

APPLICATION FOR  
CONDITIONAL  
ZONING MAP AMENDMENT



City of Wilmington  
Planning and Development

P. O. Box 1810, 305 Chestnut St,  
Wilmington, NC 28402  
Telephone: (910) 254-0900 FAX: (910)341-3264

**Section A. APPLICANT INFORMATION**

**NAME OF APPLICANT:** Design Solutions / Cindee Wolf

**MAILING ADDRESS OF APPLICANT:** P.O. Box 7221, Wilmington, NC 28406

**PHONE NUMBER AND EMAIL OF APPLICANT:** 910-620-2374 / cwolf@lobodemar.biz

**PROPERTY OWNER INFORMATION:**

Name(s) New Hanover County

Address: 230 Government Center Drive, Suite 190, Wilmington, NC 28403

Telephone: 910-762-2421 Contact: Jerry A. Mannen, Jr. - "Commissioner"

Email address: yfmlaw.com

**PROPERTY INFORMATION:** The following information is required to provide the necessary information to process the rezoning request:

**ADDRESS OF SUBJECT SITE:** 3990 Independence Blvd.

**NEW HANOVER CO. PROPERTY IDENTIFICATION # (PIN):** 312510.25.7464 [R06500-005-002-000]

**CURRENT ZONING DISTRICT(S):** IND & MD-17 **PROPOSED ZONING DISTRICT(S):** MD-17 (CD)

**TOTAL SITE AREA:** 60.91 ac.

**PROPOSED USE(S) AND PROPOSED CONDITIONS FOR THE SITE:** 580-unit Multi-dwelling Complex

**PRE-APPLICATION MEETING:** August 15, 2024  
(Date)

**NEIGHBORHOOD MEETING:** September 19, 2024 (report due prior to application submittal)  
(Date)

INTERNAL USE ONLY	
DATE RECEIVED: <u>9/24/24</u>	PLANNER: <u>Zac Smith</u>
CASE FILE #: <u>CD-5-1124</u>	FEE PAID \$: <u>\$1,820</u>

It is important that the applicant provide information to explain how the rezoning request satisfies the following questions. Please attach additional sheets if necessary.

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).

The Bowen Housing Needs Assessment update continues to show the projected gap for more homes in our community – including rentals. The subject tract is split-zoned, approximately 35% is already zoned MD-17 for the proposed use, but the remaining 65% is zoned for industrial uses. Although it is important to preserve adequate land area for all types of uses to promote local enterprise, this tract's access is only to Independence Boulevard, along which the general development pattern has become multi-dwelling residential, and the commercial services to support those residents. Rezoning the industrial portion of this property for 100% multi-dwelling residential would be more consistent with transitioning uses.

2. **Explain how the map amendment would be consistent with the city's Future Land Use Plan and adopted special area plans (i.e. corridor plans, neighborhood plans, Vision 2020 Plan, etc).**

The visions and goals for growth & economic prosperity incorporated into the Create Wilmington Comprehensive Plan encourage safe & affordable housing to be available to every citizen, and continues to focus on in-fill development where public services are already available. Overall, the vicinity is recommended for "higher intensity use."

Portions of the tract are identified as Areas of Opportunity for both "Live-Work Innovation" and "Greenfield Sites as Multi-use Places." Applicable strategies include:

- Create or retrofit streets to be complete, having on-street parking, sidewalks, and other complete street elements.
    - Plan proposes a new street with all of those features. Internal bicycle and pedestrian pathways from all of the buildings will connect out to the street, and hence to the Independence Blvd. multi-use trail. The trail will extend North to Carolina Beach Road, where there is a bus route.
  - Reconsider industrial zoning that calls for excessive separation of uses.
    - The portion of the subject tract that is zoned industrial has no access to Sunnyvale Drive and the more industrial "neighborhood" along it between River Road and Carolina Beach Road. With its only access to Independence Blvd., industrial use would not provide adequate separation to the residential uses along that corridor.
  - Make connections to adjacent areas and incorporate them into new development.
    - Plan proposes a new street that stubs to the vacant property to the rear – allowing potential future extension to Sunnyvale Drive, thereby expanding inter-connectivity to the area.
  - Provide abundant open space and buffers along low-density neighborhoods, but integrate with existing multi-family and commercial areas.
    - Plan proposes at least 60% of land area to be free of any surface coverage. Conservation areas and open spaces line the southwestern and northeastern boundaries, providing both distance and visual separation to adjacent neighborhoods as natural features.
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**3. Explain briefly the expected effect on the neighborhood if the proposed zoning map amendment is approved.**

The project's direct access to Independence Blvd. would have little effect on adjacent neighborhoods. The full Traffic Impact Analysis is underway, to assure mitigation for increased trip generation with public road improvements. Parking "lots" are being screened from view, both from Independence Blvd. and along the new street. On-street parking promotes traffic calming.

Similar multi-dwelling development has occurred throughout the City limits over the past several years, and there has been no evidence of adverse impact to property values in neighborhoods around the general vicinities.

Road improvements to Independence Blvd., including extension of the multi-use trail along the frontage, will benefit existing neighborhood residents by increasing alternative transportation means to access the commercial services at the Carolina Beach Road intersection and beyond.

Proposing the rezoning as "Conditional" assures that the project can be weighed on its merits, and that there is mitigation provided for potential impacts.

**4. Other circumstances which tend to justify the amendment in the public interest.**

Rezoning this complete property for a higher density of residential development, instead of a mix of industrial and residential uses would be consistent with the concept of transitioning, and in-filling under-utilized land along a major traffic corridor.

The City's ultimate purpose and goal is for intelligent growth and positive economic development. Residential development should be accommodated with a variety of housing types. Current population trends are indicating the arrival of more retirees and younger urbanites, who appear to prefer different housing options than the historic single-family model. Rental complexes, such as the one proposed, offer luxury amenities, multiple recreation opportunities, and a low-maintenance lifestyle.

This project will serve to upgrade the land, benefit tax base, and provide new homes without adverse effect to the community.

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## **Section B. SUBMITTAL INFORMATION AND PROCEDURE**

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- (1) Supplementary information is **REQUIRED** as part of the application. See Section C below for required information.
- (2) All applications require a pre-application meeting prior to submittal. Applications may be submitted after pre-application meetings and all applications **MUST** be reviewed by planning staff for completeness **PRIOR** to the acceptance. Please **do not** leave your application materials without speaking to a planner. Applications left this way will not be processed or scheduled for planning commission review.
- (3) A receipt for applicable fees must accompany the application.
- (4) Applications shall be submitted according to the adopted filing calendar and will be considered by the planning commission at the regular meeting noted on the official acceptance form.
- (5) The applicant or agent should appear at all hearings. Planning commission meetings are typically held at 6:00 P. M. in at City Hall, council chambers (second floor) 102 N. 3<sup>rd</sup> Street, Wilmington, North Carolina, usually on the first Wednesday of each month. Applicants will be informed of any change in date, time, or location of meetings.
- (6) A written summary of at least one neighborhood meeting (Section 18-567), for which notification was sent to property owners within 300 feet of the subject site, must be submitted to the city clerk before an application will be accepted. See Sec. 18-567. For complete information on neighborhood meetings.
- (7) Conceptual site plan review (pre-TRC consultation) by the technical review committee (TRC) is required for all conditional district map amendment applications. To avoid potential processing and scheduling delays, applicants are advised to have completed a conceptual review with the TRC prior to rezoning application submittal. If a conceptual review has not occurred at time of application, the proposed development will be scheduled for conceptual review at the next available TRC meeting.

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## **Section C. REQUIRED SUPPLEMENTAL INFORMATION**

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**PLEASE INCLUDE ALL OF THE FOLLOWING INFORMATION.** Please check the list below carefully before you submit:

- Agent form if the applicant is not the property owner;
- Detailed project narrative describing the site, proposed rezoning, uses, and any applicable prescribed conditions;
- One digital copy (pdf) of the site plan, drawn to scale, that includes, at minimum, the site and proposed building information as indicated in Section D below;
- Legal description of property requested for rezoning, by metes and bounds;
- Receipt of application fee;
- Receipt of mailing fee;
  - An invoice will be emailed for the mailing fee at a cost of \$0.85 per notice. Note that this cost will include two mailings, one mailing notifying property owners for planning commission review and a second mailing notifying property owners of city council review. Payment must be made within 5 business days of the invoice.
- Current to-scale copy of the New Hanover County tax map delineating the subject property.

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## **Section D. INFORMATION REQUIRED TO BE INCLUDED ON THE SITE PLAN**

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**The following information is required to be shown on the site plan submitted with this application. If any of the required information is not included on the site plan, reasons for excluding that information must be given.**

- 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 waterways, the date and north arrow;**
- All existing easements, reservations, and rights-of-way, existing and proposed;
- Approximate location on the site of proposed buildings, structures, and other improvements;
- Approximate dimensions, including height, of proposed buildings and structures;
- Proposed use of land and buildings, including the number of residential units and the total square footage of any nonresidential development;
- All required and proposed yards, buffers, screening, and landscaping;
- All existing and proposed points of access to public streets;
- Delineation of areas within the regulatory floodplain as shown on official flood hazard boundary maps;
- Proposed phasing, if any;
- The location of existing and proposed storm drainage patterns and facilities intended to serve the proposed development;
- Approximate location of all existing and proposed infrastructure on the site including water, sewer, roads, and bicycle and pedestrian facilities;
- Generalized traffic, parking, and circulation plans;
- Tree survey; and
- Traffic impact analysis, if required.

In evaluating the proposal, staff, planning commission, and city council may request additional information from the applicant. 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;
- 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.

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**OWNER'S SIGNATURE\*:** *In filing this application for a zoning map amendment, I/we as the property owner(s), hereby certify that all information presented in this application is accurate to the best of my knowledge, information, and belief. I hereby designate Design Solutions / Cindee Wolf 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:

*[Handwritten Signature]* *Commissioner September 12, 2024*

Jerry A. Mannen, Jr. - "Commissioner"

**AUTHORITY FOR APPOINTMENT OF AGENT**

The undersigned owner(s) New Hanover County do(es) hereby appoint Cindee Wolf / Design Solutions as his, her, or it's exclusive agent for the purpose of petitioning the City of Wilmington for: a) a change to the zoning map; b) approval of a Special Use Permit; c) approval of a Conditional District rezoning; d) petition for a Street Closing as applicable to the property described in the attached petition.

The owner(s) do(es) hereby covenant and agree with the City of Wilmington that said agent has the authority to do the following acts on behalf of the owner:

- (1) To submit a proper petition and the required supplemental materials;
- (2) To appear at public meetings to give representation and commitments on behalf of the owner; and
- (3) In the case of a special use permit, to accept conditions or recommendations made for the issuance of the special use permit on the owners' property.
- (4) To act on the owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition.

This agency agreement shall continue in effect until final disposition of the petition submitted in conjunction with this appointment.

