the existing land uses and zoning classifications in the surrounding area. The Zoning Map Amendment does not conflict with any existing policies, land uses, or zoning classifications.

3.3.8 Review Criteria for Rezoning

The Planning Board and Board of Commissioners shall consider the following matters in considering a rezoning request:

- A. *Whether the range of uses permitted by the proposed change would be appropriate to the area concerned (including not being detrimental to the natural environment, not adversely affecting the health or safety of residents or workers in the area, not being detrimental to the use or development of adjacent property, and not materially or adversely affecting the character of the general neighborhood);*
- B. *Whether adequate public facilities/services (i.e., water, wastewater, roads) exist, are planned, or can be reasonably provided to serve the needs of any permitted uses likely to be constructed as a result of such change;*
- C. *Whether the proposed change is consistent with the County's Comprehensive Land Use Plan and CAMA Land Use Plan or any other adopted land use document.*
- D. *Whether the proposed amendment is reasonable as it relates to the public interest.*

2010 Comprehensive Land Use Compliance

The 2010 Comprehensive Land Use Plan designates the subject properties as "Mixed Growth." The Mixed Use land use classification designates locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian, and transit friendly manner. As this is a general use rezoning to a mixed use PD, Planned Development zoning district, this request is compliant with the 2010 Comprehensive Land Use Plan future land use designation.

This Zoning Map Amendment request is consistent with one (1) goal and three (3) policies of the 2010 Comprehensive Land Use Plan and conflicts with none. The following goals and policies within this plan may be relevant to support the proposed Zoning Map Amendment:

Policy A.1.2 Encourage development in areas where the necessary infrastructure- roads, water, sewer and schools- are available, planned or can be most cost effectively provided and extended to serve existing and future development.

Policy 1A.1.3 The County shall actively direct growth towards suitable land areas and away from fragile resource areas, conservation areas, and hazardous areas.

Policy 1A.1.5: The County supports a pro-business/pro-growth attitude, balanced by a concern for preserving the natural assets and quality of life factors that make the area attractive to visitors and permanent residents alike.

Water and Sewer Goal 2A.1.3 Seek regional cooperation and coordination to maximize service delivery while minimizing duplication of infrastructure and services.

Unified Development Ordinance Compliance

This request is a general use rezoning to the PD, Planned Development zoning district. All uses permitted in the PD, Planned Development zoning district would be permissible on the subject properties, however the PD zoning district requires Planning Board review and approval of all development plans as outlined in Section 4.8.1 of the Pender County Unified Development Ordinance.

Specifically, the PD, Planned Development zoned property which is less than one hundred (100) acres in area and are not part of an approved Master Development Plan as of April 20, 2015 shall submit a Master Development Plan in accordance with Section 6.1. A mix of uses shall be required. However, a mix of residential and non-residential uses shall not be required. The Planning Board shall review the proposed use(s) and the overall design to determine if the Master Development Plan is in accordance within the standards of the Pender County Unified Development Ordinance and any other adopted plans according to Section 4.8.1.B.2.C. Uses allowed in the PD District shall be consistent with the Table of Permitted Uses in Section 5.2.3, the Comprehensive Land Use Plan, and shall be in accordance with a Master Development Plan as prescribed in Section 3.5 and Section 4.8.1.2.B.

Existing Zoning and Land Use

The subject properties are located to the north and west of the residential subdivision known as Sloop Point South along Friendly Lane (private) as shown in Attachment 1. To the south of the subject parcels is the Phase II of the approved residential subdivision known as Wyndwater (Case 11035). To the north is low density residential and undeveloped land.

The existing zoning in the proximity of the requested Zoning Map Amendment is RP, Residential Performance zoning district and PD, Planned Development zoning district to the south for the aforementioned residential subdivisions; Sloop Point South and Wyndwater.

Environmental Concerns

There are currently no areas of the properties located within any Special Flood Hazard Area (SFHA). There may be a small portion of the Kalmar subject property that contains wetlands. Any impact or disturbance to the wetlands requires a JD, Jurisdictional Determination from the Army Corps of Engineers as well as a wetlands impact permit. Any areas of the subject properties which may contain wetlands and would need to be verified before any land disturbing activities take place.

Public Notifications

Public notice of the proposal for map change has been advertised in the Pender-Topsail Post and Voice. Adjacent property owners have been given written notice of the request, and a sign has been placed on the subject properties. Prior to any development on the subject properties, all necessary local, state, and federal permits would be required.

RECOMMENDATION

The application consists of a general use rezoning of two (2) tracts totaling approximately 45.4 acres from RP, Residential Performance zoning district to PD, Planned Development zoning district. As submitted, the request complies with all criteria set forth in Section 3.3.8 Review Criteria for Rezoning of the Pender County Unified Development Ordinance and is consistent with one (1) goal and three (3) policies of the 2010 Comprehensive Land Use Plan and conflicts with none.

