INTRODUCED BY: Planning Staff **DATE:** March 4, 2008 **ITEM NO:** #4

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-15 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 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 (which is zoned the equivalent of B-3 and O&I).

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 and Conservation II (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 is requested to hold a public hearing for a rezoning.

AMENDMENTS:

Planning Board

Motion:_____Seconded_____

Approved:_____Denied:_____Unanimous_____

Gonzales_____ Garrett_____ Marshburn_____ Millette_____ Smith_____ 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 12.13 acres to be rezoned from R-20C Residential Conventional 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_____

_____ _____
James David Williams Jr. Date
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 2/4/08 Application Fee 250.00 Receipt No. _____

Application No. _____ Postage Fee 26.05 Receipt No. _____

I. PROPERTY INFORMATION:

[redacted]: _____ Current Zoning District: R-15

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

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

Legal Relationship of Applicant to Property Owner: Authorized Agent

III. SIGNATURE OF OWNER & APPLICANT:

_____ _____

(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.

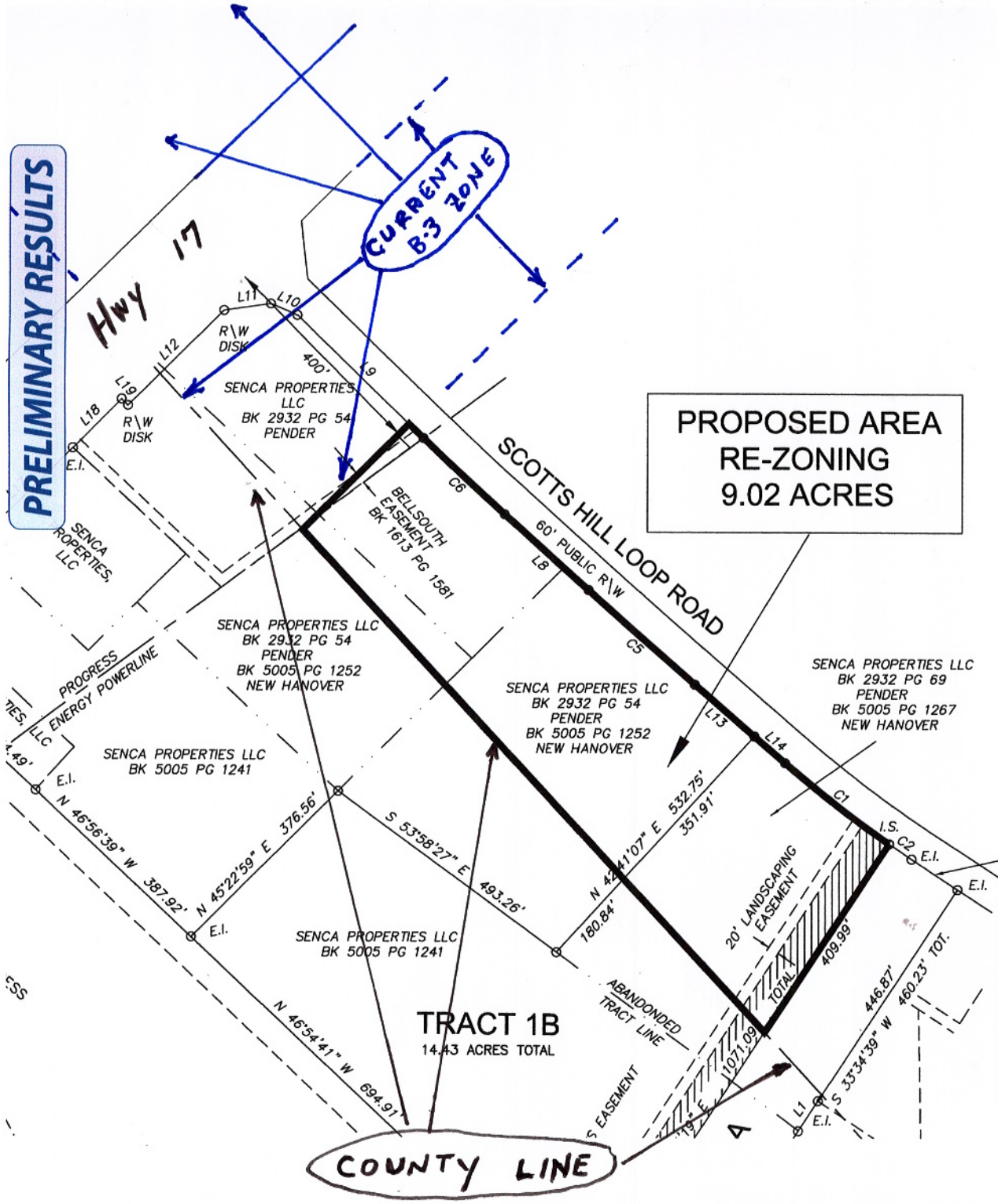
The proposed rezoning area adjoins an existing Pender County B-3 zone at the corner of Hwy. 17 and Scotts Hill Loop Road. It also fronts Scotts Hill Loop directly across from Poplar Grove Plantation, Mako's Restaurant and the Scotts Hill Baptist Church. And finally, the proposed southeast line corresponds 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