Date: September 12, 2024

Agent's Name, Address & Telephone:

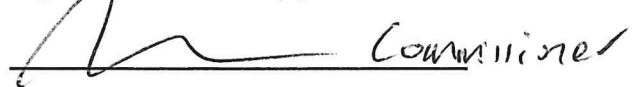
Cindee Wolf / Design Solutions

P.O. Box 7221

Wilmington, NC 28406

Tel. 910-620-2374

Signature of Owner(s):

 Commissioner

Jerry A. Mannen, Jr. - "Commissioner"



3990  
Independence  
Blvd.  
(60.91 ac.)

SUNNYVALE

SOUTHGATE

HOLLINS

MIDTOWN

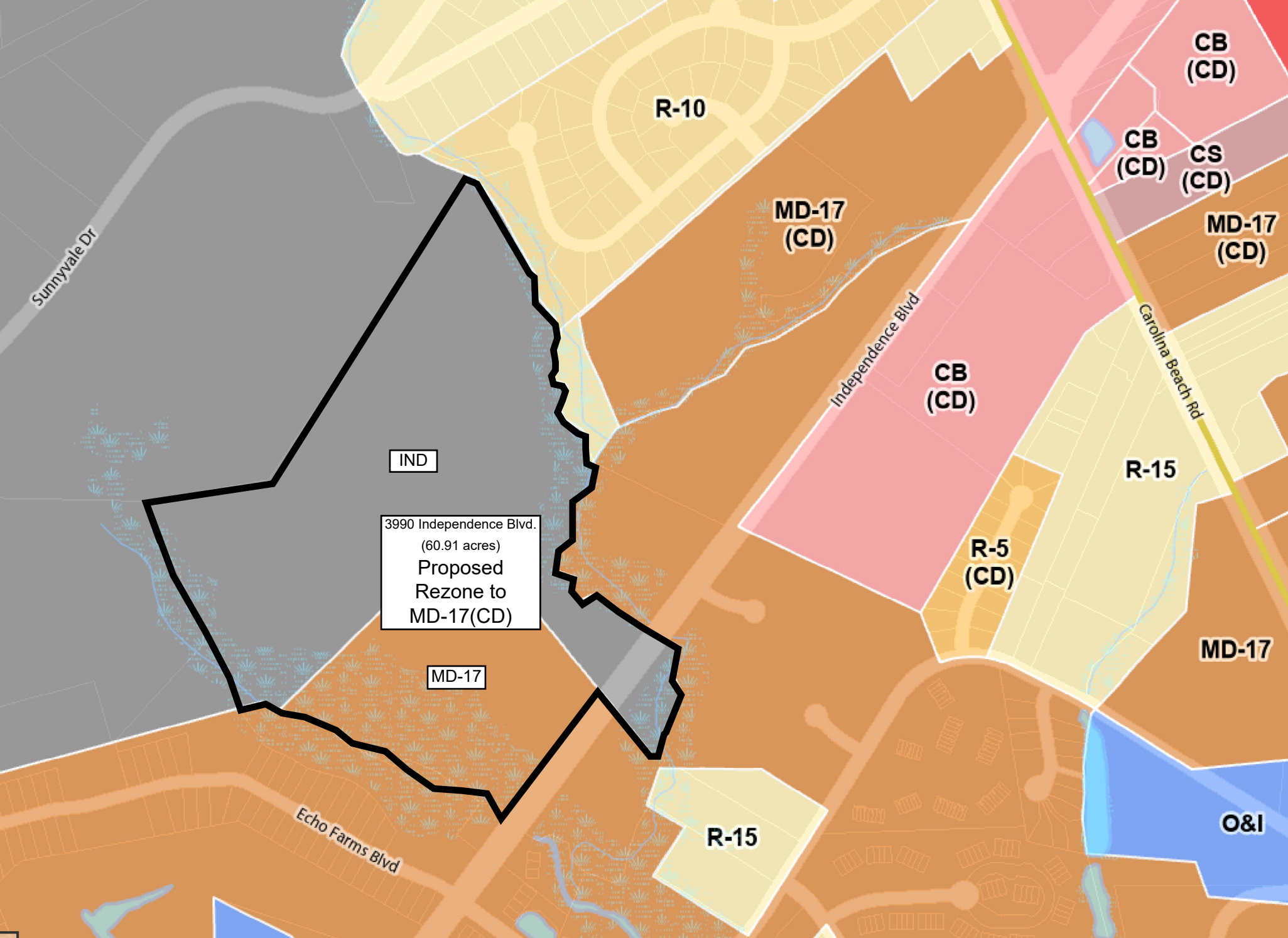
CORDER

CALVIN

ECHO FARMS







Sunnyvale Dr

R-10

CB  
(CD)

CB  
(CD)

CS  
(CD)

MD-17  
(CD)

MD-17  
(CD)

Independence Blvd

CB  
(CD)

Carolina Beach Rd

R-15

R-5  
(CD)

MD-17

IND

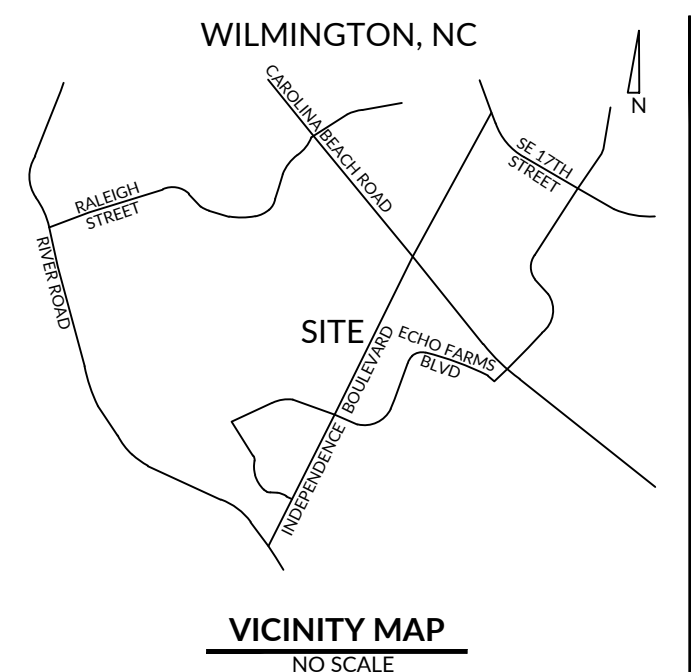
3990 Independence Blvd.  
(60.91 acres)  
Proposed  
Rezone to  
MD-17(CD)

MD-17

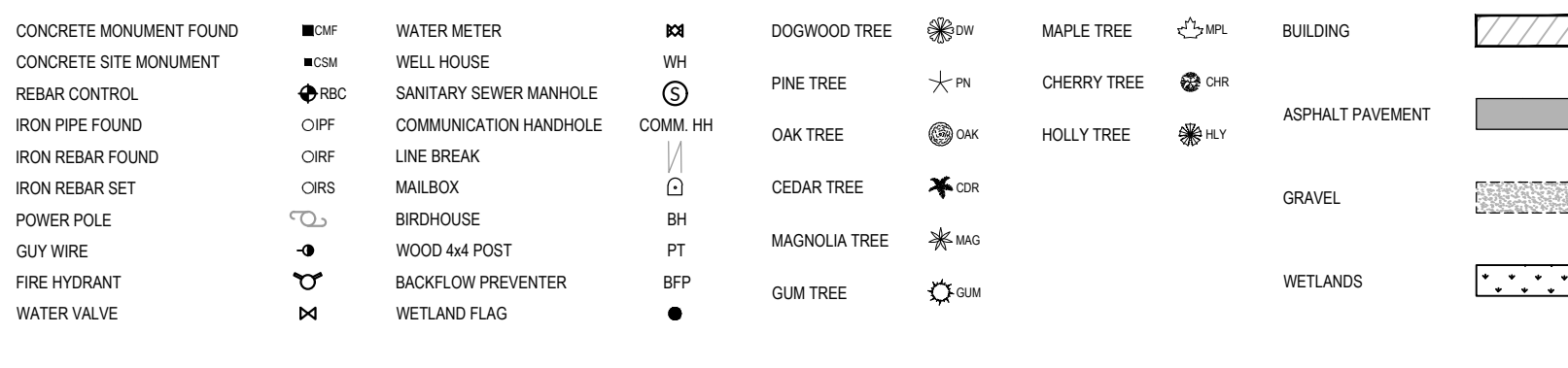
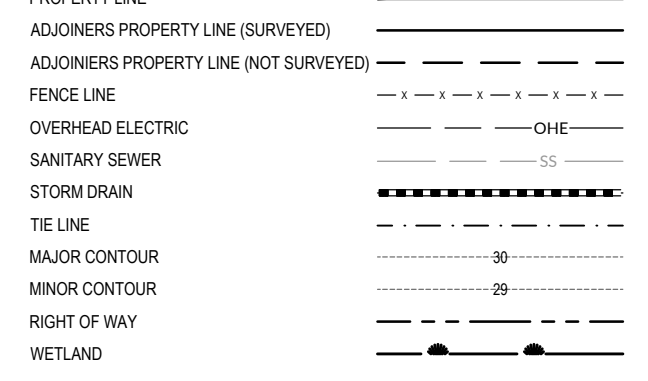
Echo Farms Blvd

R-15

O&I



**LEGEND**



WETLAND AREA	± 100'	± 200'	± 300'	± 400'	± 500'
W	1.886	1.224	1.011	1.011	1.011
M	1.886	1.224	1.011	1.011	1.011
U	1.886	1.224	1.011	1.011	1.011
S	1.886	1.224	1.011	1.011	1.011
T	1.886	1.224	1.011	1.011	1.011
<b>TOTAL</b>	<b>1,461.97 FT<sup>2</sup></b>	<b>1,224 ACRES</b>			

ZONE X  
 N/F  
 CAMERON COMPANY TIMBER, LLC.  
 PID: R06500-005-006-000  
 DB 6100 PG 2125  
 ZONING - IND  
 HEAVY INDUSTRIAL DISTRICT

N/F  
 NEW HANOVER COUNTY  
 PID: R06500-005-002-000  
 DB 593 PG 607  
 ZONING - IND  
 HEAVY INDUSTRIAL DISTRICT  
 TRACT 1 AREA  
 ± 2,427,099 FT<sup>2</sup>  
 ± 55,719 ACRES  
 TRACT 2 AREA  
 ± 225,966 FT<sup>2</sup>  
 ± 5,187 ACRES  
**TOTAL LOT AREA (TRACT 1 & 2)**  
 ± 2,653,065 FT<sup>2</sup>  
 ± 60,906 ACRES

N/F  
 CITY OF WILMINGTON  
 PID: R06514-004-014-001  
 DB 1262 PG 321  
 ZONING - R-10

N/F  
 CITY OF WILMINGTON  
 PID: R06500-005-004-002  
 DB 1274 PG 560  
 ZONING - R-15

N/F  
 HM CLAIRMONT INDY, LLC ETAL  
 PID# R06518-001-001-000  
 DEED BOOK 6382 PAGE 463  
 MAP BOOK 35 PAGE 370  
 TRACT 4  
 ZONING - MF - M

N/F  
 JOSHUA HOLDINGS, LLC.  
 PID: R06519-001-002-000  
 DB 3303 PG 601  
 ZONING - MF - M

N/F  
 MUNSON, GEORGE  
 PID: R07007-003-001-002  
 DB 6399 PG 880  
 ZONING - R-15

LINE	BEARING	DISTANCE
L1	N50°35'08"W	67.39'
L2	S78°44'37"W	40.96'
L3	N54°52'08"W	10.36'
L4	S57°45'30"W	55.03'
L5	N30°35'01"E	56.52'
L6	N29°56'48"E	72.16'
L7	S36°21'11"E	66.62'
L8	S37°05'26"E	44.93'
L9	S01°26'26"E	51.53'
L10	N49°05'04"E	17.01'
L11	S29°18'27"E	12.77'
L12	S42°06'27"E	30.00'
L13	S36°43'27"E	49.00'
L14	S19°58'27"E	52.83'
L15	S35°11'51"W	37.60'
L16	S20°09'43"W	52.43'
L17	S35°45'17"E	50.71'
L18	N66°13'43"E	69.15'
L19	S53°40'17"E	80.12'
L20	S62°50'20"E	39.96'
L21	S61°26'57"E	41.70'
L22	S20°40'18"E	49.09'
L23	S12°51'29"W	6.87'
L24	S12°55'08"W	65.25'
L25	S20°40'18"E	49.09'
L26	S39°40'06"W	31.02'
L27	S07°26'43"E	75.19'
L28	S07°33'21"E	8.47'
L29	S36°16'39"W	53.40'
L30	N08°18'21"W	55.25'
L31	S66°45'39"W	55.34'
L32	N56°27'39"W	50.44'

N/F  
 VILLAS AT ECHO FARMS  
 PROPERTY OA, INC.  
 PID: R07006-002-021-000  
 DB 6615 PG 469  
 MAP BOOK 35 PAGE 370  
 TRACT 6A

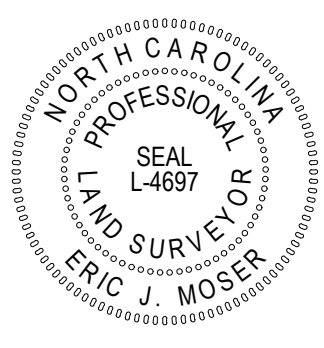
**NOTES**

- THIS SURVEY WAS PERFORMED USING NAD '83 NC 3200 (2011 ADJUSTMENT) COORDINATES & NAVD '88 ELEVATIONS.
- ALL DISTANCES ARE HORIZONTAL GRID DISTANCES.
- THE PROPERTIES SHOWN ARE LOCATED IN A DESIGNATED FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE, ZONE X, SHADED ZONE X, AND FLOOD HAZARD ZONE AE (BASE FLOOD ELEVATION 9) AS SHOWN ON THIS MAP & THE FEMA DIGITAL FLOOD INSURANCE RATE MAP (DFIRM) No. 3720312500K, PANEL 3125, EFFECTIVE DATE AUGUST 8, 2018.
- WETLANDS DELINEATED BY TROY BEASLEY OF WITHERSRAVENEL AND FIELD LOCATED BY WITHERSRAVENEL SURVEY ON AUGUST 7 & 8, 2023.
- NO NCGS CONTROL MONUMENTS FOUND WITHIN 2000 FEET.
- REFERENCE DOCUMENTS, AS NOTED, ARE FROM NEW HANOVER COUNTY GIS, TAX OFFICE AND REGISTER OF DEEDS ONLINE APPLICATION.