At their November 4, 2015 meeting the Pender County Planning Board unanimously recommended approval of the zoning map amendment as requested.

BOARD ACTION FOR REZONING REQUEST

Motion: Marshburn Seconded: McClammy

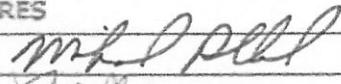
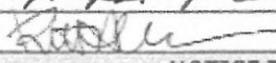
Approved: X Denied: _____ Unanimous: X

Williams: x McClammy: x Fullerton: __ Baker: __ Edens: x Marshburn: x Nalee: x

APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	ZMA 11464	Date	9/10/2015
Application Fee	\$954 (w/kalmar property)	Receipt No.	152317
Pre-Application Conference		Hearing Date	PB 1114 BOC 12/11/14
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	MICHAEL BOLLOX	Owner's Name:	Capstone Ventures
Applicant's Address:	6450 SHINDWOOD RD	Owner's Address:	129 Timberhill Place
City, State, & Zip	WILMINGTON N.C. 28409	City, State, & Zip	Chapel Hill, NC 27514
Phone Number:	713-822-3891	Phone Number:	(919) 932-2600
Legal relationship of applicant to land owner:			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	4214-22-7567-0000	Total property acreage:	22.4 Ac
Current Zoning District:	RP	Proposed Zoning District:	PD - WYNDWATER
Project Address :			
Description of Project Location: Adjacent to property formerly known as Topsail Greens now known as Wyndwater			
SECTION 3: SIGNATURES			
Applicant's Signature	<i>[Signature]</i>	Date:	
Owner's Signature	<i>[Signature]</i>	Date:	8/24/15
NOTICE TO APPLICANT			
<ol style="list-style-type: none"> 1. Applicant must also submit the information described on the Rezoning Checklist. 2. Applicant or agent authorized in writing must attend the public hearing. 3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing. 4. All fees are non-refundable 5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda 			

APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	11464	Date	9/10/2015
Application Fee	\$951 (w/capstone property)	Receipt No.	152317
Pre-Application Conference		Hearing Date	PB 11/4 BOC 12/14
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	MICHAEL BULLOCK	Owner's Name:	Claire Reid Kalmar
Applicant's Address:	4450 SHINNWOOD RD	Owner's Address:	409 Cole Dr.
City, State, & Zip	WILMINGTON N.C. 28409	City, State, & Zip	Hampstead, N.C. 28443
Phone Number:	713-822-3891	Phone Number:	
Legal relationship of applicant to land owner: AGENT			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	4214-50-8387-0000	Total property acreage:	23 ACRES
Current Zoning District:	R-15 RP	Proposed Zoning District:	WYNOWATER PD
Project Address :	Sloop Point Lp. Rd.		
Description of Project Location:	ADJACENT TO FRIENDLY LANE, OFF SLOOP POINT RD		
SECTION 3: SIGNATURES			
Applicant's Signature		Date:	3 SEPT 15
Owner's Signature		Date:	3 SEPT 15
NOTICE TO APPLICANT			
<ol style="list-style-type: none"> 1. Applicant must also submit the information described on the Rezoning Checklist. 2. Applicant or agent authorized in writing must attend the public hearing. 3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing. 4. All fees are non-refundable. 5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda. 			

Rezoning/Zoning Map Amendment Checklist

<input checked="" type="checkbox"/>	Signed application form					
<input checked="" type="checkbox"/>	Application fee					
<input checked="" type="checkbox"/>	A list of names and addresses, as obtained from the county tax listings and tax abstract, all adjacent property owners, including property owners directly across any road or road easement, and owners of the property under consideration for rezoning.					
<input type="checkbox"/>	Two (2) business size envelopes legibly addressed with first class postage for each of the adjacent and abutting property owners on the above list.					
<input type="checkbox"/>	Accurate legal description or a map drawn to scale showing the property boundaries to be rezoned, in sufficient detail to for the rezoning to be located on the Official Zoning Map.					
<input type="checkbox"/>	18 (11"x17") map copies to be distributed to the Planning Board					
<input type="checkbox"/>	20 (11"x17") map copies to be distributed to the Board of Commissioners 12 Total					
<input type="checkbox"/>	Digital (.pdf) submission of all application materials					
<input type="checkbox"/>	A description and/or statement of the present and proposed zoning regulation or district boundary and stating why the request is being made and any information that is pertinent to the case. If the owner and applicant are different, the letter must be signed by both parties.					
Office Use Only						
<input checked="" type="checkbox"/>	ZMA Fees: (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter) Total Fee Calculation: \$ 954					
Attachments Included with Application: (Please include # of copies)						
CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N
Payment Method:	Cash : <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa		Check: <input type="checkbox"/> Check # _____		
Application received by:	Megan O'Hare				Date: 9/10/2015	
Application completeness approved by:					Date:	
Dates scheduled for public hearing: <input checked="" type="checkbox"/> Planning Board: 11/14 <input checked="" type="checkbox"/> Board of Commissioners: 12/14						

