

CITY OF WILMINGTON

INTERDEPARTMENTAL MEMORANDUM

DATE: December 9, 2011

TO: Technical Review Committee Members

FROM: Ron Satterfield, Manager, Development Services

RE: **Discussion by T.R.C. on: December 15, 2011**

The enclosed items are forwarded for your information and review with the request that comments be made at a TRC meeting scheduled for **Thursday, December 15, 2011 at 8:30 a.m.** in the Planning conference room located on the left side of the 4th floor at 305 Chestnut Street.

8:30 a.m. Senior Housing Project (CPR-12-012). The project is located at 4301 South 17th Street. This is a *CONCEPT PLAN REVIEW* of a multi-family housing complex on approximately 10.2 acres. The property is currently zoned MF-1. The planner is **Jim Diepenbrock (910.341.3257)**. The applicant is Cindee Wolf with Withers and Ravenel, Inc. (cwolf@withersravenel.com), **910-509-6505**.

9:30 a.m. Pinnacle at Covil Station (CPR-12-013). The project is located at 315 & 323 Covil Avenue. This is a *CONCEPT PLAN REVIEW* of a proposed multi-family housing complex on approximately 6.4 acres. The planner is **Jeff Walton (910.341.3260)**. The applicant is Timothy Wheat with PHG Holdings LLC. (twheat@pinnaclehousing.com), **561-627-2820**.

