

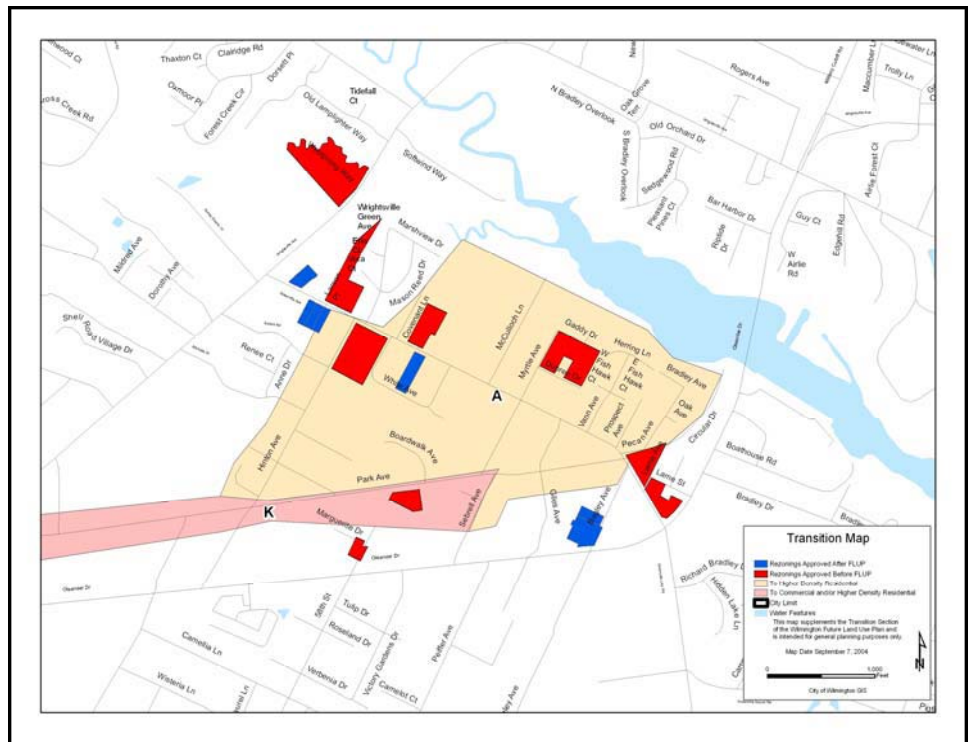
Existing Conditions

For the purposes of this plan, the boundaries of the Seagate study area were defined through the public input process. Historically, Seagate extended from Hawthorne Avenue to the west, southward across Oleander Drive (including the Seagate Cemetery and Bradley Creek Elementary School), and westward to Bradley Creek. Long-time members of the community describe Seagate as being an area much larger than the study area.

Future Land Use Plan Designation

The comprehensive Future Land Use Plan (FLUP), adopted in 2004, identified much of the study area as a *Transitioning Residential Area (Area A on the FLUP Transition Map)*. This designation calls for the consideration of rezoning to allow for higher-density residential uses such as duplexes, triplexes, quadraplexes, and low-density multi-family development. The south side of Park Avenue (east of French Road to Sebrell Avenue, Area K on the *Transition Map*) is designated as an area transitioning from single-family residential to commercial or higher-density residential uses. The FLUP identifies acceptable development patterns in this transition area are nonresidential uses, including office and neighborhood retail, as well as duplex, triplex, quadraplex, and low-density multi-family uses.

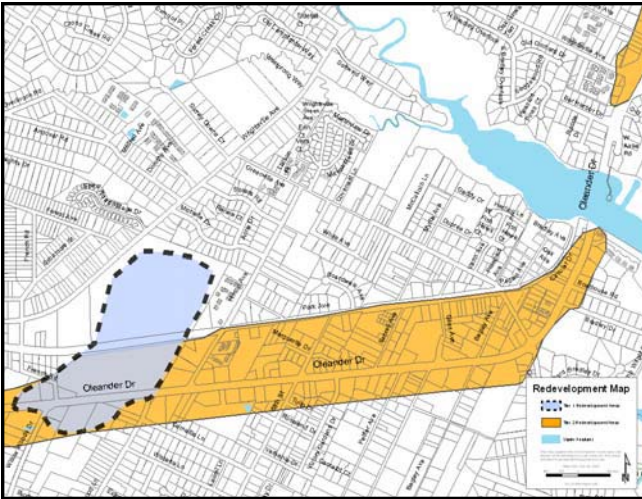
This area was identified as being in transition due to several factors, including owner-occupancy rates, an increasing number of code violations, existing subdivision and development patterns, and rezoning precedent established at the time of adoption of the FLUP.