RETURN COMPLETED APPLICATION TO:
 Pender County Planning & Community Development
 805 South Walker Street
 P.O. Box 1519
 Burgaw, NC 28425

processing both capstone & kilmear properties together in rezoning

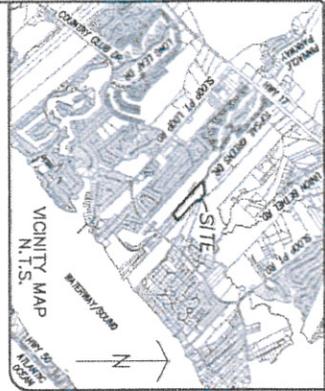
Print Form

TO PENOEL COUNTY PLANNING BOARD

WE ARE REQUESTING THE REZONING OF THESE 2 PROPERTIES TO INCLUDE THEM INTO THE NYNDWATER PD. THEY WILL BE DEVELOPED AS SINGLE FAMILY RESIDENTIAL LOTS SIMILAR TO WHAT IS CURRENTLY BEING DEVELOPED.

MR. P. P.

ENVELOPES

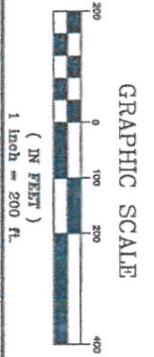


CERTIFICATE OF ACCURACY & MAPPING
 I, THE UNDERSIGNED, CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2855, PAGE 10); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS LABELED; THAT THE RATIO OF PRECISION, AS CALCULATED, IS 1:10,000+; AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (TITLE 21, CH. 56, SEC. 1800). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 30TH DAY OF APRIL, 2015.

Miles G. Hogue
 MILES G. HOGUE - PROFESSIONAL LAND SURVEYOR (L-5518)

GENERAL NOTES

1. THIS IS A BOUNDARY SURVEY.
2. BASIS OF BEARINGS FOR THIS MAP ARE BASED ON NAD 83 (2011)
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
4. UNITS ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
5. AREA BY COORDINATE GEOMETRY.
6. NO GRAD MONUMENTS FOUND WITHIN 2000' OF SITE.
7. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
8. FLOOD NOTE: AS DETERMINED BY GRAPHIC PLOTTING, THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720421400, EFFECTIVE DATE FEBRUARY 16, 2007.
9. COUNTY PARCEL PIN #4214-27-7567-0000.
10. TOTAL SITE AREA: 21,954 ACRES
11. MAP & DEED REFERENCES (PER PENDER COUNTY REGISTRY): DEED BOOK: 2855, PAGE: 10 AND MAP BOOK: 23, PAGE: 26. (AND OTHERS THAT MAY BE SHOWN ON THIS MAP)



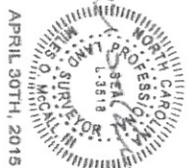
P.O. Box 280 Hampstead, NC 28543

JL MORRIS ENTERPRISES OF HAMPSTEAD
 DEED BOOK: 3082, PAGE: 68

P.O. Box 54 La Grange, NC 28551

WALTER DONALD WESTBROOK (ETAL)
 DEED BOOK: 788, PAGE: 001

SEE SHEET 2 FOR DETAILED WETLAND DATA



APRIL 30TH, 2015

SIGNATURE TOPSUAL NC LTD
 DEED BOOK: 4073, PAGE: 130

AR377 B Kathy Fuy # 377
 Houston TX 77024

TOTAL TRACT SURF: 21.95 ACRES
 WETLAND AREA: 0.37 ACRES
 UPLAND AREA: 21.58 ACRES

JEAN STRAHAN
 DEED BOOK: 3092, PAGE: 158

2229 Sladd Point Loop Rd.
 Hampstead, NC 28543

Jean Strahan

LEONARD RUD KALMER
 DEED BOOK: 386, PAGE: 171

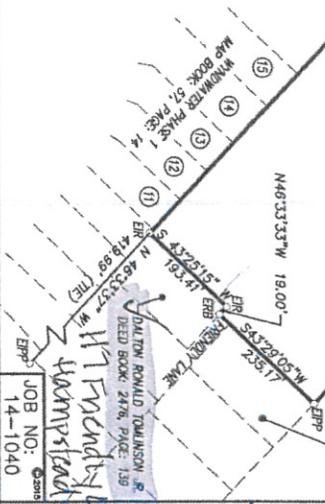
DEBORAH LOU KAPRO JR
 DEED BOOK: 2142, PAGE: 184

