



NEW HANOVER COUNTY

PLANNING BOARD AGENDA

Assembly Room, New Hanover County Historic Courthouse
24 North Third Street, Room 301 Wilmington, NC 28401

Members of the Board

Donna Girardot, Chair | Jeffrey B. Petroff, Vice-Chair

Colin J. Tarrant | Hansen Matthews | Clark Hipp | Walter "Pete" Avery | Kevin Hine

Rebekah Roth, Director | Ken Vafier, Planning Manager

MARCH 2, 2023, 5:00 PM

Call to Order

Pledge of Allegiance

Approval of Minutes

REGULAR ITEMS OF BUSINESS

The Planning Board may consider substantial changes in these petitions as a result of objections, debate, and discussion at the meeting, including rezoning to other classifications.

1 Public Hearing

Rezoning Request (Z23-03) – Request by James Yopp with River Road Construction, LLC and Hoosier Daddy, LLC, applicant and property owner, to rezone 29 parcels totaling approximately 42.10 acres of land, including 5741 Carolina Beach Road and 18 unaddressed parcels on Shiloh Drive north of Manassas Drive, from R-15, Residential to (CZD) R-5, Residential Moderate High Density for 10 single-family residential lots and 327 residential townhomes with associated open space and amenity center. *This item was continued from the February 2, 2023, meeting.*

2 Public Hearing

Rezoning Request (Z23-06) – Request by Cindee Wolf with Design Solutions, applicant, on behalf of Giovanni Ippolito and Tanya Vlacancich, property owners, to rezone approximately 4.65 acres of land located at 6634 Carolina Beach Road from R-15, Residential to (CZD) RMF-M, Residential Multi-Family – Moderate Density for a maximum 72-unit multi-family development.

3 Public Hearing

Rezoning Request (Z23-07) – Request by Cindee Wolf with Design Solutions, applicant, on behalf of Ernest Faison II, property owner, to rezone approximately 0.96 acres of land located at 6505 Carolina Beach Road from R-15, Residential to (CZD) B-2, Regional Business to convert an existing single-family home for a contractor's office with an accessory structure and outside storage and other limited commercial uses..

4 Public Hearing

Rezoning Request (Z23-01) – Request by David Long with Castle Hayne Development Group, LLC, applicant, on behalf of James Stone with Ashton & Avery, LLC, property owner, to rezone four parcels totaling approximately 11.5 acres of land located at 3400 Castle Hayne Road from R-20, Residential, to (CZD) B-2, Regional Business for general retail and outdoor display.

5 Public Hearing

Rezoning Request (Z23-08) – Request by Cindee Wolf with Design Solutions, applicant, on behalf of Bayshore Estates, INC, property owner, to rezone approximately 2.74 acres of land located at 7620 Market Street from R-15, Residential to (CZD) B-1, Neighborhood Business for a two-story commercial structure and to remove the Special Highway Overlay District (SHOD) from the property and other limited commercial uses.