**SURVEY CERTIFICATE**  
 I, ERIC J. MOSER, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION COMPLETED ON 29 MARCH 2024 USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DASHED LINES, DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION, AS CALCULATED, IS 1 : 10,000 +; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED, WITH MY ORIGINAL SIGNATURE & SEAL THIS 24TH DAY OF MAY, A.D. 2024.

THAT THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.

Eric Moser  
 ERIC J. MOSER  
 PROFESSIONAL LAND SURVEYOR, L-4697



**SURVEY CERTIFICATE**  
 I, ERIC J. MOSER, CERTIFY THAT THIS IS A CONTROL SURVEY, PROVIDING HORIZONTAL AND / OR VERTICAL POSITION DATA FOR SUPPORT OR CONTROL OF OTHER SURVEYS OR MAPPING. THIS SURVEY IS BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, HORIZONTAL COORDINATES AND VERTICAL ELEVATIONS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88), WITH MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 29TH DAY OF MARCH, A.D. 2024.

Eric Moser  
 ERIC J. MOSER  
 PROFESSIONAL LAND SURVEYOR, L-4697



**BOUNDARY & WETLANDS SURVEY FOR  
 NORTHWOOD RAVIN**

PROPERTY OF  
**NEW HANOVER COUNTY**

3990 INDEPENDENCE BOULEVARD  
 MASONBORO TOWNSHIP | NEW HANOVER COUNTY | NORTH CAROLINA  
 PID# R06500-005-002-000  
 ZONING: IND - HEAVY INDUSTRIAL

WR Job No.: 03221540.00  
 DATE: 24 MAY 2024  
 SURVEYED BY: RR, CH, MDS  
 DRAWN BY: JMM ODG  
 CHECK & CLOSURE BY: EJM

SCALE: 1 inch = 100 ft

SHEET: 1 OF 2



PID: R060500-005-002-000 TRACT 1 ( $\pm 2,427,099$  FT<sup>2</sup>/ or  $\pm 55.719$  ACRES)

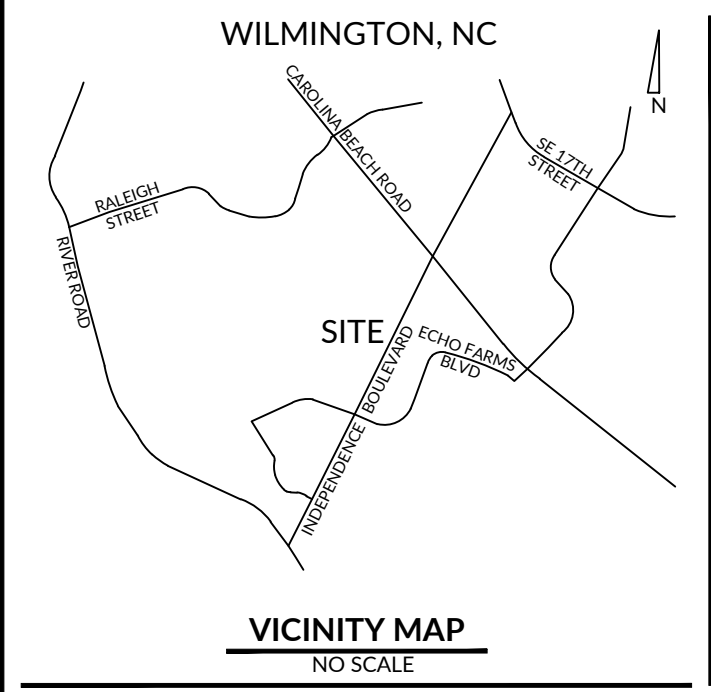
All that Tract or Parcel of land situated in the City of Wilmington, New Hanover County, North Carolina, and being a portion of the tracts described in Deed Book 593 Page 607 and shown on a map filed in Plat Book 7 Page 16 of the New Hanover County Register of Deeds and being more particularly described in NC NAD '83 (2011 Adjusted) Bearings and Distances in U.S. Survey Feet, as follows:

Commencing at a Calculated Point (CP) on the northern Right-of-Way of NC State Road 1186 Independence Boulevard (100' Public Right-of-Way) having coordinates N 154,690.51 E 2,323,563.44, labeled POB#1 on the map described below, the POINT OF BEGINNING; thence along the northern Right-of-Way of NC State Road 1186 Independence Boulevard South  $36^{\circ}47'23''$  West 908.16 feet to a CP; thence leaving the northern Right-of-Way of NC State Road 1186 Independence Boulevard, North  $50^{\circ}35'08''$  West 67.39 feet to an Iron Pipe Found; thence South  $78^{\circ}44'37''$  West 40.96 feet to a CP; thence North  $54^{\circ}52'08''$  West 10.36 feet to an Iron Pipe Found; thence along the centerline of the Run of Brickyard Branch, North  $54^{\circ}40'44''$  West 205.65 feet to a CP; thence North  $67^{\circ}35'18''$  West 126.18 feet to a CP; thence South  $57^{\circ}45'30''$  West 55.03 feet to a CP; thence North  $64^{\circ}19'22''$  West 209.53 feet to a CP; thence North  $49^{\circ}54'39''$  West 118.73 feet to a CP; thence North  $70^{\circ}05'13''$  West 241.05 feet to a Concrete Monument Found; thence North  $40^{\circ}30'33''$  West 302.92 feet to an Iron Pipe Found; thence North  $26^{\circ}06'02''$  West 583.37 feet to a Concrete Monument Found; thence leaving the centerline of the Run of Brickyard Branch North  $79^{\circ}44'05''$  East 487.74 feet to a Concrete Monument Found; thence North  $29^{\circ}55'50''$  East 1298.51 feet to an Iron Rebar Found; thence North  $30^{\circ}35'01''$  East 56.52 feet to a Concrete Monument Found; thence North  $29^{\circ}56'48''$  East 72.16 feet to a CP in the centerline of the Run of Fork Branch; thence along the centerline of the Run of Fork Branch, South  $68^{\circ}08'59''$  East 106.88 feet to a CP; thence South  $34^{\circ}53'41''$  East 155.95 feet to a CP; thence South  $27^{\circ}29'41''$  East 230.00 feet to a CP; thence South  $25^{\circ}07'11''$  East 44.46 feet to a CP; thence South  $05^{\circ}20'56''$  East 94.70 feet to a CP; thence South  $36^{\circ}21'11''$  East 66.62 feet to a CP; thence South  $37^{\circ}05'26''$  East 44.93 feet to a CP; thence South  $01^{\circ}26'26''$  East 51.53 feet to a CP; thence North  $49^{\circ}05'04''$  East 17.01 feet to a CP; thence South  $29^{\circ}18'27''$  East 12.77 feet to a CP; thence South  $42^{\circ}06'27''$  East 30.00 feet to a CP; thence South  $24^{\circ}21'33''$  West 143.90 feet to a CP; thence South  $18^{\circ}48'27''$  East 102.00 feet to a CP; thence South  $67^{\circ}08'27''$  East 82.00 feet to a CP; thence South  $29^{\circ}40'33''$  West 80.00 feet to a CP; thence South  $36^{\circ}43'27''$  East 49.00 feet to a CP; thence South  $73^{\circ}54'27''$  East 76.00 feet to a CP; thence South  $19^{\circ}58'27''$  East 52.83 feet to a CP; thence South  $35^{\circ}11'51''$  West 37.60 feet to a Concrete Monument Found; thence South  $04^{\circ}52'17''$  East 87.30 feet to a CP; thence South  $54^{\circ}52'43''$  West 98.20 feet to a CP; thence South  $02^{\circ}26'43''$  West 148.23 feet to a CP; thence South  $43^{\circ}45'43''$  West 62.25 feet to a CP; thence South  $11^{\circ}22'43''$  West 83.58 feet to a CP; thence South  $71^{\circ}52'17''$  East 76.56 feet to a CP; thence South  $20^{\circ}09'43''$  West 52.43 feet to a CP; thence South  $35^{\circ}45'17''$  East 50.71 feet to a CP; thence North  $66^{\circ}13'43''$  East 69.15 feet to a CP; thence South  $54^{\circ}36'17''$  East 118.00 feet to a CP; thence South  $53^{\circ}40'17''$  East 80.12 feet to a CP; thence South  $62^{\circ}50'20''$  East 39.96 feet to the POINT OF BEGINNING, containing  $\pm 2,427,099$  Square Feet or  $\pm 55.719$  Acres, more or less, according to a survey performed by WithersRavenel, dated 13 December 2023.

PID: R060500-005-002-000 TRACT 2 ( $\pm 225,966$  FT<sup>2</sup>/ or  $\pm 5.187$  ACRES)

All that Tract or Parcel of land situated in the City of Wilmington, New Hanover County, North Carolina, and being a portion of the tracts described in Deed Book 593 Page 607 and shown on a map filed in Plat Book 7 Page 16 of the New Hanover County Register of Deeds and being more particularly described in NC NAD '83 (2011 Adjusted) Bearings and Distances in U.S. Survey Feet, as follows:

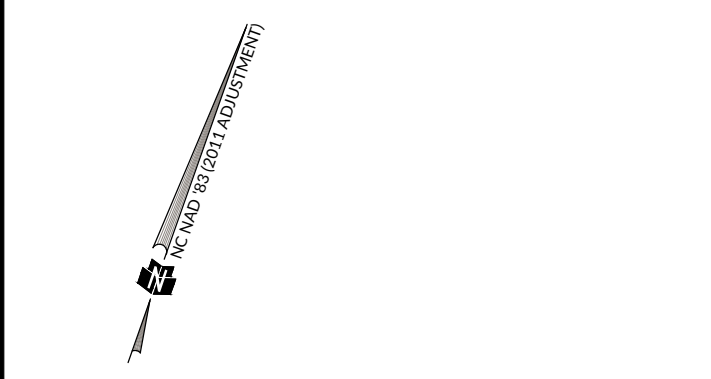
Commencing at a Calculated Point (CP) on the southern Right-of-Way of NC State Road 1186 Independence Boulevard (100' Public Right-of-Way) having coordinates N 154,644.439 E 2,323,652.197, labeled POB#2 on the map described below, the POINT OF BEGINNING; thence along the centerline of the Run of Fork Branch, South 61°26'57" East 41.70 feet to a CP; thence South 08°28'09" West 123.27 feet to a CP; thence South 25°47'05" East 56.50 feet to a CP; thence South 27°25'07" West 77.01 feet to a CP; thence South 06°22'04" West 85.04 feet to a CP; thence South 83°22'16" West 17.65 feet to a CP; thence South 12°51'29" West 6.87 feet to an Iron Pipe Found; thence South 12°55'08" West 65.25 feet to an Iron Pipe Found; thence South 20°40'18" East 49.09 feet to an Iron Pipe Found; thence South 39°43'00" West 31.03 feet to an Iron Pipe Found; thence South 39°34'48" West 92.31 feet to a CP; thence South 07°26'43" East 75.19 feet to a CP; thence South 07°33'21" East 8.47 feet to a CP; thence South 30°27'42" West 91.59 feet to a CP; thence South 19°54'39" West 90.92 feet to a CP; thence South 11°07'39" West 94.54 feet to a CP; thence South 36°16'39" West 53.40 feet to a CP; thence along the centerline of the Run of Brickyard Branch, North 70°11'21" West 127.28 feet to a CP; thence North 44°43'21" West 73.25 feet to a CP; thence North 08°18'21" West 55.25 feet to a CP; thence North 61°03'21" West 81.54 feet to a CP; thence South 66°45'39" West 55.34 feet to a CP; thence North 56°27'39" West 50.44 feet to a CP; thence along the southern Right-of-Way of NC State Road 1186 Independence Boulevard, North 36°42'19" East 931.42 feet to the POINT OF BEGINNING, containing  $\pm 225,966$  Square Feet or  $\pm 5.187$  Acres, more or less, according to a survey performed by WithersRavenel, dated 13 December 2023.