118 Frenshly Ln
 Hampstead

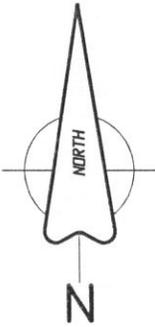
SYMBOL LEGEND:
 ○ BOUNDARY MARKER (AS NOTED) ▲ WETFLAG

LINE/TYPE LEGEND:
 _____ SURVEYED LINES (BOUNDARY)
 _____ WETLAND LINE
 _____ LINES NOT SURVEYED (ADJACENTS)
 _____ RIGHT-OF-WAY
 _____ THE LINE

ABBREVIATIONS:
 ER EXISTING ROUN ROAD
 EPP EXISTING ROUN PIPE (PUNCHES TOP)
 ER EXISTING REBAR



PRELIMINARY
NOT FOR RECORDING OR CONVEYANCE



N 48°01'30" E
111.31'

JAMES DONALD WESTBROOK (ETAL)
DEED BOOK: 788, PAGE: 001

JEAN STRAHAN
DEED BOOK: 3692, PAGE: 158

CAPSTONE VENTURES LLC
DEED BOOK: 2955, PAGE: 10

S 51°52'45" E 2287.29'
N 40°59'15" W 2532.98'

JEAN STRAHAN
DEED BOOK: 3692, PAGE: 158

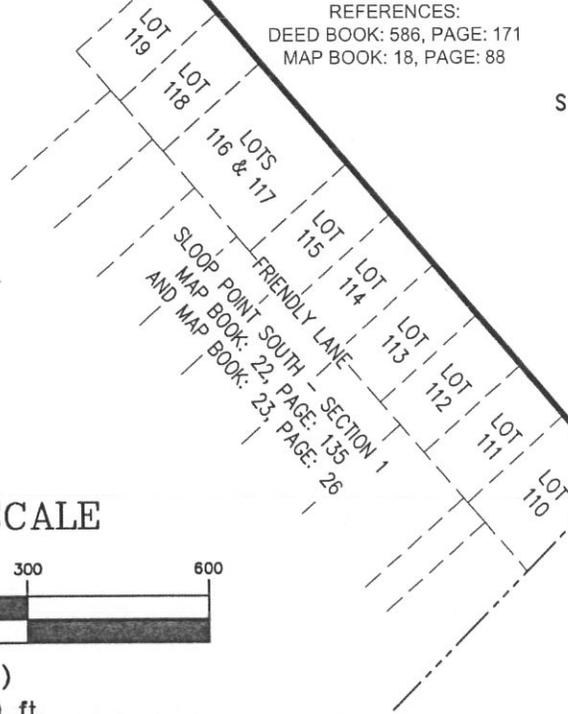
TRACT TO BE REZONED
TAX PIN ID: 4214-50-8387-0000
19.5± ACRES
REFERENCES:
DEED BOOK: 586, PAGE: 171
MAP BOOK: 18, PAGE: 88

JEAN STRAHAN
DEED BOOK: 3692, PAGE: 158

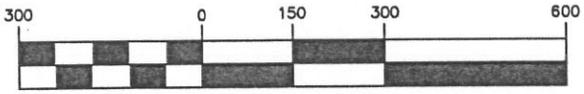
WALTER REID KALMAR
DEED BOOK: 1409, PAGE: 19

S 45°00'04" W
134.98'

S 44°59'56" E
250.01'