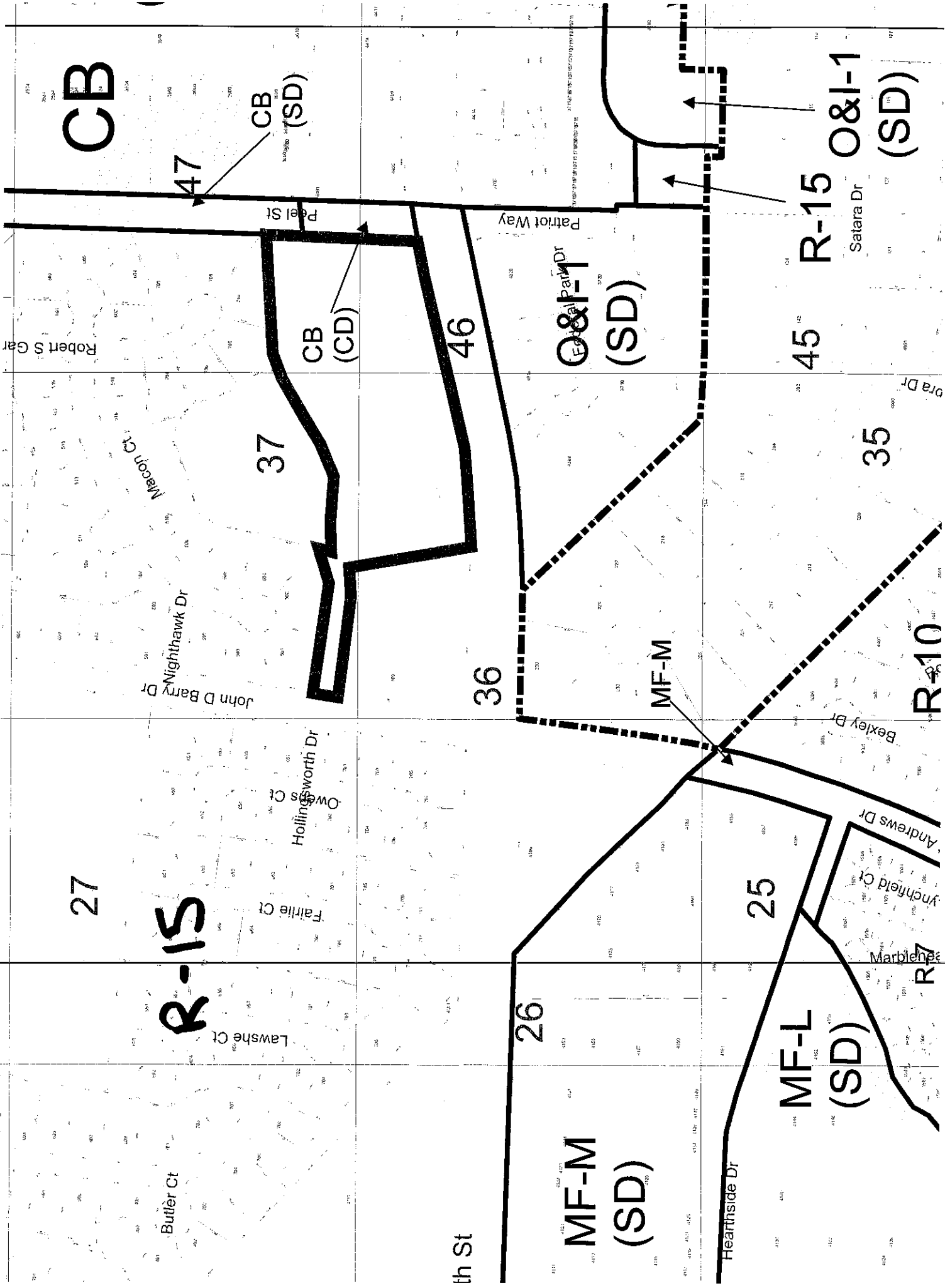


Development Services
 305 Chestnut Street
 Wilmington, NC 28402
 Office: 910-254-0900
 Fax: 910-341-3264

CONCEPT PLAN REVIEW APPLICATION

Project Name: Senior Housing Project Acreage: 10.2 ac. +/-
 Location: 807 John D. Barry Dr. # 4301 S. 17th Street 313510.36.8767 #
 (site address or description) (Tax parcel ID)
 Current Zoning: R-1S Proposed Zoning: MF-L
 Owner(s) Name: GWT Properties, LLC
2725 - 5A Old Wightsboro Rd., Wilmington, NC 28405
 Applicant Name: Withers & Ravenel, Inc. / Chdee Wolf
 Mailing Address: 1410 Commonwealth Dr. #101, Wilmington, NC 28403
 Applicant Phone #: 910-309-6505 Email Address: cwolf@withersravenel.com
 Existing Use of Property: Vacant
 Proposed Use of Property: Multi-Family Housing
 Applicant's Signature: [Signature] Date: 12/02/11

All concept review applications will be discussed at the next available Technical Review Committee meeting. Fully completed major site plan applications are given priority on the agenda. Every effort will be made to accommodate concept plan reviews at the next meeting, but if there are more than two full site plan reviews scheduled, the concept review will be moved to the next available meeting. To be eligible for consideration for the first available TRC meeting, this application is required to be submitted to the Planning Division with a current tax parcel map of the property location along with the \$100.00 review fee no later than 1:00PM on the Friday prior to the TRC meeting.



CB

CB (SD)

47

CB (CD)

46

O&I-1 (SD)

R-15

O&I-1 (SD)

45

37

36

MF-M

35

R-40

27

R-15

26

MF-M (SD)

25

MF-L (SD)