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" W
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
SUBJECT
Scotts Hill Baptist Church
Scotts Hill Loop Road
SurgiCenter (opened 2007)
Future Hospital Site
Future Medical Offices (2008)

PRELIMINARY PLAN OF A PORTION OF

SCOTTS HILL VILLAGE

NEW HANOVER COUNTY, NORTH CAROLINA
AUGUST 2005

ADDRESS: 9000 Market Street
PARCEL ID: R02900002008000

LOCATION MAP
NOT TO SCALE

"Village Commercial"

"Village Mixed Use"

"NHRMC Tract"

GENERAL NOTES

U.S. HIGHWAY 17
N. MARKET ST
STEPHENS CHURCH RD
ABANDONED SEABOARD COASTLINE R.R.
EXISTING ZONING: R-15
PENDER COUNTY
NEW HANOVER COUNTY
"ATLANTIC SURGICENTER"
EXISTING ZONING: O&I (CD)
Phase 1 5.77 acres
Phase 2 18.54 acres
Phase 3 26.93 acres
N.H.R.M.C. Tract
PROPOSED ZONING: O&I (CD)
PROPOSED ZONING: B-1 (CD)
Village Main Street
Village Center
Village Hill
Main Entrance
Collector Street
SWM Pond
Existing SWM Pond
Secondary Access Street
Secondary Entry Street
Existing Zoning NHC R-15
Future Development
Existing Zoning NHC R-15
Park Area
SALEM CT

ADDITIONAL CONDITIONS ADOPTED BY COUNTY COMMISSIONERS

1. PCDOT and MPO included staff must meet with the TIA preparer and MPO to review improvements.
2. Internal street system must provide adequate access and maneuverability for emergency vehicles to the satisfaction of County Fire Services.
3. The table of uses for the ODI(CD) not reduce that for the specified O-I(CD) tract, only a sub-set would be allowed, which provides health care experience of a patient's ability to walk combined with visiting and block guidelines, in closest of the site (Central Avenue).
4. The project must include accommodation for public transit (bus).