**LEGEND**

PROPERTY LINE	CONCRETE MONUMENT FOUND	WATER METER	DOGWOOD TREE
ADJACENT PROPERTY LINE (SURVEYED)	CONCRETE SITE MONUMENT	WELL HOUSE	MAPLE TREE
ADJACENT PROPERTY LINE (NOT SURVEYED)	REBAR CONTROL	SANITARY SEWER MANHOLE	PINE TREE
FENCE LINE	IRON PIPE FOUND	COMMUNICATION HANDHOLE	CHERRY TREE
OVERHEAD ELECTRIC	LINE BREAK	MAILBOX	OAK TREE
SANITARY SEWER	IRON REBAR SET	BIRCHHOUSE	HOLLY TREE
STORM DRAIN	POWER POLE	WOOD 4x4 POST	CEDAR TREE
TIE LINE	GUY WIRE	BACKFLOW PREVENTER	MAGNOLIA TREE
MAJOR CONTOUR	MINOR CONTOUR	WETLAND FLAG	GUM TREE
RIGHT OF WAY	WETLAND		

BUILDING	ASPHALT PAVEMENT	GRAVEL	WETLANDS



N/F  
CAMERON COMPANY TIMBER, LLC.  
PID: R06500-005-004-000  
DB 6100 PG 2125  
ZONING - IND  
HEAVY INDUSTRIAL DISTRICT

N/F  
CAMERON COMPANY TIMBER, LLC.  
PID: R06500-005-007-000  
DB 6100 PG 2125

N/F  
CITY OF WILMINGTON  
PID: R06500-005-002-001  
DB 1431 PG 1069

N/F  
VILLAS AT ECHO FARMS  
PROPERTY OA, INC.  
PID: R07006-002-021-000  
DB 6615 PG 469  
MAP BOOK 35 PAGE 370  
TRACT 6A

N/F  
VILLAS AT ECHO FARMS  
PROPERTY OA, INC.  
PID: R07006-002-022-000  
DB 6615 PG 469  
MAP BOOK 35 PAGE 370  
TRACT 6A

N/F  
HM CLAIRMONT INDY, LLC ETAL  
PID# R06518-001-001-000  
DEED BOOK 6382 PAGE 463  
MAP BOOK 35 PAGE 370  
TRACT 4  
ZONING - MF - M

N/F  
JOSHUA HOLDINGS, LLC.  
PID: R06519-001-002-000  
DB 3303 PG 601  
ZONING - MF - M

N/F  
MUNSON, GEORGE  
MUNSON, MARIA  
PID: R07007-003-001-002  
DB 6399 PG 880  
ZONING - R-15

N/F  
WEST WOOD @ ECHO FARMS  
PID: R07006-002-022-000  
DB 6615 PG 469  
ZONING - MF - M

N/F  
NEW HANOVER COUNTY  
PID: R06500-005-002-000  
DB 593 PG 607  
ZONING - IND  
HEAVY INDUSTRIAL DISTRICT

- NOTES**
1. THIS SURVEY WAS PERFORMED USING NAD '83 (2011 ADJUSTMENT) NC 3200 COORDINATES & NAVD '88 ELEVATIONS.
  2. ALL DISTANCES ARE HORIZONTAL GRID DISTANCES.
  3. THE PROPERTIES SHOWN ARE LOCATED IN A DESIGNATED FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE: ZONE X, SHADED ZONE X, AND ZONE AE (BFE 9') AS SHOWN ON THE FEMA DIGITAL FLOOD INSURANCE RATE MAP (DFIRM) No.3720312500K, PANEL 9125, EFFECTIVE DATE AUGUST 8, 2018.
  4. WETLANDS DELINEATED BY TROY BEASLEY OF WITHERSRAVENEL AND FIELD LOCATED BY WITHERSRAVENEL ON AUGUST 7 & 8, 2023.
  5. NO NCGS CONTROL MONUMENTS FOUND WITHIN 2000 FEET.
  6. THE UTILITY INFORMATION SHOWN DEPICTS GROUND SURFACE LOCATIONS OF APPARENT UTILITIES AND MAY OR MAY NOT INDICATE THE EXISTENCE OF THE UTILITY OR AN EASEMENT, AS LOCATED.
  7. REFERENCE ALTA BOUNDARY SURVEY FILE: 03221540\_Independence\_ALTA\_Boundary\_01-12-2024\_CS-ALTA SHEETS 1 & 2 FOR BOUNDARY INFORMATION.

**SURVEY CERTIFICATE**

I, ERIC J. MOSER, AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION COMPLETED ON 29 MARCH 2024 USING THE REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DASHED LINES, DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION, AS CALCULATED, IS 1 : 10,000 ±; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED, WITNESS MY ORIGINAL SIGNATURE & SEAL THIS 24TH DAY OF MAY, A.D. 2024.

THAT THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.

DocuSigned by:  
**Eric Moser**  
79C32A8A321451.

ERIC J. MOSER  
PROFESSIONAL LAND SURVEYOR, L-4697

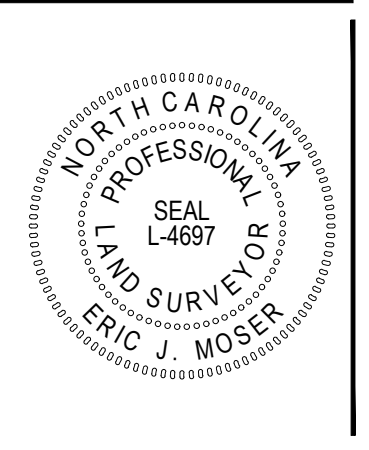


**SURVEY CERTIFICATE**

I, ERIC J. MOSER, CERTIFY THAT THIS IS A CONTROL SURVEY, PROVIDING HORIZONTAL AND / OR VERTICAL POSITION DATA FOR SUPPORT OR CONTROL OF OTHER SURVEYS OR MAPPING. THIS SURVEY IS BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, HORIZONTAL COORDINATES AND VERTICAL ELEVATIONS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88), WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 29TH DAY OF MARCH, A.D. 2024.

DocuSigned by:  
**Eric Moser**  
79C32A8A321451.

ERIC J. MOSER  
PROFESSIONAL LAND SURVEYOR, L-4697



**TOPOGRAPHIC & TREE SURVEY FOR:**  
**NORTHWOOD RAVIN**

PROPERTY OF  
**NEW HANOVER COUNTY**

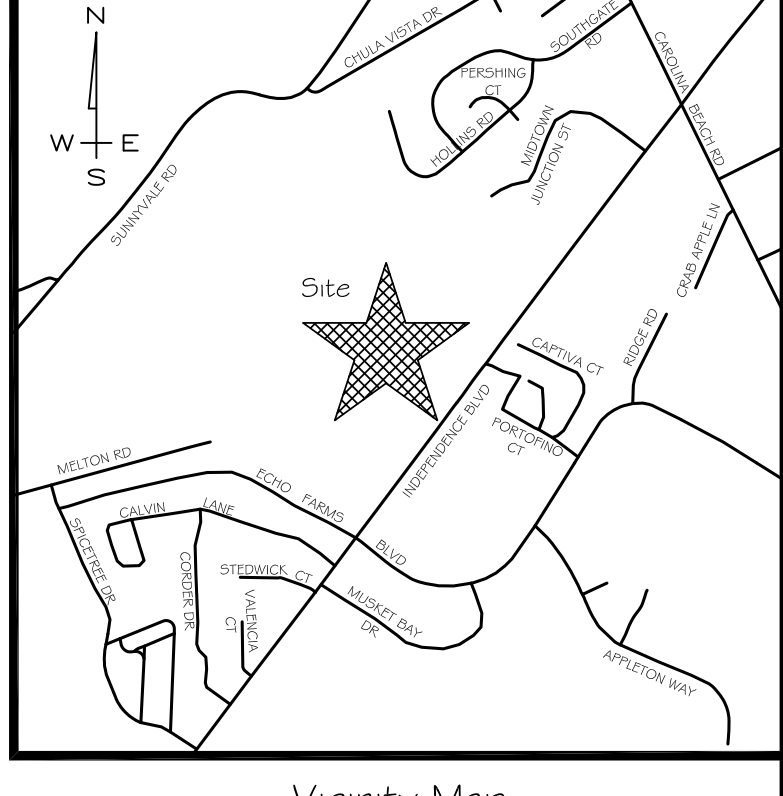
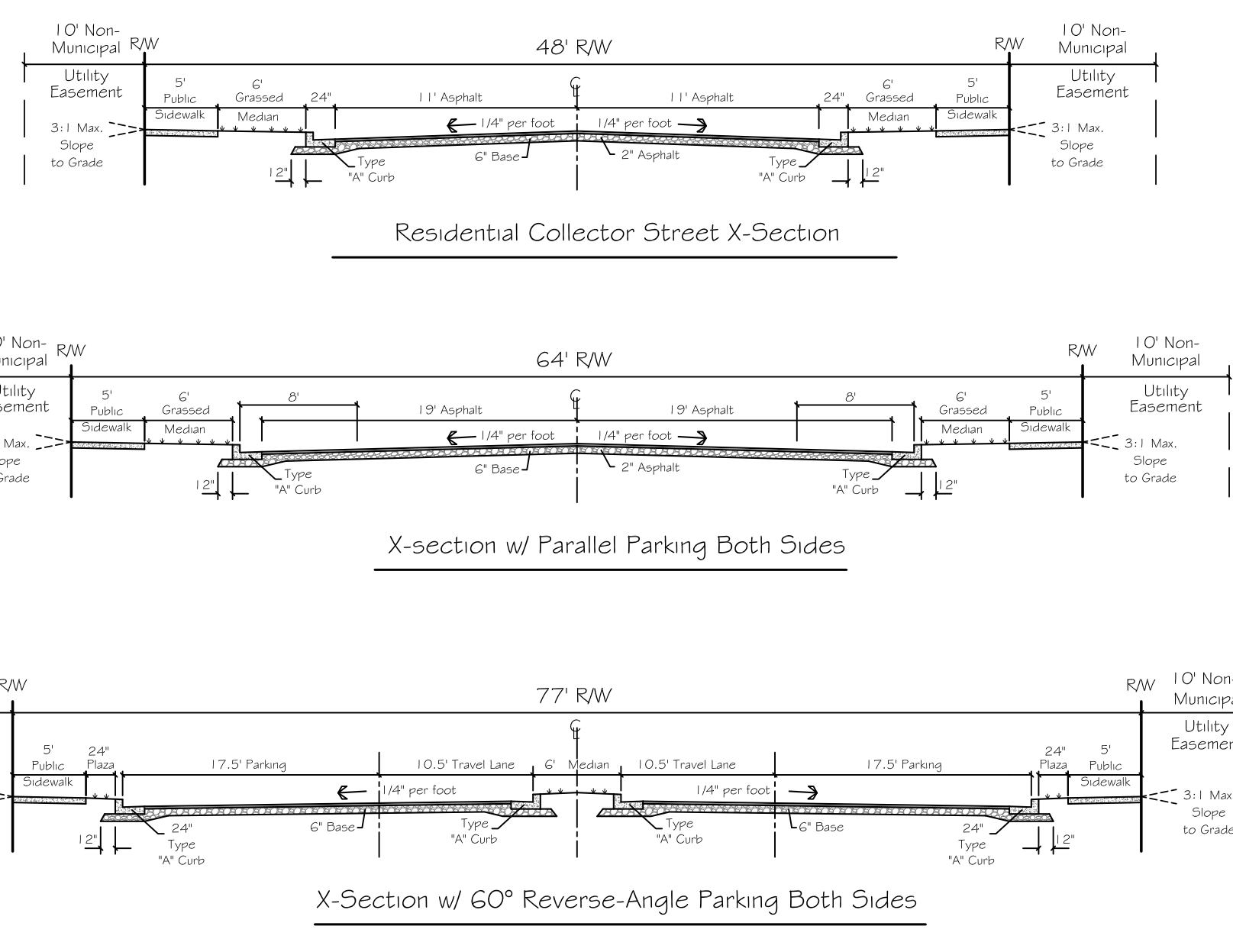
3990 INDEPENDENCE BOULEVARD  
MASONBORO TOWNSHIP | NEW HANOVER COUNTY | NORTH CAROLINA  
PID# R06500-005-002-000  
ZONING: IND - HEAVY INDUSTRIAL

WR Job No.: 03221540.00  
DATE: 24 MAY 2024  
SURVEYED BY: RR, CH, MDS  
DRAWN BY: JMM ODG  
CHECK & CLOSURE BY: ODG  
REVISION 1: 8/20/2024

SCALE: 1 inch = 100 ft.