Area rezoning requests approved before (red) the adoption of the Future Land Use Plan and after (blue). The area indicated in yellow represents Transition Area A and the area indicated in tan represents Transition Area K as identified in the Future Land Use Plan.

Between January 2000 and January 2007, a total of 31 public nuisances, 7 minimum housing code violations, and 33 junked vehicles were reported in the area. Stable neighborhoods have much lower incidences of these type violations; however, this high number of reported violations may also indicate an increased interest on the part of residents. According to the 2000 Census, city-wide, 53% of dwelling units are renter-occupied. A total of 66% of the units located in the identified transition area are owned by absentee landowners. This indicates a concentration of rental units and therefore a higher degree of transience than would be expected with a higher number of owner-occupied structures. This owner-occupancy rate is significantly lower than other established neighborhoods. Landfall has an owner-occupancy rate of 94%, Forest Hills, 82%, and Sunset Park, 71%.

Perhaps the most telling sign of a transitioning area is the development and zoning precedent established in the area. At least five higher-density developments were developed prior to the adoption of the Future Land Use Plan as illustrated on the map on page 5. These new development projects set the trend for the consideration of future projects in the area. Additionally, there is no consistent parcel pattern in the area. Lots vary widely in both shape and size and transition in residential development patterns is common in areas with such diverse and inconsistent lot layouts. Many of the existing homes are sited on large lots; this makes it easier to develop and/or redevelop these lots with nontraditional site layouts and higher density residential uses.

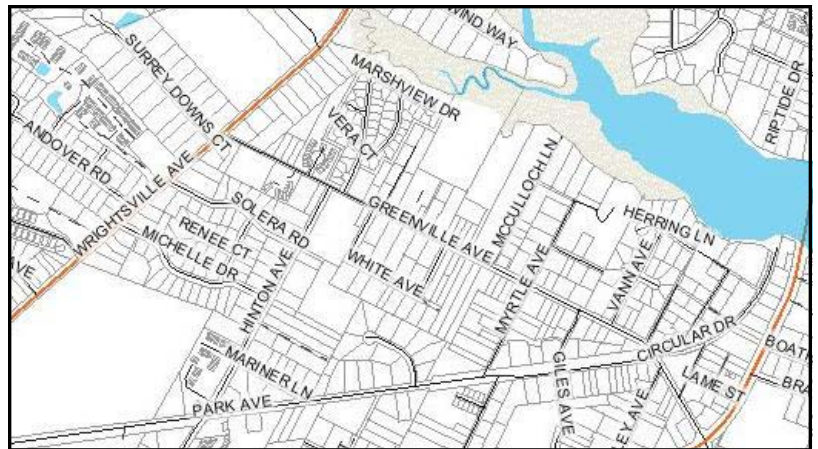


Tier 1 (blue) and Tier 2 (yellow) Redevelopment Areas as identified in the Future Land Use Plan

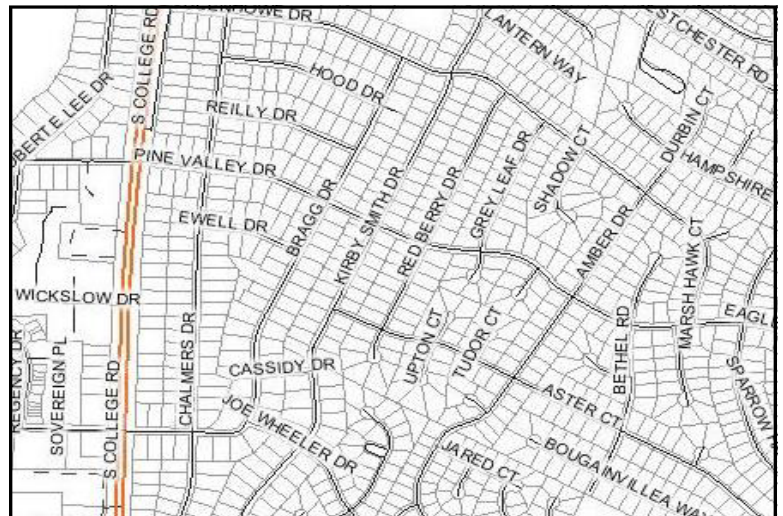
Since the area was already beginning to transition before the adoption of the FLUP, the area was identified as being suitable for the consideration of single-family, duplex, triplex, quadraplex, and low-density multi-family development.