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

© 2015

KALMAR TRACT

EXHIBIT MAP DEPICTING
TRACT TO BE REZONED

ATLANTIC COAST SURVEY, PLLC

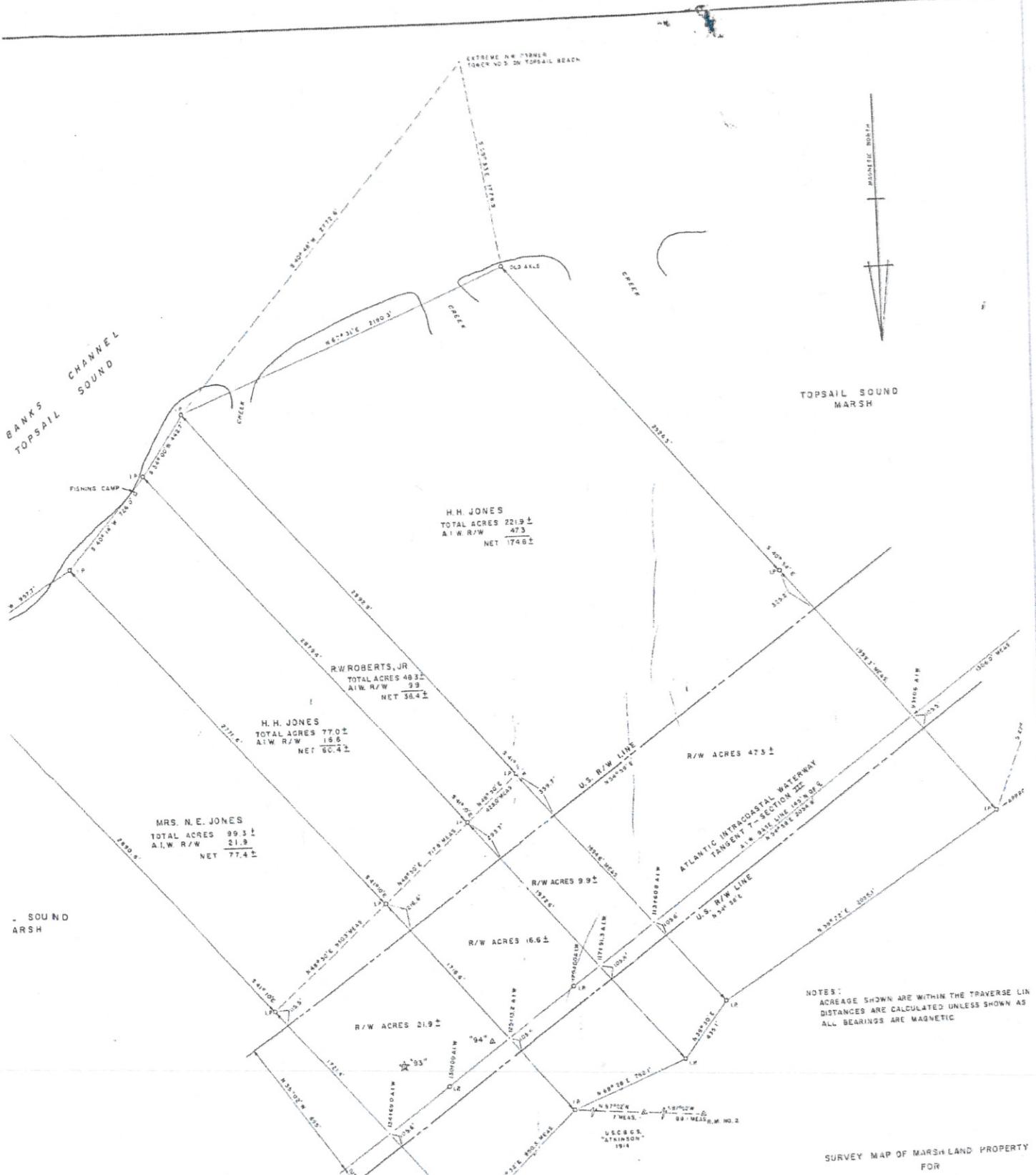
LICENSE P-0622

PO Box 12588, Wilmington, NC 28405
(910) 292-4889 www.atlanticcoastsurvey.com

Topsail Township

Pender County

North Carolina



H. H. JONES
 TOTAL ACRES 2219 ±
 A.I.W. R/W 473
 NET 1746 ±

R.W. ROBERTS, JR.
 TOTAL ACRES 483 ±
 A.I.W. R/W 33
 NET 350.4 ±

H. H. JONES
 TOTAL ACRES 770 ±
 A.I.W. R/W 156
 NET 614 ±

MRS. N. E. JONES
 TOTAL ACRES 99 ±
 A.I.W. R/W 21.9
 NET 77.4 ±

NOTES:
 ACREAGE SHOWN ARE WITHIN THE TRAVERSE LINE
 DISTANCES ARE CALCULATED UNLESS SHOWN AS
 ALL BEARINGS ARE MAGNETIC

WALTER K. GAYLOR, JR. CERTIFY THAT THIS MAP WAS DRAWN FROM
 SURVEY MADE BY ME; THAT THE PRECISION OF THE SURVEY
 IS BY LATITUDES AND DEPARTURES IS 1:5000 ±; THAT
 THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS

AND SEAL THIS 6 DAY OF July, A.D. 1966
 Walter K. Gaylor, Jr.
 SURVEYOR

on the 7th Day of
 1966 at
 File of these Records at
 Book No. 10 Page 44
 W. Commissioner of Deeds for
 PENDER COUNTY

North Carolina, Pender County
 The foregoing is a true and correct
 copy of the original of the
 Plat of the Survey of
 Pender County is certified to be correct
 This is the law of the State
 James M. Anderson
 Com. Registrar of Deeds

Walter K. Gaylor, Jr.
 155 West N.C. Ave.
 Wilmington, N.C.
 My Commission Expires July 22, 1969

SURVEY MAP OF MARSHLAND PROPERTY
 FOR
 MRS. N. E. JONES, H. H. JONES AND R. W. ROBERTS, JR.