ADDITIONAL CONDITIONS ADOPTED 1-09-07

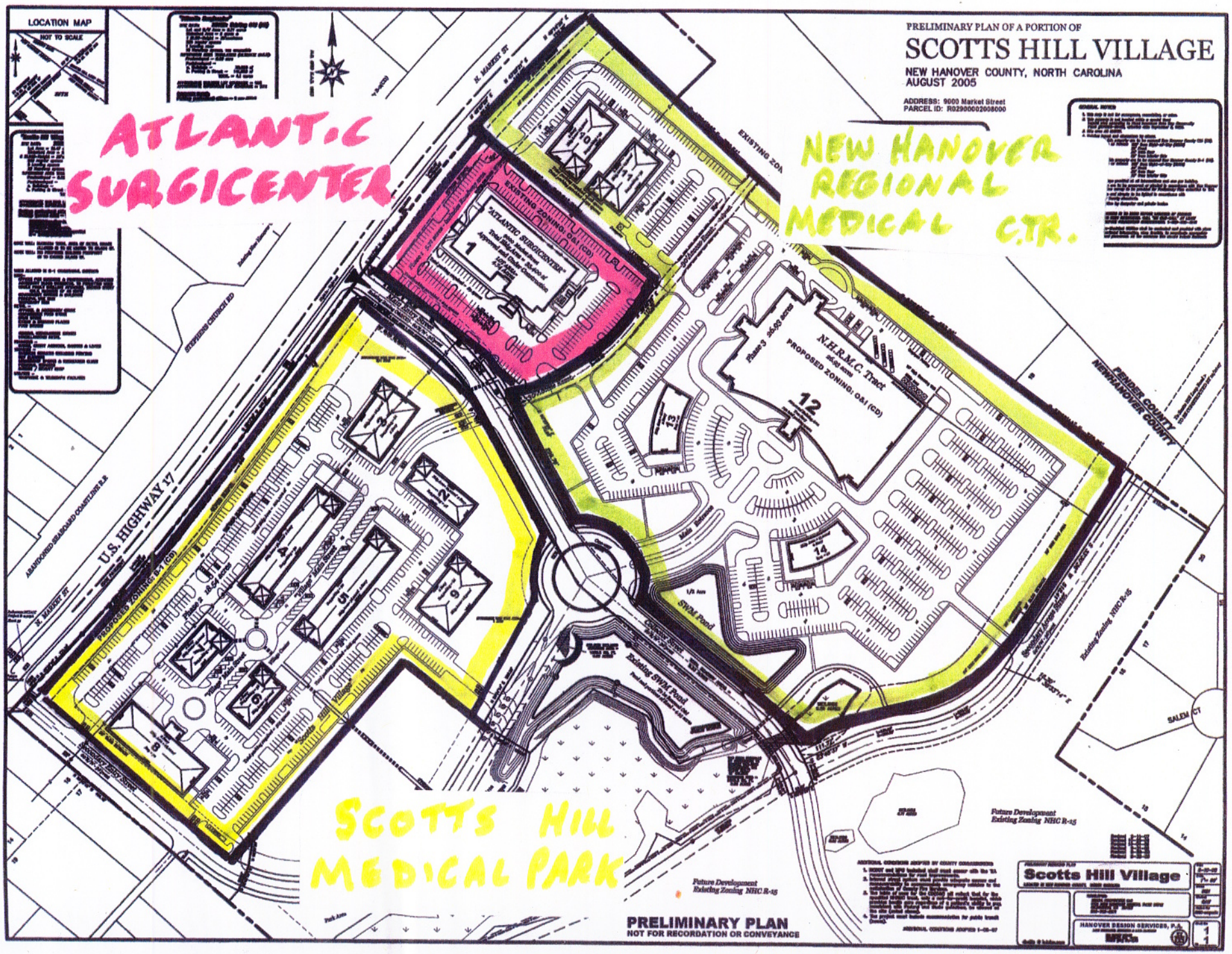
PRELIMINARY PLAN
NOT FOR RECORDATION OR CONVEYANCE

PRELIMINARY RECORDED PLAN
Scotts Hill Village
LOCATED IN NEW HANOVER COUNTY, NORTH CAROLINA

DEVELOPER
NORTH CAROLINA
STATE OF NORTH CAROLINA
919-782-2001

HANOVER DESIGN SERVICES, P.A.
CIVIL ENGINEERING, PLANNING & LAND SURVEYING

Date 8-10-05
Scale 1"= 60'
Drawn DBH
Checked GAW
Project No. 2005-scotts-hill
Sheet No. 1 of 1


PRELIMINARY PLAN OF A PORTION OF
SCOTTS HILL VILLAGE
NEW HANOVER COUNTY, NORTH CAROLINA
AUGUST 2005
ADDRESS: 9000 Market Street
PARCEL ID: R02900002008000
LOCATION MAP
NOT TO SCALE
ATLANTIC SURGICENTER
NEW HANOVER REGIONAL MEDICAL CTR.
SCOTTS HILL MEDICAL PARK
U.S. HIGHWAY 17
N. MARKET ST
STEPHENS CHURCH RD
ABANDONED SEABOARD COASTLINE R.R.
PROPOSED ZONING: B-1 (CD)
EXISTING ZONING: O&I (CD)
"ATLANTIC SURGICENTER"
N.H.R.M.C. Tract
PROPOSED ZONING: O&I (CD)
Phase 3 26.03 acres
Phase 2 18.54 acres
Existing SWM Pond
SWM Pond
Future Development
Existing Zoning NHC R-15
Existing Zoning NHC R-15
PENDER COUNTY
NEW HANOVER COUNTY
SALEM CT
PRELIMINARY PLAN
NOT FOR RECORDATION OR CONVEYANCE
Scotts Hill Village
HANOVER DESIGN SERVICES, P.A.