The Seagate area remains in transition. This neighborhood plan is vital for further defining the appropriate transitions which could be supported in the area. Ideally, this plan, which was developed with a great deal of community input and support, will reduce conflicts in decision making regarding rezoning and development in this area.

The commercial area along Oleander Drive is designated in the Future Land Use Plan as part of a Tier 2 Redevelopment Area. Tier 2 areas are generally characterized by declining or marginal commercial enterprises. In some cases, successful stable businesses are occupying structures or developed sites that do not keep pace with more recent trends in building design and size, do not meet current zoning standards, or are simply unattractive. These properties tend to have little landscaping and few pedestrian amenities. Problems with site functionality and access are also common. Tier 2 areas are targeted for upgrades on an opportunistic basis when the uses change. The redevelopment of targeted areas by expanding, renovating, or entirely replacing these commercial uses will increase the tax base and improve the quality of the built environment.



Lot configuration in Seagate (above) is irregular, especially in comparison to a planned development such as Pine Valley (below). While neither pattern is right or wrong, large, irregular lots facilitate development/redevelopment with varied densities and patterns.



Zoning and Land Use

Most of the Seagate study area was developed under New Hanover County regulations and was part of the 1998 annexation area. Sound's Edge at Bradley Creek, however, was part of the 1995 annexation area. At the time of annexation, the existing residential area was predominantly zoned R-15, with pockets of R-10, under New Hanover County regulations and this designation was carried over upon annexation.



Many older homes in the study area are sited close to the road, particularly along Greenville Avenue.

Current zoning in the study area is predominantly R-15 (residential), with parcels zoned MF-L (Multi-Family Low Density), R-10, and R-5 (residential) scattered throughout. Along Oleander Drive, property is predominantly zoned CB (Community Business) and O&I-1 (Office and Institutional). There are many nonconforming uses in the residential and commercial areas. A copy of the current zoning map is attached (Appendix A).

Residential uses in the area include single-family homes, duplexes and multi-family housing, and mobile homes. The configuration of lots in this area is irregular and it is common for large lots to contain more than

one residence, which does not conform to current regulations. The earliest homes in Seagate are modest, single-story, wood-frame twentieth-century cottages with simple architectural details. Many of these cottages are occupied. Some are well-kept and have been restored while a few others sit vacant and/or are in various states of disrepair. These traditional homes were often sited very close to the street, especially along Greenville Avenue. This pattern of limited setbacks contributes to the neighborhood character. Although there are several historic homes in the area, a number of single-family subdivisions have been developed more recently, including Bradley Park (1970), Wrightsville Green (1987), Sound's Edge at Bradley Creek (1993), Osprey Point (2001), and Preservation Park (2005). There are also several manufactured homes in the area, many of which are located on lots with other single-family residences.