SHEET: 2 OF 2

**WithersRavenel**  
219 Station Road | Suite 101 | Wilmington, NC 28405  
License #: F-1479 | t: 910.256.9277 | www.withersravenel.com



**Open Space:**  
 Open Space - 12.2 ac. Req'd.  
 10.5 ac. ± Active space +  
 1/2 x 9.7 ac. ± Passive  
 (Natural) space  
 = 15.4 ac. ± Prov'd



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 49°05'04" E	17.01'
L2	S 22°12'07" E	12.99'
L3	S 61°26'37" E	41.70'
L4	S 83°27'16" W	17.63'
L5	S 12°51'28" W	6.67'
L6	S 07°33'31" E	8.47'

**Utility Notes:**

- Existing water and sanitary sewer services are currently available to the site from Cape Fear Public Utility Authority public mains.
- All utility services, such as electric power, CATV, gas & telephone shall be installed underground.
- Solid waste disposal will be serviced by privately contracted dumpster pickup.

**Stormwater Management Notes:**

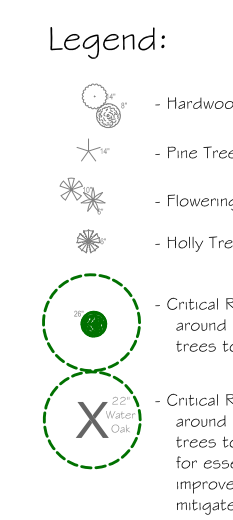
- Stormwater management will meet City & State requirements. Total limits of disturbance will be greater than one (1) acre. Erosion control and stormwater permits will be required.

**Tree Preservation Notes:**

- Tree Preservation / Removal Permit is required prior to clearing & land disturbance.
- Prior to any clearing, grading or construction activity, trees protection fencing will be installed around protected trees or groves of trees and no construction work, tools, materials, or vehicles are permitted within the tree protection fencing.
- Protective fencing is to be maintained throughout the duration of the project. Land clearing and construction contractors shall receive adequate instruction on tree protection requirements and methods.
- Label protective fencing with signs to be placed every 50 linear feet, or at least two (2) per acre, in both English & Spanish "Tree Protection Area: Do Not Enter."

**Site Inventory Notes:**

- Soils Type: Cr (Craven fine sandy loam)  
 Ks (Karels sand)  
 Ls (Lynchburg fine sandy loam)  
 Ly (Lynn Haven fine sand/silt)  
 Mu (Munville fine sand)  
 Np (Norfolk fine sandy loam)  
 Rm (Rimm sand)  
 Se (Seagate fine sand)  
 Wa (Wakulla sand)  
 Wf (Wrightsboro fine sandy loam)
- This property is not impacted by any AEC.
- There are Conservation Overlay boundaries affecting this property. Buffers will be applied.
- This site is not impacted by any recognized historic or archeological significance.
- No cemeteries were evidenced on the site.



**Development Data:**

Development Area - 60.91 ac.  
 Permitted Density @ 17 units/ac = 1035 units  
 Proposed Density 900 units = 9.5 units/ac.

Unit Mix -  
 512 Apartments  
 43 Townhomes  
 25 Single-family

Building Coverage - 320,000 s.f. ± (12.1%)  
 Residential Structures - 280,000 s.f. ±  
 Private Garages - 22,000 s.f. ±  
 Clubhouses - 16,000 s.f. ±

Building Heights -  
 Apartments / 4-story (60' max.)  
 Townhomes / 2-story (50' max.)  
 Single-Family / 2-story (40' max.)

Parking -  
 320 - Studio # 1BR units @ min. 1.5 spl/mt = 480  
 174 - 2BR units @ min. 2.00 spl/mt = 348  
 86 - 3BR units @ min. 2.25 spl/mt = 194  
 Total Spaces Req'd. = 1022

\*\* 1053 + 1 Garage Space in all 5F #  
 # TH Units = Total 1095 ± Prov'd. \*\*

**Tri-P Generation used for TIA:**

Land Use (ITE Code)	Intensity	24-Hour Volume	AM Peak Hour Trips	PM Peak Hour Trips
Single-family Homes (230)	20 DU	230	4	13
Townhomes (215)	60 DU	407	4	20
Apartments (220)	500 DU	3260	43	135
<b>Totals</b>	<b>580 DU</b>	<b>3917</b>	<b>53</b>	<b>168</b>

Existing Surface Coverage: 0 s.f.  
 New Surfaces:  
 Street Pmnt. # Walks - 120,000 s.f. ±  
 Rooftops - 320,000 s.f. ±  
 Internal Pavement - 473,500 s.f. ±  
 Walks - 56,500 s.f. ±  
 Total - 972,000 s.f. ± (37.1%)

Open Space - @ min. 20% req'd. = 12.2 ac.  
 \*\* 16 ac. ± prov'd \*\*

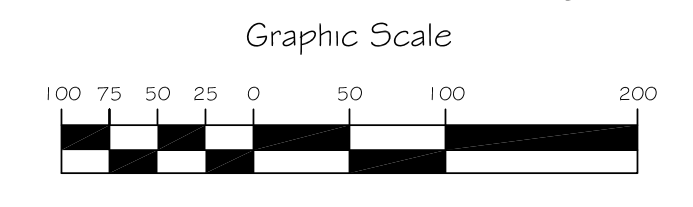
Approximate Area of Disturbance: 46 ac. ±

**General Notes:**

- New Hanover County Parcel No.: 312510.25.7464 (PID R06500-005-002-000)
- Total Project Tract Area: 60.91 ac. ±
- Existing Zoning District: MD-17 & MD-17 (CD) Detached - 10' Front 10' Side Street 5' Interior Side 15' Rear
- Create Wilmington Area of Opportunity: Greenfield Sites as Multi-use Places & Live-Work Innovation Zones

**Development Notes:**

- All development shall be in accordance with the City of Wilmington Land Development Code.
- Project shall comply with all Federal, State & New Hanover County regulations.



P.O. Box 7221  
 Wilmington, NC 28406  
 Tel. 910-620-2374

**Design Solutions**

Project No: 24-27  
 Scale: 1" = 100'  
 Date: 09/24/24  
 Revision: 1009/24 for Open Space Calc

Owner:  
 New Hanover County  
 230 Gov. Center Dr., Ste. 190  
 Wilmington, NC 28403

Developer:  
 Northwood Ravin Development  
 3015 Carrington Mill Blvd., Ste 460  
 Morrisville, NC 27560

**Concept Site Plan**

Case No.: CD-5-1124

**Residential Rental Community**

**3990 Independence Blvd.**

Wilmington Township / New Hanover County / North Carolina

4-Story /  
Garden-style  
Apartments





3-Story /  
Townhomes  
w/ Rear-loaded  
Garages



2-Story /  
Single-family  
w/ Rear-loaded  
Garages



**NEIGHBORHOOD MEETING FOR CONDITIONAL DISTRICT REZONING PROPOSAL**

To: Penelope Spicer-Sidbury, City Clerk

Case No.: CD - - 1124

Location: 3990 Independence Blvd.

Proposed zoning: 60.91 ac. from IND & MD-17 to MD-17 (CD)

I hereby certify that written notice of a neighborhood meeting on the above conditional district map amendment application was mailed to property owners with 300 feet, as set forth on the attached list, by first class mail on (date) September 7, 2024. A copy of the written notice is also attached.

The meeting was held at the following date, time and location: Thursday, September 9th, 6:00 p.m. Oak Grove Presbyterian Church, 3736 Carolina Beach Road

The persons in attendance at the meeting were: See Attached Contact & Sign-in List

The following issues were discussed at the meeting: Traffic along Independence Blvd., relocation of wildlife from existing woodlands and stormwater management were the primary topics of questions. Traffic Impact Analysis criteria, TRC oversight of clearing limits / tree preservation / mitigation, and both State & City stormwater regulations were explained, along with the positive aspects of public improvements made at the cost of the Developer and overall increased tax base. General consensus was "no more development," but no specific or valid justifications for hindering it were offered.

As a result of the meeting, the following changes were made to the rezoning application: The project meeting site exhibit had shown an emergency access from Hollins Road, but that has been eliminated based on a Fire Services codes update. The proposed project has no direct impacts on either of the Southgate or Villas at Echo Farms neighborhoods.

Date: September 23, 2024  
Applicant: Design Solutions  
By: Cindee Wolf

Please submit this report to the Wilmington City Clerk’s office located at 102 North 3<sup>rd</sup> Street or mail it to Penelope Spicer-Sidbury, City Clerk, PO Box 1810, Wilmington, NC 28402-1810.

cc: Wilmington Planning Staff

# Community Information Meeting

3990 Independence Residential Complex

Date: Thursday, September 19, 2024

Name	Address	Email (Optional)
Dennis Roach	3803 Echo Farms Blvd	dkroach46@yahoo.com
Laura Jana	466 / 467 Hollins Rd	irishorange3@yahoo.com
Antonia McQueen	131 Chula Vista	
Joe Peterson	451 Hollins Rd	performancecycles@hotmail.com
Sherri Weitrauer	3709 Echo Farms Blvd	sherriweitrauer@gmail
Maureen Suneau	3621 Echo Farms Blvd	mjsuneau45@gmail.com
Barb Burrill	3708 Echo Farms Blvd.	
Tom Spillane	3713 Echo Farm Blvd	
Laura Jana	466 Hollins Rd	irishorange3@yahoo
Mal Khan	465 Hollins Rd.	malcolmKhan9376@gmail.com
JACK JAMESON	3820 ECHO FARMS BLVD	
Tina Kellar	3725 EFB	mittina54@hotmail.com
Dan Merenda	469 Hollins Road	
Marsha Merenda	469 Hollins Rd	
GARY WRIGHT	3829 Echo Farms	
Marshall Tyson	3733 Echo Farm	marshalltyson@yahoo.com
Jake Dinerman	Northwood Ravin Development	Jake.Dinerman@nwravin.com
Cindee Wolf	Project Planner	cwolf@lobodemar.biz

# Community Information Meeting

3990 Independence Residential Complex

Date: Thursday, September 19, 2024

Name	Address	Email (Optional)
RICH/BARBARA MOORE	3717 ECHO FARMS BLVD	
Susan White	464 Hollins Rd.	
Jeremiah Boerema	467 Hollins rd	
Angelo Galeotti	3839 ECHO FARMS Blvd	
Susan TURNER	3721 Echo Farms Blvd	910 264.2505
JUDITH FRUIN	3835 Echo Farms BLVD	791-371-2297
HANK & MICHELLE LEE	3663 Echo Farms Blvd	
Venetta Wilson	127 Chula Vista Dr	910 508-8381
DIANNE DAY	227 HOLLINS RD	910-798-6509
MARY BASTON	3704 - Echo Farms Blvd	MANDY0910@GMAIL.COM
Mary neal	3732 Echo Farms Blvd	
William H. Catton	450 Hollins Rd	williamhcatton@gmail.com
Lisa Klingensmith	453 Hollins Rd.	