IN
 TOPSAIL SOUND, TOPSAIL TOWNSHIP, PENDER COUNTY
 SURVEYED DEC. 1967 - APRIL 1968

SCALE 1" = 300'
 300 0 300 600 900
 Walter K. Gaylor, Jr.
 WALTER K. GAYLOR, JR.
 REGISTERED SURVEYOR L758
 WILMINGTON, N.C.



Applicant:
Michael Pollak

Owner:
Capstone Ventures
&
Ruth C. Kalmar Lewis

General Use Rezoning

Case Number:
000016-2015

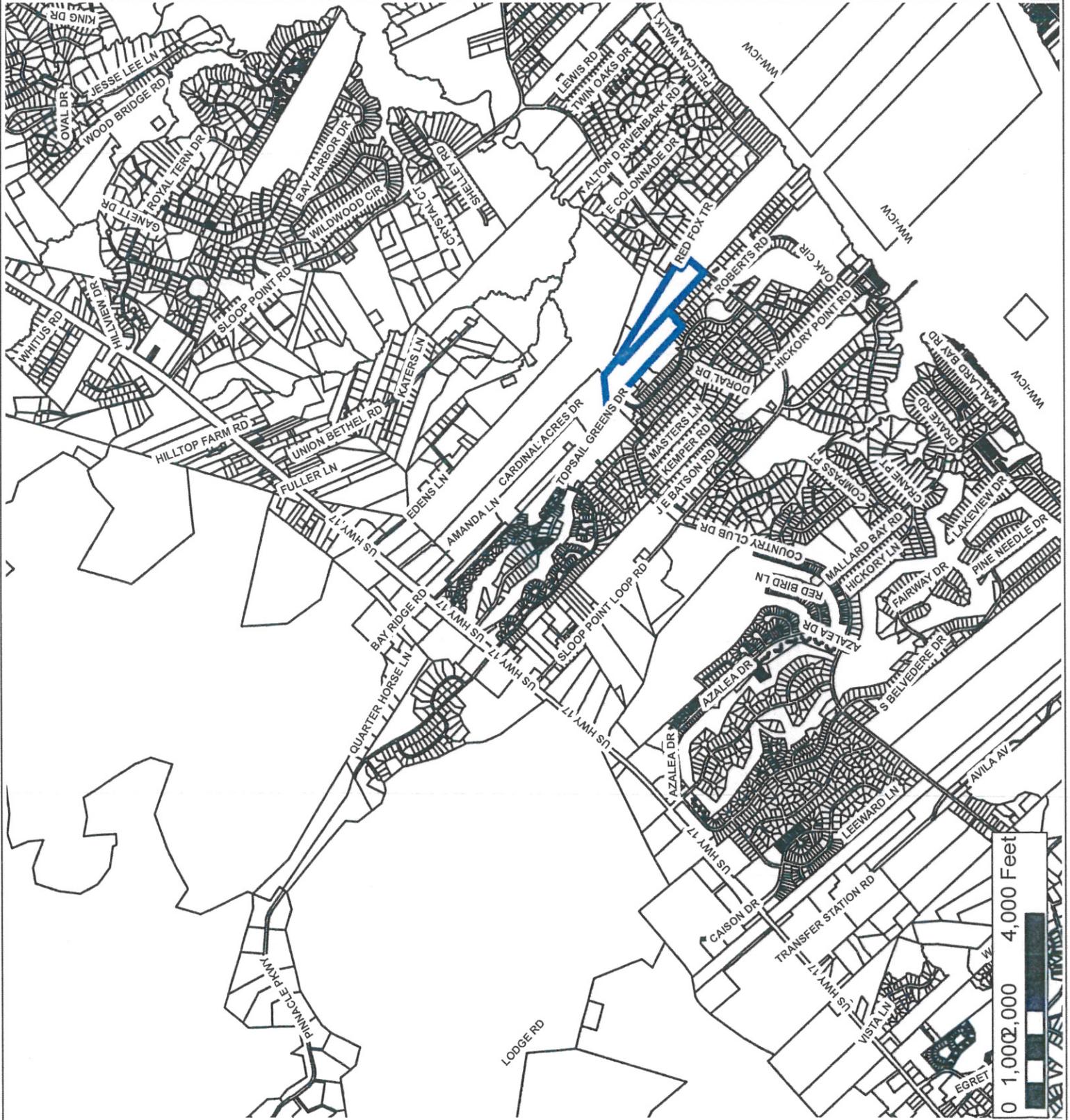
Legend



Subject Properties



VICINITY





Applicant:
Michael Pollak

