

NHC Commissioners February 5, 2018

Summary: The bulk of the topics on this agenda addressed land use/rezoning, and of the three applications brought before the commissioners two generated significant discussion, primarily about concerns of adjacent land owners. Commissioner Zapple asked important questions about the use and meaning of Traffic Impact Assessments (TIAs) associated with real estate development.

This was a regularly scheduled meeting of the NHC Commissioners, starting at 4:00pm and adjourning after 6:00pm. All commissioners were in attendance.

Two agenda topics were quickly approved:

- Recognition of the New Hanover High School Wildcats upon their winning the State Football Championship
- Request to apply for a NCDEQ grant to support increased numbers of recycling bins for public use on the CFCC campus

Topic of Discussion #1: Construction of a 116 room/4 story hotel on 2.3 acres near the Lowes Home Improvement store in Porter's is planned. The request to rezone from B-1 Business District and B-2 Highway Business district to (CZD) B-2 Conditional Business District was unanimously approved. The developers had modified the site plan at least four times in response to feedback from the Planning Board and commercial property owners in the adjacent retail areas. No residential property owners appeared at any public meetings to comment on the project, and no opposing views were presented at this meeting. The request is considered compliant with the 2016 Comprehensive Plan.

Topic of Discussion #2: Construction of an AAA Car Care center (car wash, car servicing, AAA member services like trip planning and insurance) is planned on Market Street north of Ogden, at the site of the current Lloyd's Nursery. The request to rezone the existing lot used for the nursery from (CUD) B-1 Conditional Use Business District to (CZD) B-1 Conditional Business District was unanimously approved (the original use description from 1991 allowed for the site to only be used for retail nursery operations). The developer has modified the plans to preserve several large and significant trees and to retain and relocate smaller trees and bushes to create a privacy screen between the lot on Market Street and the residential neighborhood that sits behind the lot. Homeowners from the two residential streets on either side of the lot, one of which is a private road, expressed concern about increased traffic, safety of children riding bikes, noise, and lighting, but were reminded that their HOA does not own the private road and that the owner of the road has agreed with all of the developers' plans. During information gathering, Commissioner Zapple questioned the criterion that prompts a developer to conduct a TIA and why none was needed for this project since it is occurring on one of the most heavily traveled corridors in the county. A lack of firm clarity resulted in a decision for the commissioners to pursue this off-line.

Topic #3: Development of two lots, one of which is an existing mobile home park, into an RV park/camping site is planned on River Road near the Snow's Cut Bridge. The request for a Special Use Permit on these lots currently zoned as residential was unanimously approved. The developer has owned and managed the mobile home park for decades and recently purchased the

adjacent undeveloped lot. The site plan has 42 spaces for campers/RVs, bathhouses, office, and sewage facilities needed for the RV owners. Limited use of concrete and other paving eliminate the need for a holding pond for runoff. Local residents have no opposition to the plan. Opposing views were presented by the owner of a separate neighboring campground concerned about the need for a fence for the safety of users of both campgrounds and by the owner of adjacent undeveloped lots concerned about future easement for access to his lots. The request is considered compliant with the 2016 Comprehensive Plan by creating recreational opportunities.

No LWV follow-up is needed.

Leslie Antos - Observer