th St

Hearside Dr

Butler Ct

Lawshe Ct

Fairlie Ct

Hollingsworth Dr

John D Barry Dr

Nighthawk Dr

Macron Ct

Robert S Gar

Peal St

Patriot Way

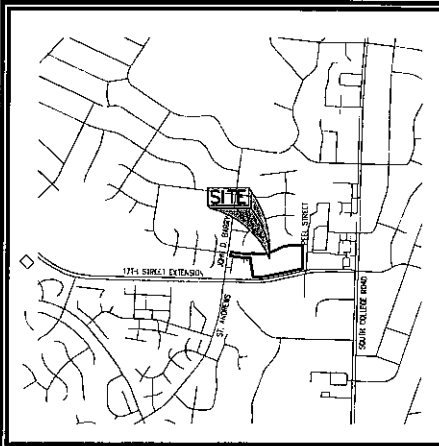
Satara Dr

Andrews Dr

Bexley Dr

Ynchfield Ct

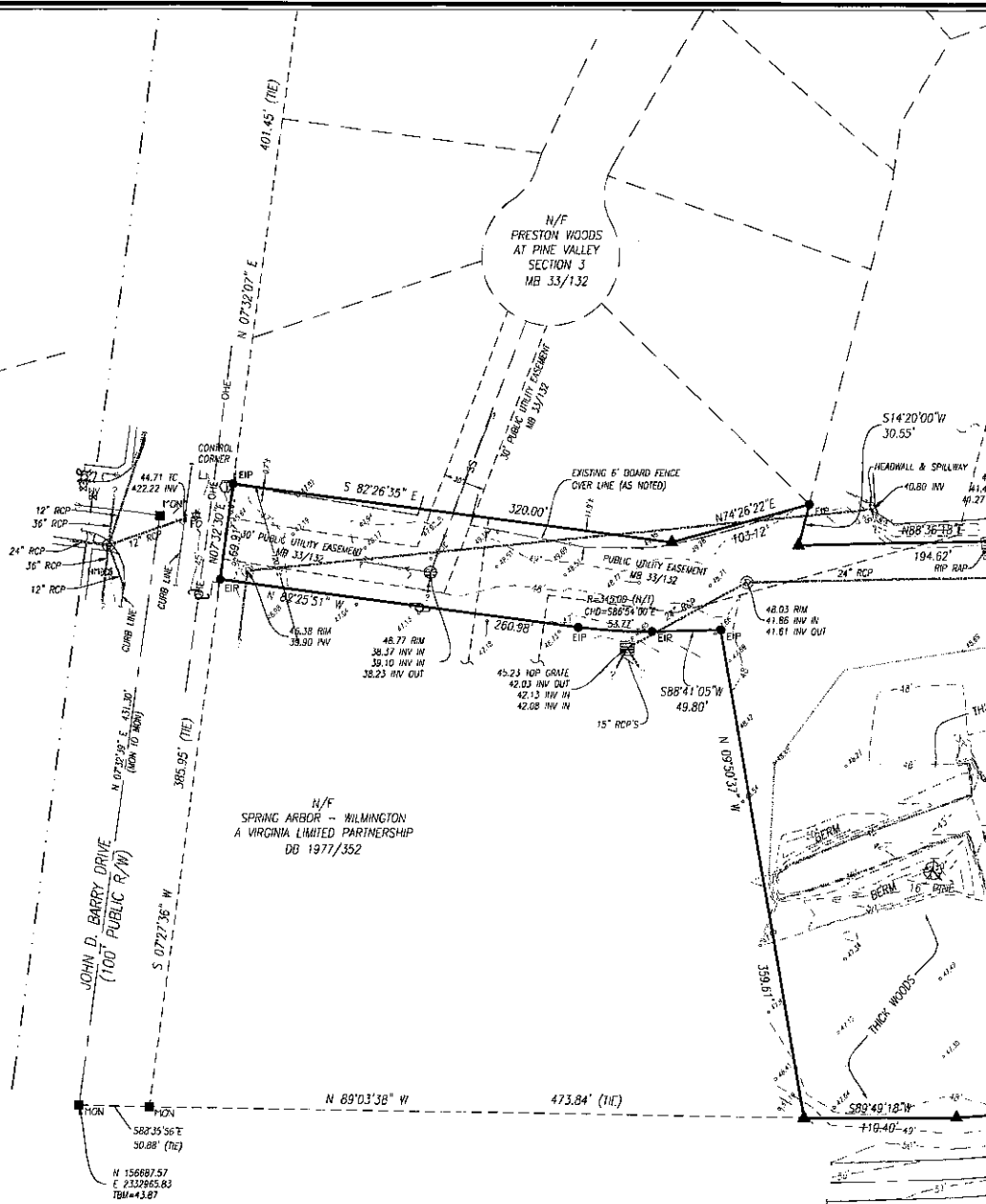
Marblehead



VICINITY MAP
NTS

LEGEND

- ⊙ TELEPHONE PEDESTAL
- ⊛ EXISTING LIGHT POLE
- ⊕ EXISTING SANITARY SEWER MAN HOLE
- ⊕ EXISTING STORM DRAIN MAN HOLE
- EIR EXISTING IRON ROD
- EIP EXISTING IRON PIPE
- MON EXISTING MONUMENT
- ▲ CALCULATED POINT
- ⚡ POWER POLE
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ WATER METER
- ⊕ FIBER OPTIC MARKER
- (M/T) NON TANGENT CURVE
- SURVEYED LINE
- - - LINE NOT SURVEYED
- - - EXISTING STORM DRAIN
- - - EXISTING BOARD FENCE
- - - EXISTING TREELINE