Owner:
Capstone Ventures
&
Ruth C. Kalmar Lewis

General Use Rezoning

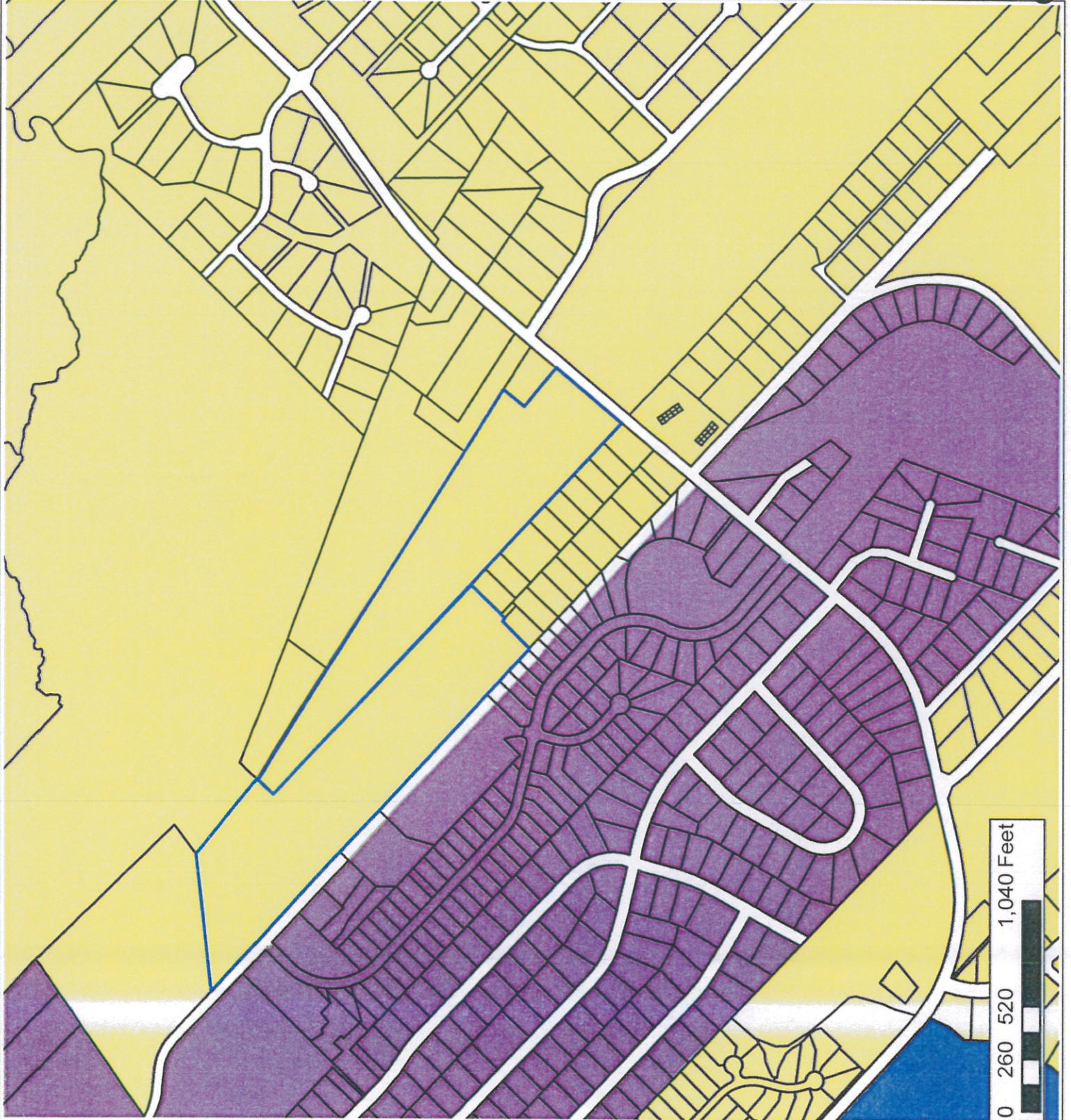
Case Number:
000016-2015

Legend

-  Subject Properties
-  EC, Environmental Conservation
-  GB, General Business
-  GI, General Industrial
-  INCORP
-  IT, Industrial Transition
-  MH, Manufactured Housing Community
-  O&I, Office and Institutional
-  PD, Planned Development
-  RA, Rural Agricultural
-  RP, Residential Performance