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 S. Sanders

Nathan Sanders
Beau Rivage Holding Co., Inc.

RECEIVED
FEB 13 2008
PENDER PLANNING DEPT.

Legend

- Centerlines
- New Hanover County
- SENCA Properties, LLC

0 900 1,800 3,600 5,400 Feet

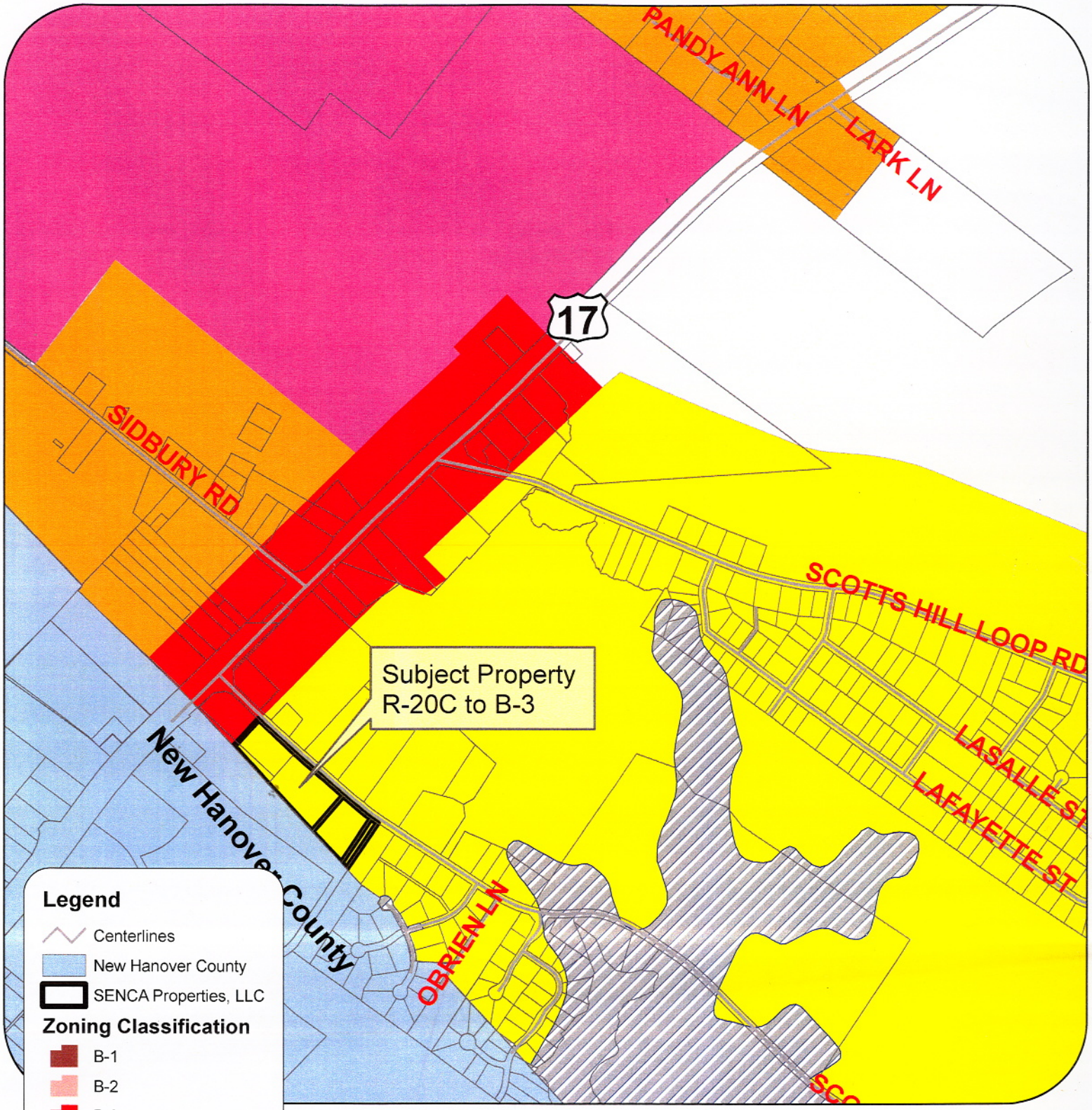
1 inch equals 2,000 feet

COUNTY OF PENDER