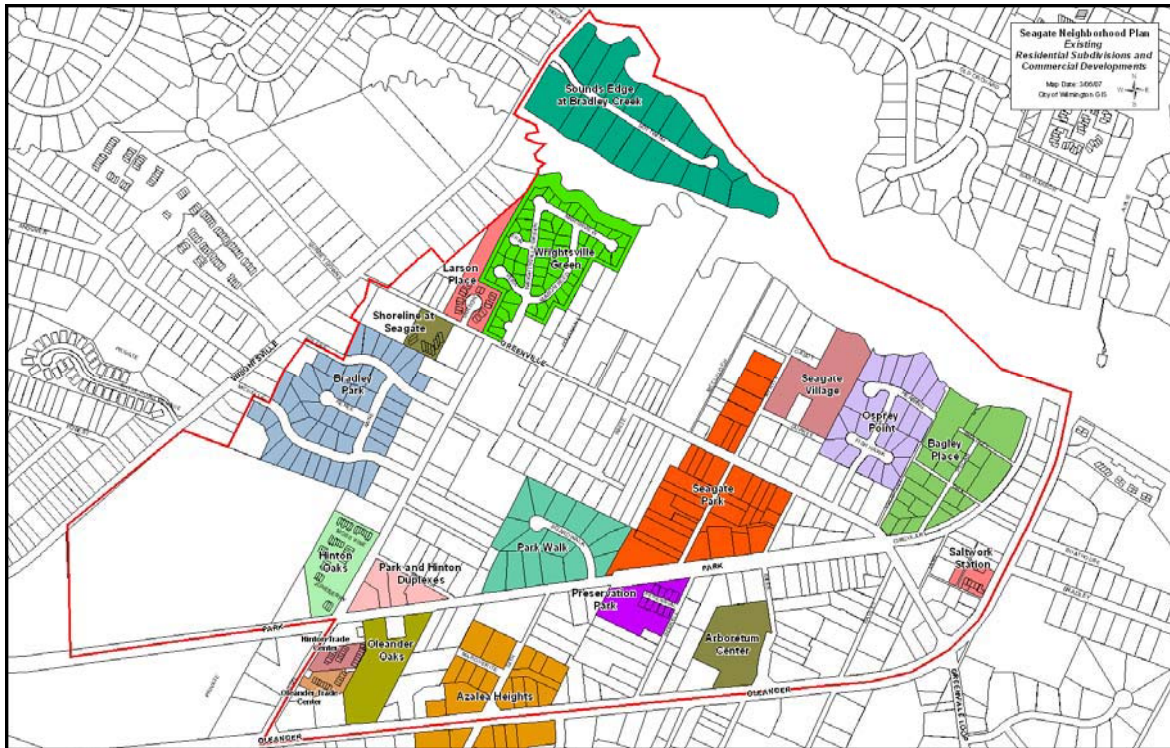
Breakdown of Parcels in Study Area

Residential parcels	400
Commercial Parcels	195
Total Parcels	595
Nonconforming parcels*	43

*These lots contain more than one primary residential structure

Residential Units	
Single-family	372
Duplex	103
Multi-family	49
Manufactured homes	26
Total Residential Units	550

There are several duplex developments in the study area, most of which were constructed prior to the adoption of the Future Land Use Plan in 2004. These developments include Seagate Village (constructed between 1960 and the early 1970s), duplexes at 242 Greenville Avenue (constructed between 1970 and 1995), Park Walk (1985), the duplexes at the intersection of Park and Hinton Avenues (1995), Larson Place (2002), and Hinton Oaks (2003). The Shoreline at Seagate development was constructed in 2005 after the adoption of the FLUP. Property at 239 Greenville Avenue was rezoned in 2006 for the development of two quadraplexes; development plans for this project are currently under review by the city’s Development Services Department. A larger version of the map below is attached as Appendix C.



Existing residential developments within the study area.

Commercial development in the study area is largely confined to the area between Oleander Drive and Park Avenue, with some limited commercial uses around the intersection of Wrightsville* and Greenville Avenues. While there are some limited “daily need” types of uses such as restaurants and convenience-type food markets in the vicinity, the commercial uses predominating Oleander Drive are primarily businesses with a regional draw that do not necessarily serve to meet the daily needs of area residents. These regional uses include mobile home dealers, furniture stores, automobile repair shops, and other high-intensity commercial uses.

**Property fronting Wrightsville Avenue is part of the Wrightsville Avenue Corridor Overlay and subject to the regulations of the overlay district and was therefore not included as part of the Seagate study.

Transportation Network

The roads that serve as the boundaries of the study area are Wrightsville Avenue and Oleander Drive, both of which are North Carolina Department of Transportation (NCDOT)-maintained roadways. The primary local roads through the study area are Greenville, Hinton, and Park Avenues. These roads were evaluated in the city's 2006 Pavement Condition Survey and pavement repairs for this part of the city are scheduled for the 2009-2010 fiscal year. The survey results are as follows:

Park Avenue from Greenville Avenue to Hinton Avenue received a rating of poor, citing major edge failure, low and failing utility cuts, severe "alligator distress" due to underlying base failure, bumps and sags, and transverse and longitudinal cracking.

Greenville Avenue from Oleander Drive to Wrightsville Avenue received a rating of fair to very good, citing major edge failure in isolated areas, low and failing utility cuts, moderate alligator distress due to underlying base failure, bumps and sags, and transverse and longitudinal cracking.

Hinton Avenue from Oleander Drive to Greenville Avenue received a rating of fair to very good. The survey recommends maintenance activities ranging from general preventative maintenance to mill resurfacing. Also considered are full-depth repair and an overlay with extra binder installed under the surface-course due to the heavy traffic load and existing pavement distress.

There are very few sidewalks existing in the area. Due to limited right-of-way widths and shallow building setbacks, there is insufficient room for sidewalks along Greenville Avenue. Sidewalks could potentially be accommodated along portions of Hinton, Park, and Bagley Avenues.

The River to Sea Bikeway (Route 1) runs through the study area, extending down Park Avenue, Greenville Avenue, and crossing Bradley Creek along Oleander Drive. There are striped bike lanes along portions of Park Avenue west of Hinton Avenue and sufficient right-of-way exists along Park Avenue along the former trolley path to accommodate a bike path or on-road bike lanes.