GENERAL NOTES

- 1.) THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY.
- 2.) BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83 (DERIVED FROM GPS OBSERVATIONS)
- 3.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES
- 4.) AREA BY COORDINATE GEOMETRY.
- 5.) FLOOD NOTE: BY GRAPHIC PLOTTING, THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" (OTHER AREAS) AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL # 3720 3135 J, EFFECTIVE DATE APRIL 3, 2006.
- 6.) REFERENCES: DB 5038/2553; MB 31/793; MB 39/88MB 33/132 (AND OTHERS SHOWN) OF THE NEW HANOVER COUNTY REGISTRY.
- 7.) THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT.
- 8.) NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
- 9.) EXISTING ZONING: R-15 (10-25-06)
- 10.) ELEVATIONS BASED ON NGVD 29
- 11.) THE UNDERGROUND UTILITIES SHOWN (IF ANY) HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CERTIFICATE OF ACCURACY & MAPPING

I, MILES O. MCCALL, II, CERTIFY THAT THIS SURVEY WAS DRAWN UNDER MY SUPERVISION FROM A BOUNDARY SURVEY MADE BY WITHERS & RAVENEL, 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. 1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, 2006.

CITY OF WILMINGTON
*** CUSTOMER RECEIPT

Batch ID: 12/02/11 02

Type	SvcCd	Descri	Qty
99		MISCEI	
GENERAL GOVT / ZONI 01000003412500			
HEO SENIOR HOUSING			
HEO INC			
D MITCHELL			

Tender detail

CK Ref#:	6267	\$100.00
Total tendered:		\$100.00
Total payment:		\$100.00

Trans date: 12/02/11 Time: 12:43:1

** THANK YOU **

RECEIVED

DEC 09 2011



PLANNING DIVISION

Development Services
305 Chestnut Street
Wilmington, NC 28402
Office: 910-254-0900
Fax: 910-341-3264

CONCEPT PLAN REVIEW APPLICATION

Project Name: Pinnacle at Covil Station **Acreage:** 6.4 acres

Location: 315 & 323 Covil Avenue R05505-004-015-000
(site address or description) (Parcel ID)
R04917-004-012-000

Current Zoning: MF-M **Proposed Zoning:** _____
Wells Fargo Bank, N.A., as Executor of the

Owner(s) Name: Atlanta King Estate
P.O. Box 3008
Raleigh, NC 27602

Applicant Name: PHG Holdings, LLC
9400 S. Dadeland Blvd., Suite 100

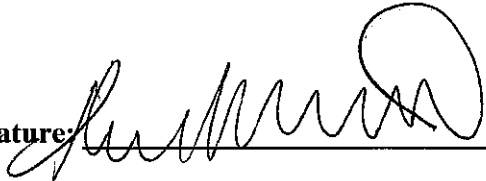
Mailing Address: Miami, Florida 33156

Applicant Phone Number: (561) 627-2820

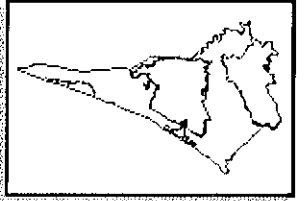
Email Address: twheat@pinnaclehousing.com