N W E S

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

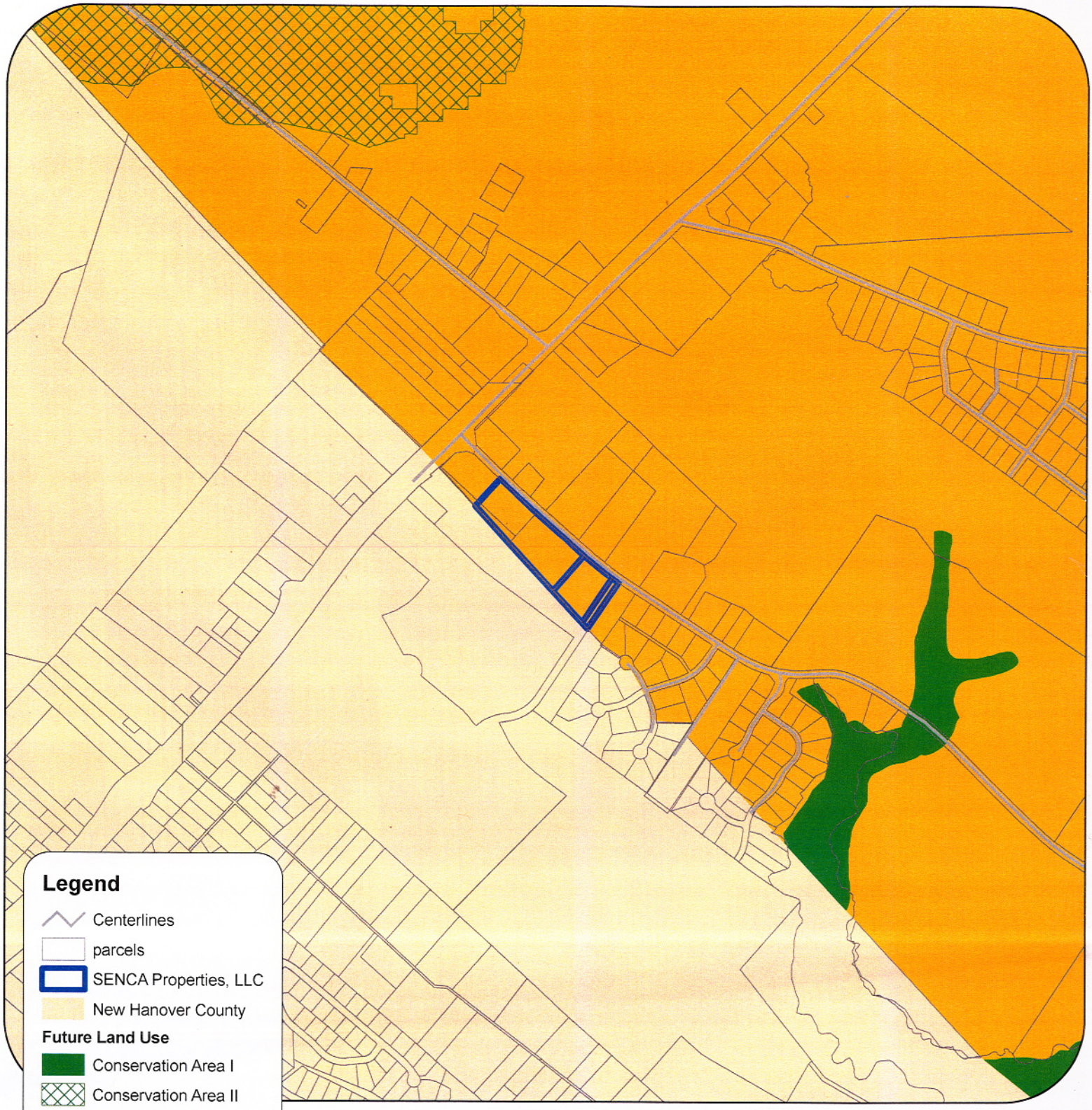
0 500 1,000 2,000 3,000 Feet

1 inch equals 1,000 feet

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

Zoning Map

N W E S



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

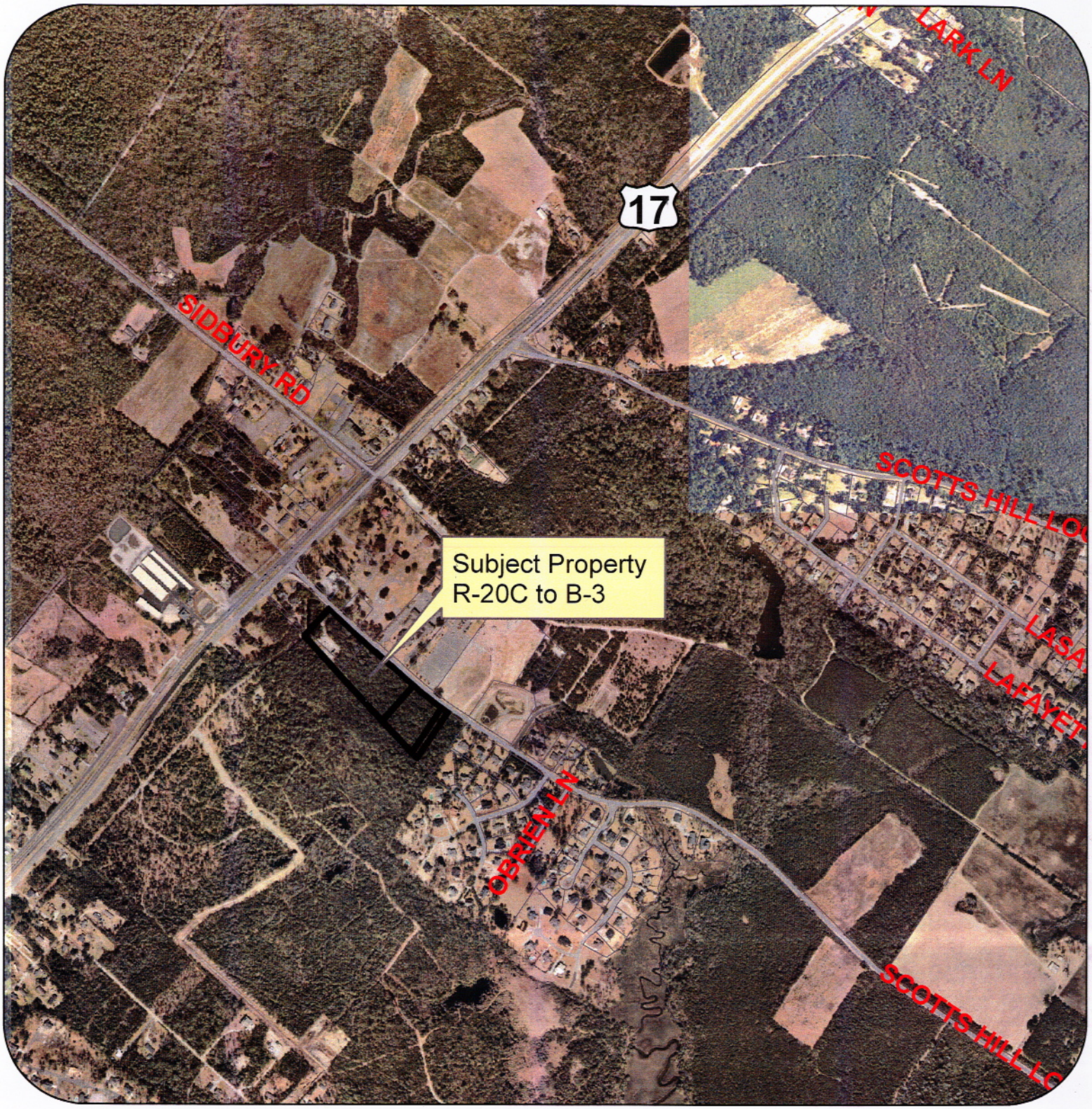
0 500 1,000 2,000 3,000 Feet

1 inch equals 1,000 feet

N W E S

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

Future Land Use



0 500 1,000 2,000 3,000 Feet

1 inch equals 1,000 feet

COUNTY OF PENDER

Legend

Centerlines

SENCA Properties, LLC

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

2006 Color Orthos

N W E S