P.O. Box 7221  
Wilmington, NC 28406



RALEIGH NC 275  
Research Triangle Region  
9 SEP 2024 PM 6 L



WEST WOOD @ ECHO TH HOA  
1900 EASTWOOD RD  
WILMINGTON, NC 28403

TH

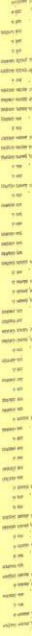
WIXIE 276 DE 1 0009/14/24

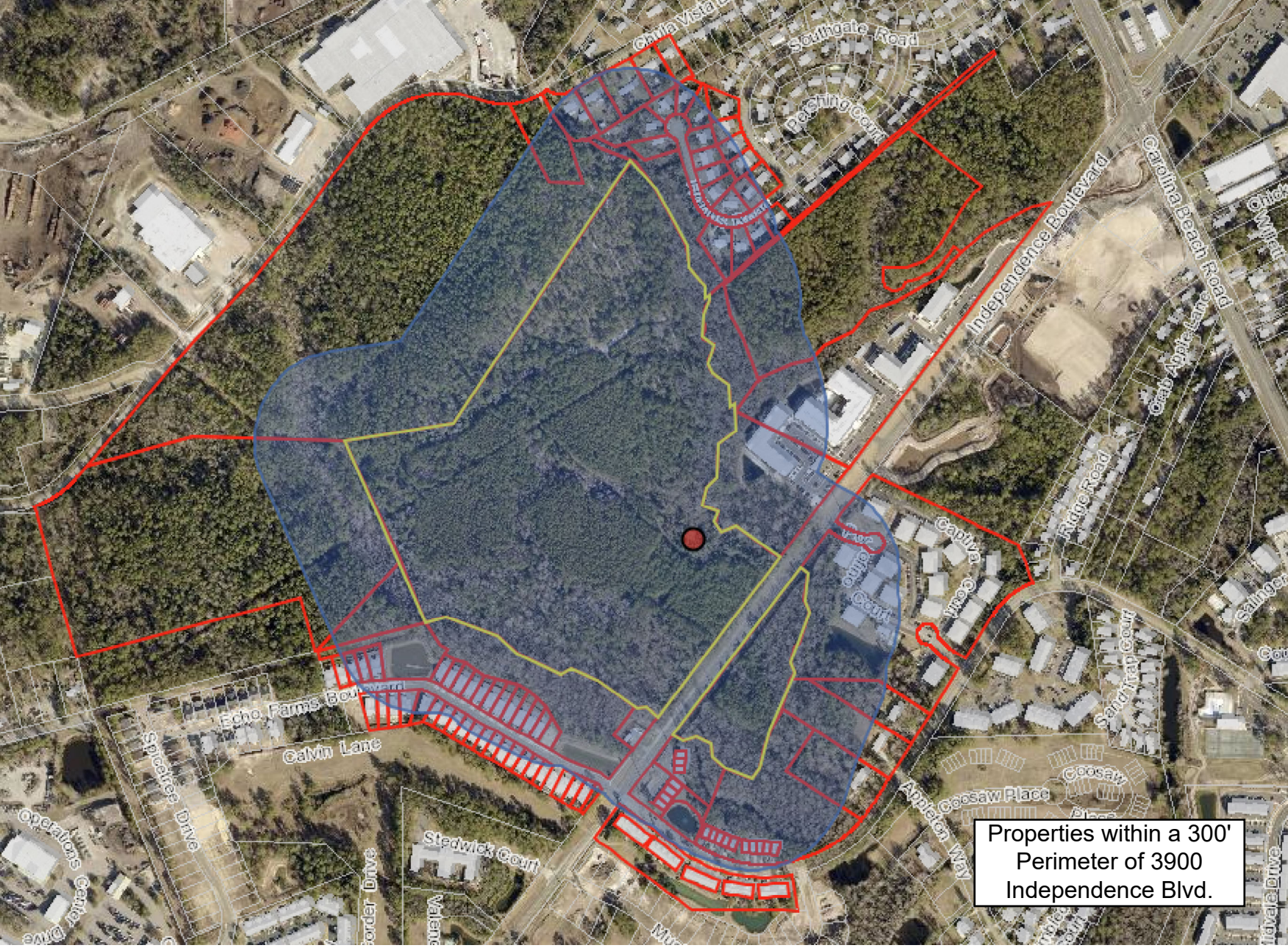
RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

9500020000222220

IA  
2840372214

BC: 28406722121 2943-00234-09-45





Properties within a 300'  
Perimeter of 3900  
Independence Blvd.

PROPERTIES WITHIN A 300' PERIMETER OF 3990 INDEPENDENCE BLVD:

SUBJECT PROPERTY OWNER	NUM	STREET	TYPE	CITY	STATE	ZIP	MAPID	MAPIDKEY	NO	ADRSTR	SUF
NEW HANOVER COUNTY	230	GOVERNMENT CENTER	DR STE 190	WILMINGTON	NC	28403	312510.25.7464.000	312510.25.7464	3990	INDEPENDENCE	BLV
ADJACENT PROPERTY OWNERS	NUM	STREET	TYPE	CITY	STATE	ZIP	MAPID	MAPIDKEY	NO	ADRSTR	SUF
ALBRIGHT TIFFANY C	3907	ECHO FARMS	BLVD	WILMINGTON	NC	28412	312514.34.9085.000	312514.34.9085	3907	ECHO FARMS	BLV
BARTLOW PAUL	3712	ECHO FARMS	BLVD	WILMINGTON	NC	28412	312513.23.1944.000	312513.23.1944	3712	ECHO FARMS	BLV
BERTONE JOHN	9831	BEATTIES FORD	RD	HUNTERSVILLE	NC	28078	312514.33.4399.000	312514.33.4399	3837	ECHO FARMS	BLV
BIESACK DAVID DEBORAH	3671	ECHO FARMS	BLVD	WILMINGTON	NC	28412	312513.14.7178.000	312513.14.7178	3671	ECHO FARMS	BLV
BOCHOVE JACOB P CYNTHIA	3668	ECHO FARMS	BLVD	WILMINGTON	NC	28412	312513.14.8010.000	312513.14.8010	3668	ECHO FARMS	BLV
BRENNER GREGORY TRUSTEE ETAL	3764	ECHO FARMS	BLVD	WILMINGTON	NC	28412	312514.23.6692.000	312514.23.6692	3764	ECHO FARMS	BLV
BRITTON MARY F CINDY	3704	ECHO FARMS	BLVD	WILMINGTON	NC	28412	312513.23.0937.000	312513.23.0937	3704	ECHO FARMS	BLV
BRUNNER KELLY	3756	ECHO FARMS	BLVD	WILMINGTON	NC	28412	312514.23.6606.000	312514.23.6606	3756	ECHO FARMS	BLV
BUCHANAN CHAS MARGARET	3705	ECHO FARMS	BLVD	WILMINGTON	NC	28412	312513.24.1113.000	312513.24.1113	3705	ECHO FARMS	BLV
BURRILL BARBARA J	3708	ECHO FARMS	BLVD	WILMINGTON	NC	28412	312513.23.0985.000	312513.23.0985	3708	ECHO FARMS	BLV
CAMERON CO TIMBER LLC		PO BOX 3649		WILMINGTON	NC	28406	312509.15.8806.000	312509.15.8806	709	SUNNYVALE	DR
CAMERON CO TIMBER LLC		PO BOX 3649		WILMINGTON	NC	28406	312513.14.0711.000	312513.14.0711	170	BRYAN	RD
CAMERON COMPANY LLC	1201	GLEN MEADE	RD	WILMINGTON	NC	28401	312510.36.9499.000	312510.36.9499			
CAMERON NAN TRUSTEE	3803	ECHO FARMS	BLVD	WILMINGTON	NC	28412	312514.33.1727.000	312514.33.1727	3803	ECHO FARMS	BLV
CANNADY HARRY G KATIE	121	CHULA VISTA	DR	WILMINGTON	NC	28412	312510.36.0865.000	312510.36.0865	121	CHULA VISTA	DR
CAPE FEAR PUBLIC UTIL AUTHORITY	235	GOVERNMENT CENTER	DR	WILMINGTON	NC	28403	312514.23.9911.000	312514.23.9911	4050	INDEPENDENCE	BLV
CATON WILLIAM H IV	450	HOLLINS	RD	WILMINGTON	NC	28412	312510.36.0625.000	312510.36.0625	450	HOLLINS	RD
CCC MIDTOWN JUNCTION LLC	3605	GLENWOOD STE 445	AVE	RALEIGH	NC	27612	312510.36.9120.000	312510.36.9120	3930	INDEPENDENCE	BLV
CHAUNCEY GARY P	3700	ECHO FARMS	BLVD	WILMINGTON	NC	28412	312513.14.9080.000	312513.14.9080	3700	ECHO FARMS	BLV
CITY OF WILMINGTON		PO BOX 1810		WILMINGTON	NC	28402	312510.26.5530.000	312510.26.5530	601	SUNNYVALE	DR
CITY OF WILMINGTON		PO BOX 1810		WILMINGTON	NC	28402	312510.35.2556.000	312510.35.2556	463	HOLLINS	RD
CITY OF WILMINGTON		PO BOX 1810		WILMINGTON	NC	28402	312510.36.0279.000	312510.36.0279	463	HOLLINS	RD
CITY OF WILMINGTON		PO BOX 1810		WILMINGTON	NC	28402	312513.14.8414.000	312513.14.8414			
CONDON GEORGE W JR ETAL	3659	ECHO FARMS	BLVD	WILMINGTON	NC	28412	312513.14.6125.000	312513.14.6125	3659	ECHO FARMS	BLV
COOK BRIAN D BARBARA ANN H	3817	ECHO FARMS	BLVD	WILMINGTON	NC	28412	312514.33.0661.000	312514.33.0661	3817	ECHO FARMS	BLV
DAVIES DAVID JULIE TRUSTEES	2561	E VILILLY	CIR	GROVE CITY	OH	43123	312514.33.0539.000	312514.33.0539	3819	ECHO FARMS	BLV
DELALLO TODD H CHRISTINA M	3724	ECHO FARMS	BLVD	WILMINGTON	NC	28412	312513.23.2844.000	312513.23.2844	3724	ECHO FARMS	BLV
DELANEY OLGA ETAL	454	HOLLINS	RD	WILMINGTON	NC	28412	312510.36.1672.000	312510.36.1672	454	HOLLINS	RD
EDGAR MARGARET T	460	HOLLINS	RD	WILMINGTON	NC	28412	312510.36.2336.000	312510.36.2336	462	HOLLINS	RD
ELLIS RONALD SHERYL TRUSTEES	1525	FUTCH CREEK	RD	WILMINGTON	NC	28411	312510.26.6611.000	312510.26.6611	133	CHULA VISTA	DR
EMMERSON MARY C ROBERT	3667	ECHO FARMS	BLVD	WILMINGTON	NC	28412	312513.14.7118.000	312513.14.7118	3667	ECHO FARMS	BLV
EUVERARD AMY LYN	3827	ECHO FARMS	BLVD	WILMINGTON	NC	28412	312514.33.3403.000	312514.33.3403	3827	ECHO FARMS	BLV
FARR MATTHEW E ETAL	3716	ECHO FARMS	BLVD	WILMINGTON	NC	28412	312513.23.1869.000	312513.23.1869	3716	ECHO FARMS	BLV
GACOKA KIERA H	3744	ECHO FARMS	BLVD	WILMINGTON	NC	28412	312513.23.4762.000	312513.23.4762	3744	ECHO FARMS	BLV
GENES DONALD R JR SANDRA	472	HOLLINS	RD	WILMINGTON	NC	28412	312510.36.4354.000	312510.36.4354	472	HOLLINS	RD