Existing Use of Property: SF residential; vacant land

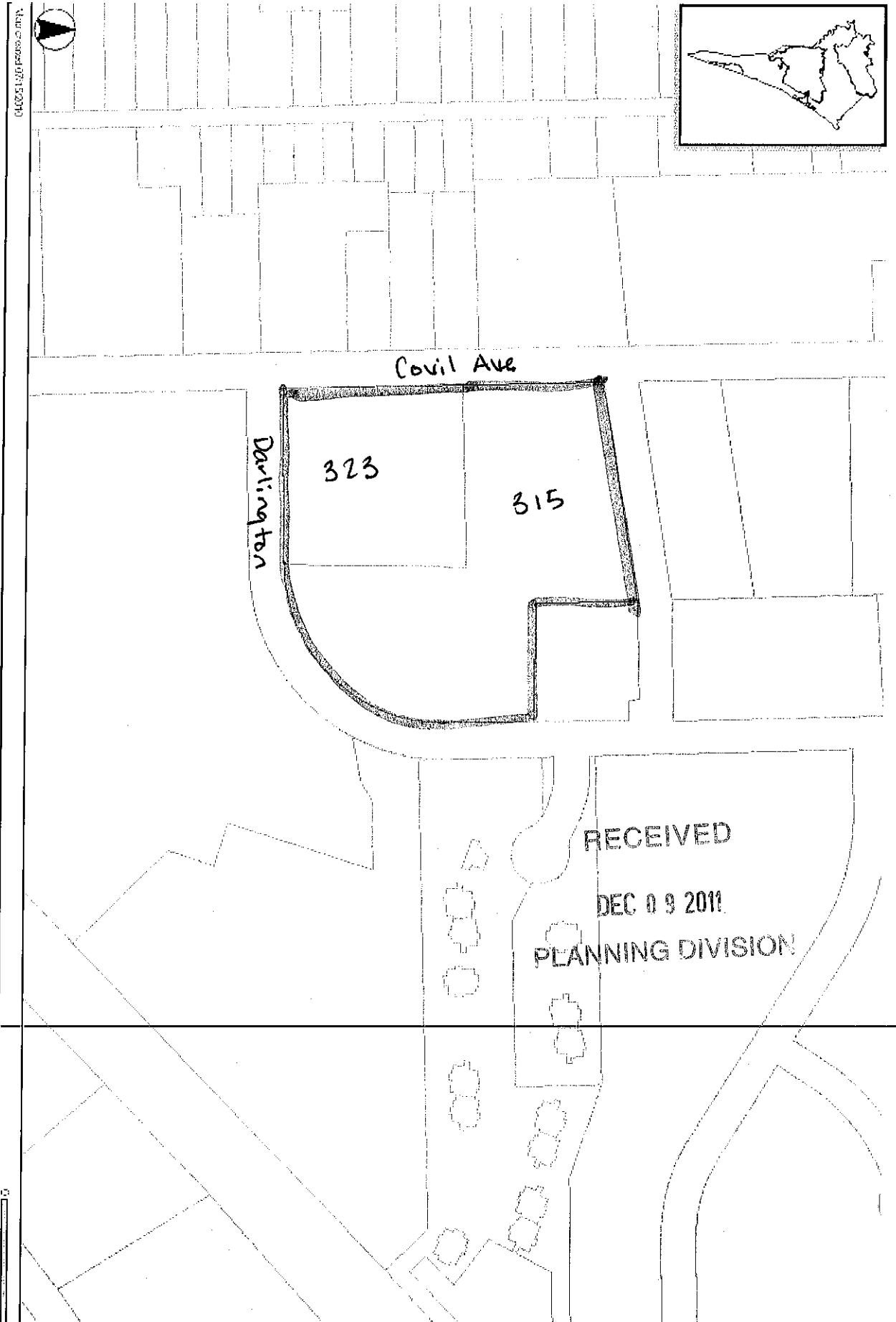
Proposed Use of Property: Multi-family

Applicant's Signature:  **Date:** 12/8/11

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Map created 07/15/2010



Darlington

Covil Ave

323

315

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PLANNING DIVISION

0

PARID: R04917-004-012-000
TAYLOR ATLANTA KING HRS

323 COVIL AVE

Parcel

Alt ID 313705.18.3241.000
Address 323 COVIL AVE
Unit
City WILMINGTON
Zip Code -
Neighborhood 6181
Class RES-Residential
Land Use Code 10-1 Fam Res
Living Units 1
Acres 2.0861
Zoning MF-MMULTI FAMILY MED DEN

Legal

Legal Description (2.10 ACRES) PT HALL WILM
Tax District WM

Owners

Owner TAYLOR ATLANTA KING HRS
City AUSTIN
State TX
Country
Zip 78704

THE DATA IS FROM 2011

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PLANNING DIVISION

Sales

Sale Date	Sale Price	Grantee	Grantor	Book	Page	Sale Key
12-MAY-10		TAYLOR ATLANTA KING HRS	TAYLOR ATLANTA KING	9905	0710	455606
15-JUN-99	\$0	DRP WILMINGTON LLC	TAYLOR ATLANTA KING	2591	0856	126448
17-MAY-99	\$69,000	TAYLOR ATLANTA KING	TEACHEY NELLIE TAYLOR	2575	0684	126447
08-MAR-99	\$69,000	TAYLOR ATLANTA KING ETAL	WOODS LUCY TAYLOR W H III	2534	0811	126446
30-APR-88	\$0	WOODS LUCY TAYLOR ETAL	TAYLOR ATLANTA KING ETAL	2357	0283	126445
30-OCT-97	\$0	WOODS LUCY TAYLOR ETAL	TAYLOR ATLANTA K	2261	0437	126444
19-JAN-86	\$0	WOODS LUCY TAYLOR ETAL	TAYLOR ATLANTA KING	1977	0869	126443
12-JAN-95	\$0	WOODS LUCY TAYLOR ETAL	TAYLOR ATLANTA KING ETAL	1846	0272	126442
12-JAN-94	\$0	WOODS LUCY TAYLOR ETAL	TAYLOR ATLANTA KING	1738	0898	126441
13-JAN-93	\$0	TAYLOR ATLANTA KING ETAL	TAYLOR ATLANTA K	1640	0229	126440
03-AUG-90	\$0	TAYLOR ATLANTA K	TAYLOR WILBUR J ATLANTA K	9908	0390	126448
01-NOV-81	\$0	TAYLOR WILBUR J ATLANTA K	KELLER PATRICIA A	1194	1607	126439
01-JUN-76	\$0	KELLER PATRICIA A	* NOT IN SYSTEM *	1067	0841	126438