CURRENT ZONING





Applicant:
Michael Pollak

Owner:
Capstone Ventures
&
Ruth C. Kalmar Lewis

General Use Rezoning

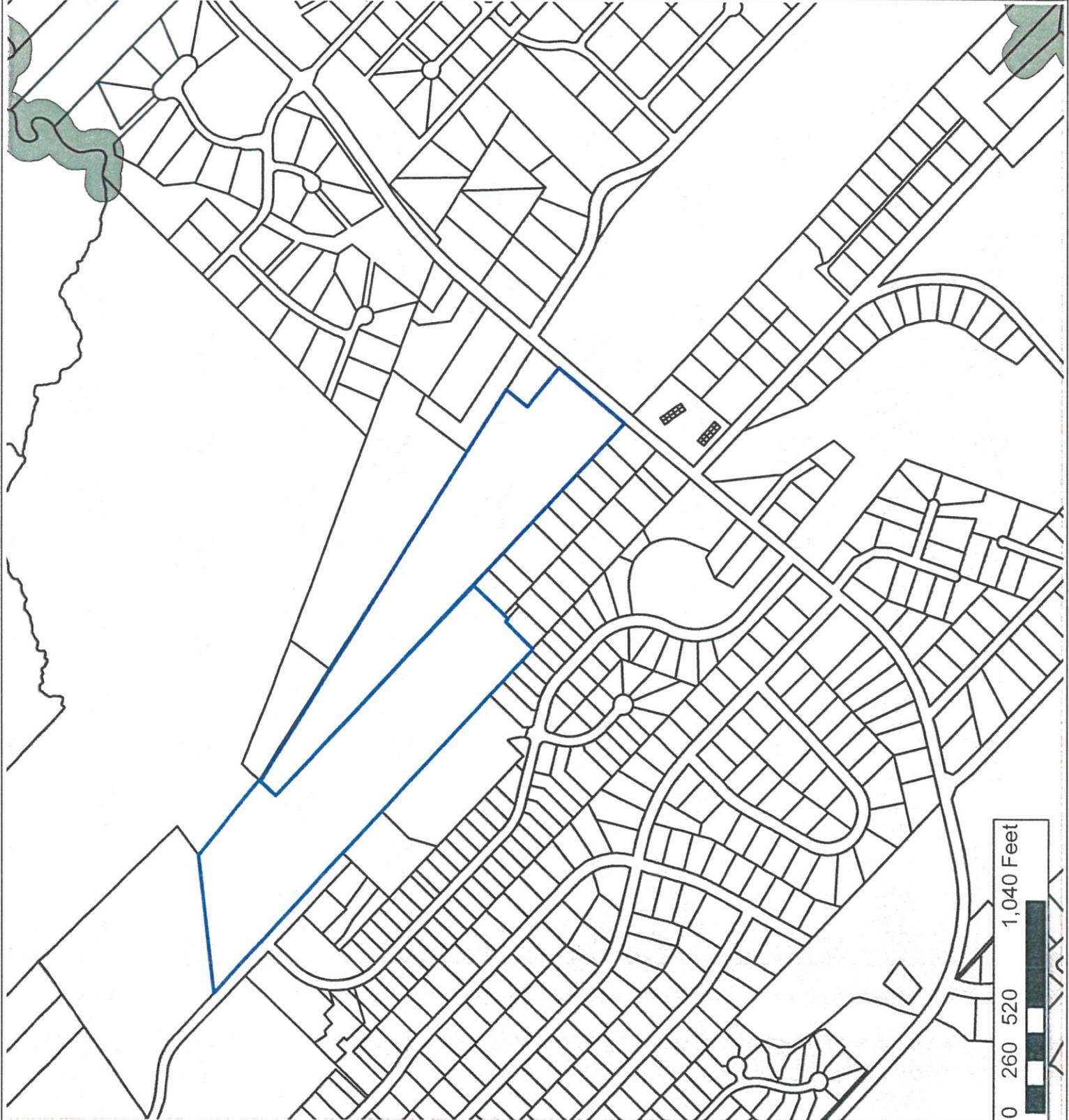
Case Number:
000016-2015

Legend

-  Subject Properties
-  Conservation
-  Industrial
-  Mixed Use
-  Rural Growth
-  Suburban Growth



FUTURE LAND USE





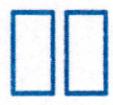
Applicant:
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&
Ruth C. Kalmar Lewis

General Use Rezoning

Case Number:
ZMA 000016-2015

Legend



Subject Properties