GOBROGGE DIANE M	3841 ECHO FARMS	BLV	WILMINGTON	NC	28412 312514.33.5359.000	312514.33.5359	3841 ECHO FARMS	BLV
GODWIN JOHNNY RAY	468 HOLLINS	RD	WILMINGTON	NC	28412 312510.36.3299.000	312510.36.3299	468 HOLLINS	RD
GORSUN MONICA V ILKER	131 CHULA VISTA	DR	WILMINGTON	NC	28412 312510.26.7627.000	312510.26.7627	131 CHULA VISTA	DR
GREGS CABIN ROAD LLC	8620 RIVER	RD	WILMINGTON	NC	28412 312514.23.5857.000	312514.23.5857	3745 ECHO FARMS	BLV
HAGAN DAVID SCOTT MELISSA	102 LA SALLE	ST	WILMINGTON	NC	28411 312510.36.2413.000	312510.36.2413	458 HOLLINS	RD
HAMMAC PAULA C ETAL	3741 ECHO FARMS	BLVD	WILMINGTON	NC	28412 312514.23.5903.000	312514.23.5903	3741 ECHO FARMS	BLV
HANSON JUNE V	3736 ECHO FARMS	BLVD	WILMINGTON	NC	28412 312513.23.3777.000	312513.23.3777	3736 ECHO FARMS	BLV
HARRELSON JAMES MELINDA	452 HOLLINS	RD	WILMINGTON	NC	28412 312510.36.1609.000	312510.36.1609	452 HOLLINS	RD
HM CLAIRMONT INDY LLC ETAL	806 GREEN VALLEY STE 311	RD	GREENSBORO	NC	27408 312510.35.8329.000	312510.35.8329	3938 INDEPENDENCE	BLV
HM CLAIRMONT INDY LLC ETAL	806 GREEN VALLEY	RD STE 311	GREENSBORO	NC	27408 312514.34.4980.000	312514.34.4980	3970 INDEPENDENCE	BLV
HOSANG PAULA J TRUSTEE	3728 ECHO FARMS	BLVD	WILMINGTON	NC	28412 312513.23.2892.000	312513.23.2892	3728 ECHO FARMS	BLV
HOUSTON PENNY M	3676 ECHO FARMS	BLVD	WILMINGTON	NC	28412 312513.14.9010.000	312513.14.9010	3676 ECHO FARMS	BLV
JANA LAURA J	466 HOLLINS	RD	WILMINGTON	NC	28412 312510.36.3064.000	312510.36.3064	467 HOLLINS	RD
JANA LAURA J	466 HOLLINS	RD	WILMINGTON	NC	28412 312510.36.3212.000	312510.36.3212	466 HOLLINS	RD
JOSHUA HOLDINGS LLC	332 MILITARY CUTOFF	RD	WILMINGTON	NC	28405 312514.44.0596.000	312514.44.0596	3810 PORTOFINO	CT
KLINGENSMITH LISA M	453 HOLLINS	RD	WILMINGTON	NC	28412 312510.26.9498.000	312510.26.9498	453 HOLLINS	RD
KUEHN KONRAD HILDEGARD	1901 BEECH TREE	RD	GREENSBORO	NC	27408 312514.33.4369.000	312514.33.4369	3835 ECHO FARMS	BLV
KVETON SYLVIA J TRUST	3740 ECHO FARMS	BLVD	WILMINGTON	NC	28412 312513.23.4725.000	312513.23.4725	3740 ECHO FARMS	BLV
LEE HENRY T SR MICHELLE S	3663 ECHO FARMS	BLVD	WILMINGTON	NC	28412 312513.14.6167.000	312513.14.6167	3663 ECHO FARMS	BLV
LEE MICHAEL D	466 SOUTHGATE	RD	WILMINGTON	NC	28412 312510.36.2686.000	312510.36.2686	466 SOUTHGATE	RD
LEWIS CORDELIA E	3805 ECHO FARMS	BLVD	WILMINGTON	NC	28412 312514.33.1724.000	312514.33.1724	3805 ECHO FARMS	BLV
LUNDGREEN DEAN ETAL	3672 ECHO FARMS	BLVD	WILMINGTON	NC	28412 312513.13.8968.000	312513.13.8968	3672 ECHO FARMS	BLV
MANSFIELD WILLIAM S ANNA	3843 ECHO FARMS	BLV	WILMINGTON	NC	28412 312514.33.8702.000	312514.33.8702	3843 ECHO FARMS	BLV
MARINICH JEAN V	3823 ECHO FARMS	BLV	WILMINGTON	NC	28412 312514.33.2446.000	312514.33.2446	3823 ECHO FARMS	BLV
MCDONALD SHERRY JALYNN	3815 ECHO FARMS	BLVD	WILMINGTON	NC	28412 312514.33.0684.000	312514.33.0684	3815 ECHO FARMS	BLV
MERENDA DANIEL L MARSHA	469 HOLLINS	RD	WILMINGTON	NC	28412 312510.36.4141.000	312510.36.4141	469 HOLLINS	RD
MOORE RICHARD B BARBARA L	3717 ECHO FARMS	BLVD	WILMINGTON	NC	28412 312513.24.2047.000	312513.24.2047	3717 ECHO FARMS	BLV
MOORE WILLA F	3831 ECHO FARMS	BLVD	WILMINGTON	NC	28412 312514.33.3461.000	312514.33.3461	3831 ECHO FARMS	BLV
MORRIS DANA	462 SOUTHGATE	RD	WILMINGTON	NC	28412 312510.36.3427.000	312510.36.3427	462 SOUTHGATE	RD
MUNSON GEORGE L MARIA	3903 ECHO FARMS	BLVD	WILMINGTON	NC	28412 312514.33.8944.000	312514.33.8944	3903 ECHO FARMS	BLV
NEAL MARY	3732 ECHO FARMS	BLVD	WILMINGTON	NC	28412 312513.23.3739.000	312513.23.3739	3732 ECHO FARMS	BLV
NEWTON JAMES S TERESA B	460 SOUTHGATE	RD	WILMINGTON	NC	28412 312510.36.3471.000	312510.36.3471	460 SOUTHGATE	RD
PEREIRA KIM T	3813 ECHO FARMS	BLVD	WILMINGTON	NC	28412 312514.33.0696.000	312514.33.0696	3813 ECHO FARMS	BLV
PETERSEN JOSEPH E JULIE L	451 HOLLINS	RD	WILMINGTON	NC	28412 312510.26.8596.000	312510.26.8596	451 HOLLINS	RD
PETERSEN JOSEPH E JULIE L	451 HOLLINS	RD	WILMINGTON	NC	28412 312510.36.1582.000	312510.36.1582	456 HOLLINS	RD
PHARR MALCOLM L	PO BOX 366		WILMINGTON	NC	28402 312510.36.2065.000	312510.36.2065	465 HOLLINS	RD
PHELPS CHARLES B CAROLYN	3748 ECHO FARMS	BLVD	WILMINGTON	NC	28412 312514.23.5710-000	312514.23.5710	3748 ECHO FARMS	BLV
PIERCE BRUCE KATHY TRUSTEES	3664 ECHO FARMS	BLVD	WILMINGTON	NC	28412 312513.13.7959.000	312513.13.7959	3664 ECHO FARMS	BLV
PIWOWAR MICHEAL K ETAL	7526 LAUREL CANYON	BLVD UNIT 204	NORTH HOLLYWOOD	CA	91605 312510.26.9871.000	312510.26.9871	125 CHULA VISTA	DR
PRUIM JUDITH A	3825 ECHO FARMS	BLVD	WILMINGTON	NC	28412 312514.33.2474.000	312514.33.2474	3825 ECHO FARMS	BLV
RAWLS BRIAN E VENUS G	3729 ECHO FARMS	BLVD	WILMINGTON	NC	28412 312513.24.3080.000	312513.24.3080	3729 ECHO FARMS	BLV



RAYMOND MARYLEE	3801 ECHO FARMS	BLVD	WILMINGTON	NC	28412	312514.33.1820.000	312514.33.1820	3801 ECHO FARMS	BLV
RITARI TINA E	3725 ECHO FARMS	BLVD	WILMINGTON	NC	28412	312513.24.3033.000	312513.24.3033	3725 ECHO FARMS	BLV
ROACH DENNIS K	7 PINE	DR	FREDONIA	NY	14063	312514.33.4329.000	312514.33.4329	3833 ECHO FARMS	BLV
ROWELL PAMELA SHOOTER	471 HOLLINS	RD	WILMINGTON	NC	28412	312510.36.5116.000	312510.36.5116	471 HOLLINS	RD
RUDISILL ROBERT S ETAL	3737 ECHO FARMS	BLVD	WILMINGTON	NC	28412	312513.23.4965.000	312513.23.4965	3737 ECHO FARMS	BLV
SMITH SYERRA N	464 SOUTHGATE	RD	WILMINGTON	NC	28412	312510.36.2586.000	312510.36.2586	464 SOUTHGATE	RD
SMITH ZARAH K	3760 ECHO FARMS	BLVD	WILMINGTON	NC	28412	312514.23.6643.000	312514.23.6643	3760 ECHO FARMS	BLV
SPILLANE THOMAS M ALICE J	3713 ECHO FARMS	BLVD	WILMINGTON	NC	28412	312513.24.2009.000	312513.24.2009	3713 ECHO FARMS	BLV
THORN MICHAEL D STACEY N	3936 SPICETREE	DR	WILMINGTON	NC	28412	312514.33.5329.000	312514.33.5329	3839 ECHO FARMS	BLV
THRANA SYDNEY G	620 SPRINGTIME	RD	WILMINGTON	NC	28405	312513.24.0166.000	312513.24.0166	3701 ECHO FARMS	BLV
TULLY SHANNON BETH	3720 ECHO FARMS	BLVD	WILMINGTON	NC	28412	312513.23.2806.000	312513.23.2806	3720 ECHO FARMS	BLV
TURNER SUSAN A	3721 ECHO FARMS	BLVD	WILMINGTON	NC	28412	312513.24.2095.000	312513.24.2095	3721 ECHO FARMS	BLV
TYSON ROBERT M JR CAROLYN D	3733 ECHO FARMS	BLVD	WILMINGTON	NC	28412	312513.23.4928.000	312513.23.4928	3733 ECHO FARMS	BLV
VILLAS AT ECHO FARMS POA INC	1628 DOCTORS	CIR	WILMINGTON	NC	28401	312514.23.7833.000	312514.23.7833	4060 INDEPENDENCE	BLV
VILLAS AT ECHO FARMS POA INC	1628 DOCTORS	CIR	WILMINGTON	NC	28401	312513.14.9119.000	312513.14.9119	3675 ECHO FARMS	BLV
WEITNAUER SHERRI	3709 ECHO FARMS	BLVD	WILMINGTON	NC	28412	312513.24.1161.000	312513.24.1161	3709 ECHO FARMS	BLV
WEST WOOD @ ECHO THA INC	PO BOX 7925		WILMINGTON	NC	28406	312514.23.9697.000	312514.23.9697	3809 ECHO FARMS	BLV
WEST WOOD @ ECHO THA INC	PO BOX 7925		WILMINGTON	NC	28406	312514.33.2705.000	312514.33.2705	3809 ECHO FARMS	BLV
WEST WOOD AT ECHO HOA	1900 EASTWOOD	RD STE 11	WILMINGTON	NC	28403	312514.33.1541.000	312514.33.1541	4112 ECHO FARMS	BLV
WEST WOOD AT ECHO HOA	1900 EASTWOOD	RD STE 11	WILMINGTON	NC	28403	312514.33.5157.000	312514.33.5157	3846 ECHO FARMS	BLV
WHITE SUSAN CAMILLE	464 HOLLINS	RD	WILMINGTON	NC	28412	312510.36.2350.000	312510.36.2350	464 HOLLINS	RD
WILSON FREDDIE VENETTA	127 CHULA VISTA	DR	WILMINGTON	NC	28412	312510.26.8754.000	312510.26.8754	127 CHULA VISTA	DR
WRIGHT GARY SUSAN TRUSTEES	3829 ECHO FARMS	BLVD	WILMINGTON	NC	28412	312514.33.3432.000	312514.33.3432	3829 ECHO FARMS	BLV

REZONING CONCEPT MEETING  
THURS. SEPT. 19TH / 6:00 P.M.  
OAK GROVE PRESBYTERIAN  
CALL: 910-420-2374 OR  
EMAIL: cwoolf@lobodemar.biz  
FOR ADD'L. DETAILS

Sign Posted at  
3990 Independence Blvd.  
September 14, 2024



## **Notice of Community Information Meeting**

September 7, 2024

To: Adjacent Property Owners

Re: 3990 Independence Blvd.

A residential rental complex is being planned for the large vacant parcel at this address. An exhibit of the plan is attached.

This proposal requires approval by the City Council of a Conditional District rezoning. A Conditional District allows only particular uses to be established in accordance with specific standards and conditions pertaining to an individual site. Essentially, it means that only this layout and defined use can occur, if approved by the City Council.

The City requires that the developer notify the property owners within a 300' perimeter of the project tract and hold a meeting for any and all interested parties. Your property falls within this coverage. The meeting is intended to provide neighbors with an opportunity for further explanation of the proposal, and for questions to be answered concerning project improvements, benefits, and impacts.

An informational meeting will be held on Thursday, September 19<sup>th</sup>, 6:00 p.m., at the Oak Grove Presbyterian Church, 3736 Carolina Beach Road.

If you have initial comments or questions, or are not able to attend, you can also contact Cindee Wolf at Tel. # [910-620-2374](tel:910-620-2374), or email [cwolf@lobodemar.biz](mailto:cwolf@lobodemar.biz).