Sale Details

Sale Date 12-MAY-10
Sale Key 455606
Sale Price
Grantee TAYLOR ATLANTA KING HRS
Grantor TAYLOR ATLANTA KING
Sale Source -
Book 9905
Page 0710
Sale Validity U-Unqualified
Sale Type IMPROVED
Sale Flag
STEB
Instrument#
Instrument Type E
Adj. Reason Death (Obituary)
Adj. Price
Adj. Amount

1 of 13

Residential

Card 1
Stories 2
Class -
Physical Condition -
Grade B-GOOD QUALITY
CDU AW-AVERAGE
Exterior Wall 02-BRICK VENEER
Style VN-VERNACULAR
Year Built 1951
Effective Year Built 1965
Remodeled Year
Living Area 3,750
Total Rooms
Bedrooms 4
Family Rooms
Attic
Basement 0-0

1 of 2

Full Baths	2
Half Baths	1
Additional Fixtures	2
Total Fixtures	13
Heat	CENTRAL WITH A/C
Heating System	Central Heat & Air
Heating Fuel Type	0
Pre Fab Fireplace	1
Masonry Fireplaces	

Additions

Card	Addition Number	Description	Area
1	0		1,482
1	1		18
1	2	POR	18
1	3	BAS	72
1	4	MST	180
1	5	POR	680
1	6	CCT	128
1	7	EPR	576
1	8	GAR	768
2	0	BAS	864
2	1	WDK	432

Addition Details

Card	1
Addition Number	0
Lower	-
First	-
Second	-
Third	-
Year Built	1952
Area	1,482
Grade	B
CDU	AV

1 of 11

THE DATA IS FROM 2011

Values

Year	2011
Total Land	\$58,100
Total Buildings	\$328,152
Appraised Total	\$386,252

MARKET VALUE SHOWN - EXEMPTIONS TO BE REFLECTED IN AUG BILLS

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PLANNING DIVISION

PARID: R05505-004-015-000
TAYLOR ATLANTA K HRS

315 COVIL AVE

Parcel

Alt ID 313705.18.4378.000
Address 315 COVIL AVE
Unit
City WILMINGTON
Zip Code -
Neighborhood 6181
Class RES-Residential
Land Use Code 958-Unused Land
Living Units
Acres 4.32
Zoning MF-M-MULTI FAMILY MED DEN

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Legal

Legal Description (4.34 A) TR 2 W J TAYLOR DIVISION
Tax District WM

PLANNING DIVISION

Owners

Owner TAYLOR ATLANTA K HRS
City AUSTIN
State TX
Country
Zip 78704

THE DATA IS FROM 2011

Sales

Sale Date	Sale Price	Grantee	Grantor	Book	Page	Sale Key
12-MAY-10		TAYLOR ATLANTA KING HRS	TAYLOR ATLANTA KING	9905	0710	455807
01-SEP-84	\$0	TAYLOR W J ATLANTA K	TAYLOR W J	1267	0821	170320

Sale Details

Sale Date 12-MAY-10
Sale Key 455807
Sale Price
Grantee TAYLOR ATLANTA KING HRS
Grantor TAYLOR ATLANTA KING
Sale Source
Book 9905
Page 0710
Sale Validity U-Unqualified
Sale Type IMPROVED
Sale Flag
STEB E
Instrument #
Instrument Type Death (Obituary)
Adj. Reason
Adj. Price
Adj. Amount

1 of 2

Values

Year	2011
Total Land	\$1,080
Total Buildings	\$0
Appraised Total	\$1,080

MARKET VALUE SHOWN - EXEMPTIONS TO BE REFLECTED IN AUG BILLS

THE DATA IS FROM 2011