The Developer appreciates your interest and looks forward to being a good neighbor and an asset to the community.



SUNNYVALE DR

HOLLINS ROAD

SOUTHGATE ROAD

Emergency  
Access  
Eliminated

INDEPENDENCE BLVD

ECHO FARMS DRIVE

**From:** [cwolf@lobodemar.biz](mailto:cwolf@lobodemar.biz)  
**To:** ["Dennis Roach"](#)  
**Cc:** ["Jake Dinerman"](#)  
**Subject:** RE: 3990 Independence Blvd - Community Information Meeting  
**Date:** Friday, September 13, 2024 2:59:00 PM  
**Attachments:** [Site Plan Exhibit.pdf](#)

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Mr. Roach,

As shown on the plan, there are two access points from Independence Blvd. into the project boundary.

1. The northeastern intersection is planned as a full-movement, new STREET intersection. That street will extend all of the way through the project, and stub to the Cameron tract at the rear ... for possible future connection to Sunnyvale Drive – ultimately yielding an alternative north-bound route to another signal at Carolina Beach Road. Appropriate turn lanes would be included in the Independence Blvd. public improvements.
2. The southwestern access would be a right-in / right-out commercial driveway.

A full traffic impact analysis is in-process, and will be reviewed prior to any zoning approval and construction permitting.

I think it's important to understand that the land within the project boundary is currently zoned approximately 60% "General Industrial." I would venture that the type of larger truck traffic that could be generated by permitted uses in that district could be much more impactful to the traffic on Independence than what is being proposed. The remaining 40% of the tract is already zoned for medium-density multi-dwelling use, so would not require any public process to development. I believe the advantage here is that the Conditional Zoning will now apply to the entire project, and provides the surrounding community with better transparency for the mitigation of any impacts.

The City's Create Wilmington strategies for the future have identified this corridor for increased density and multi-use places. The recent commercial development all around the Carolina Beach Road intersection is already in place to service new residents. A multi-use trail along the boulevard provides alternative means for pedestrian and bicycle access – with the intent of reducing vehicular trips by housing residents near the services.

We expect to be scheduled for a public hearing by the Planning Commission in November. You would receive notice of that meeting directly from the City in late October.

Please do not hesitate to reach out if you have additional questions.

Thank you for your interest.

Cindee

Tel. 910-620-2374

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**From:** Dennis Roach <dkroach46@yahoo.com>

**From:** [cwolf@lobodemar.biz](mailto:cwolf@lobodemar.biz)  
**To:** "Laura"  
**Cc:** "Jake Dinerman"  
**Subject:** RE: Hollins Road - Access Road - Weltands  
**Date:** Thursday, September 12, 2024 10:39:00 AM  
**Attachments:** [Answers Exhibit.pdf](#)

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Ms. Jana,

We appreciate your interest.

1. The separation between Hollins Road and the project tract includes at least 100' of a City of Wilmington tract for underground utilities. Additionally, there are wetlands along the subject property boundary ditch line. A 35' buffer of undisturbed natural vegetation is required from the wetlands edge. Overall, the closest construction to any residence in Southgate is a group of six detached, single-family homes approximately 170' from the rear property boundary of Mr. Pharr's lot.
2. The City of Wilmington will require an alternative emergency access easement from Hollins Road. It would be over the already "public" property. That access would ONLY be used if BOTH of the two road intersections into the complex from Independence Blvd. were blocked for some reason. That access is planned to be a stabilized, but natural looking, surface – with a gate that could only be opened by emergency services.
3. The complex is proposed to have up to 580 units – a combination of apartments, townhomes and individual residences.
4. Obviously, New Hanover County oversees the school system needs, and the City manages its fire station location requirements. This property has not been identified for either of those uses.

Don't hesitate to reach out with any additional questions. Thank you.

Cindee

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**From:** Laura <[irishorange3@yahoo.com](mailto:irishorange3@yahoo.com)>  
**Sent:** Thursday, September 12, 2024 9:13 AM  
**To:** [cwolf@lobodemar.biz](mailto:cwolf@lobodemar.biz)  
**Subject:** Hollins Road - Access Road - Weltands

Hello Ms. Wolfe,

My name is Laura Jana and I live on Hollins Road north of the new proposed development.

I have a couple of questions prior to attending the meeting on the 19th -

1. What is the buffer depth from the development to Hollins Road. I know the other developer to the East is planning on 65 feet -
2. What are the segmented lines on the map showing a connection from the development into Hollins Road at 464 Hollins Road? Isn't this a wet land area?
3. How many apartments and townhouses are they considering?

4. Lastly, will there be any land spared for open land and/or a possible desperately needed school? Fire station?

Thank you,

Laura J. Jana

466/467 Hollins Road

**Sent:** Friday, September 13, 2024 11:07 AM

**To:** cwolf@lobodemar.biz

**Subject:** 3990 Independence Blvd - Community Information Meeting

Dear Cindee,

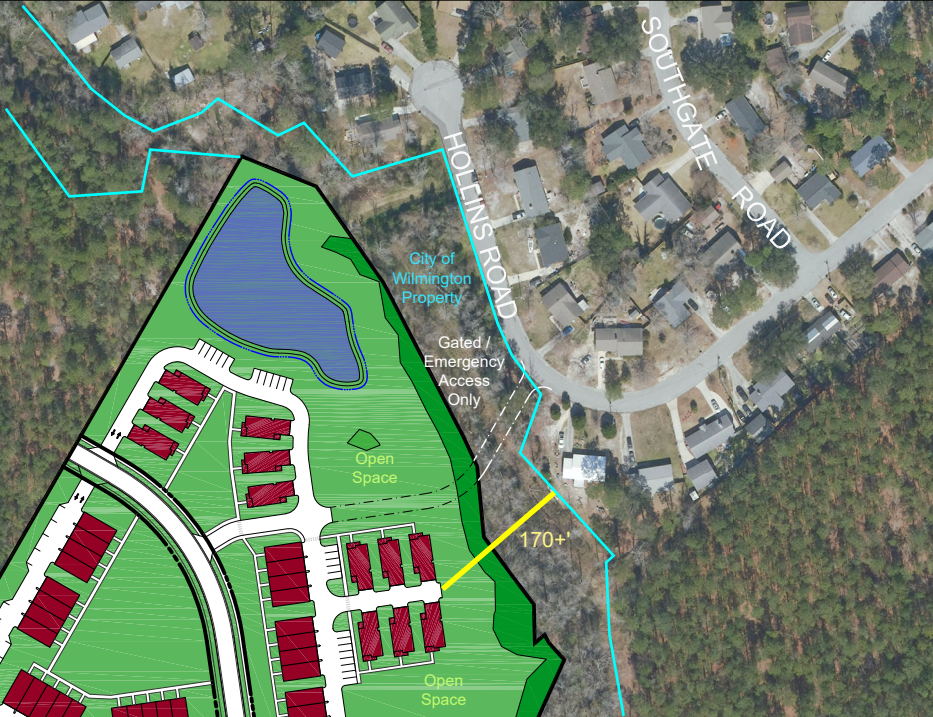
I am in receipt of your notice of subject meeting to be held on 9/19. Regrettably, I cannot attend. However, I would like to file the following question:

How do you intend to minimize/mitigate the traffic impact your development will have on the already congested Independence Blvd and Carolina Beach corridors? What are the plans for egress into and out of the development?

Sincerely,

Dennis Roach  
3803 Echo Farms Blvd.  
Wilmington, NC 28412





City of  
Wilmington  
Property

Gated /  
Emergency  
Access  
Only

Open  
Space

170+

Open  
Space

HOLLINS ROAD

SOUTHGATE ROAD



September 16, 2024

Ms. McQueen,

It was nice talking with you the other day. I believe the attached exhibit will give you a better idea of the distance between your home and the project improvements.

There is a City requirement for a visual buffer between and multi-family housing and single-family homes, so a strip of at least 20 of existing trees will be left along the project boundary – the creek - and the pond. The closest bank of the pond would be approximately 260' from your home's back porch. The closest buildings in the plan are detached single-family rental units. Those are approximately 480' to your back porch.

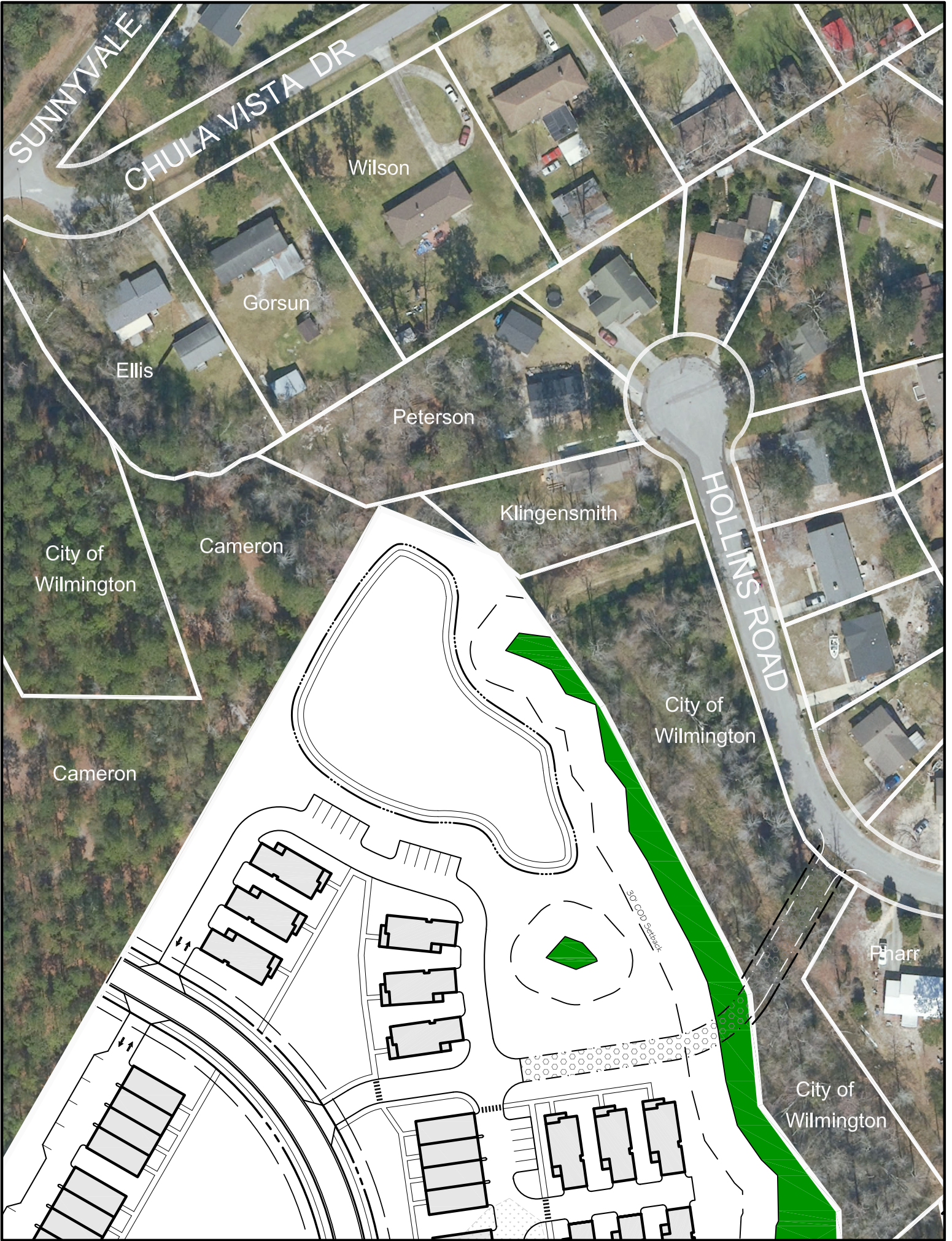
Please do not hesitate to share this exhibit with your neighbors, or reach out to me again if you have additional questions.

Thank you.

Cindee Wolf

Tel. 910-620-2374

Email: [cwolf@lobodemar.biz](mailto:cwolf@lobodemar.biz)



SUNNYVALE

CHULA VISTA DR

Wilson

Gorsun

Ellis

Peterson

Klingensmith

HOLLINS ROAD

City of  
Wilmington

Cameron

City of  
Wilmington

Cameron

30' COD setback

Pharr

City of  
Wilmington