

CITY of WILMINGTON North Carolina

ITEM PH3

P.O. BOX 1810
28402

OFFICE OF THE CITY MANAGER
(910) 341-7810 | FAX (910)341-5839
TDD (910)341-7873

4/16/2024

City Council
City Hall
Wilmington, North Carolina 28401

Dear Mayor and Councilmembers:

Attached for your consideration is an ordinance approving a general rezoning of 0.81 acres located at 3933 Princess Place Drive from the existing R-10, Medium-Density Single-Dwelling District to O&I, Office and Institutional District. This general rezoning request is accompanied by a special use permit application for a proposed group home residential use. An accompanying case summary follows the ordinance.

This property is a decommissioned municipal fire station that was conveyed to LINC, Inc., by the City of Wilmington, for the purpose of providing a needed public service. The proposed general rezoning would facilitate use of the property as affordable housing with educational and social support services for low-level young males reentering the community following release from the justice system. The Comprehensive Plan identifies this site as within a High-Density Transition Area of Opportunity. The plan supports infill development of increased densities near major commercial services and encourages partnerships with organizations that address re-entry with support services such as job training and affordable housing. Staff recommends approval of the requested rezoning.

The Planning Commission held a public hearing regarding this general rezoning on March 6, 2024. No one spoke in favor of or in opposition to the request. Public comments were accepted via an online form on the City's website in advance of the Planning Commission meeting. One comment was received from an adjacent business owner expressing concerns that the proposed use may increase criminal activity in the area. After discussion, the commission voted 6-0 in favor of recommending approval of the request.

If approved, the rezoning would allow the applicant to seek a special use permit for the existing building to be adaptively reused for affordable housing and support services for low-level criminal offenders reentering the community following release from the justice system. If the request is not approved, the site would retain its current R-10 zoning designation and, if not used for a qualifying public purpose, would revert to City ownership.

Passage of the attached Ordinance is recommended.

Respectfully submitted,

Anthony N. Caudle,
City Manager

Ordinance



City Council
City of Wilmington
North Carolina

Introduced By: Anthony N. Caudle, City Manager

Date: 4/16/2024

**Ordinance Amending the Official Zoning Maps of the City of Wilmington to Rezone
Property Located at 3933 Princess Place Drive from R-10, Medium-Density
Single-Dwelling District to O&I, Office and Institutional District (Z-6-324)**

LEGISLATIVE INTENT/PURPOSE:

WHEREAS, NCGS §§160D-102, 160D-108(d), 160D-603, and 160D-702 authorize local governments to change or modify zoning boundaries within their jurisdiction; and,

WHEREAS, the amendment set out below is made in accordance with NCGS §160D-601 and Article 7, Divisions 1 and 2, of the City of Wilmington Land Development Code (“LDC”).

THEREFORE, BE IT ORDAINED:

SECTION 1: The official zoning maps of the City of Wilmington are hereby amended by removing the hereinafter described property from the present R-10, Medium-Density Single-Dwelling District and putting it in the O&I, Office and Institutional District classification, said property being all of lot 19B and a portion of lot 20B, according to the map of Barclay Hills Section B, dated May 1956, and recorded in Map Book 6, Page 43, in the office of the New Hanover County Register of Deeds, and being further described as follows:

Beginning at a point on the northern line of Princess Place Drive where it is intersected by the new western line of Barclay Hills Drive, said point being located north 76°00’ West 15.76’ feet from the original southeastern corner of lot 20B, Barclay Hills, Section B;

Running thence along the northern line of Princess Place Drive North 76°00’ West 228.66’ to the southwest corner of lot 20B;

Thence running with the western line of lots 20B and 19B North 2°54’ East 127.35’ to the northwestern corner of lot 19B;

Thence along the north line of lot 19B South 86°42’ East 241.06’ to a point on the western right-of-way of Barclay Hills Drive, the northeast corner of lot 19B;

Running thence along the western line of the right-of-way of Barclay Hills Drive South 3° 18’ West 156.97’ to a point on the western right-of-way of Barclay Hills Drive;

Thence along the new western right-of-way of Barclay Hills Drive South 53°39' West 20.12' to the point or place of beginning and containing 35,970 square feet more or less.

SECTION 2: The City Clerk and the Planning Director, at the direction of the City Manager, are authorized to change the zoning maps on file in the office of the City Clerk, so as to make them comply with this ordinance.

SECTION 3: Any person violating the provisions of this ordinance shall be subject to the penalties set forth in Section 18-648 of the LDC.

SECTION 4: All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

SECTION 5: If any section, subsection, paragraph, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed severable, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 6: This ordinance shall be effective immediately upon its adoption.

Adopted at a _____ meeting
on _____ 2024

Bill Saffo, Mayor

ATTEST:

APPROVED AS TO FORM:

Penelope Spicer-Sidbury, City Clerk

City Attorney

CASE SUMMARY • GENERAL REZONING

City Council Legislative Hearing • April 16, 2024

Project Planner | Kathryn Thurston | 910.341.3249 | Kathryn.Thurston@wilmingtonnc.gov

1. Case Overview and Status

Application to rezone ±0.81 acres located at **3933 Princess Place Drive** from R-10, Residential District to O&I, Office and Institutional District. Frankie Roberts, Applicant, froberts@linc.org, 910.332.1135 for Leading Into New Communities (LINC Inc.), Owner.

Staff Recommendation

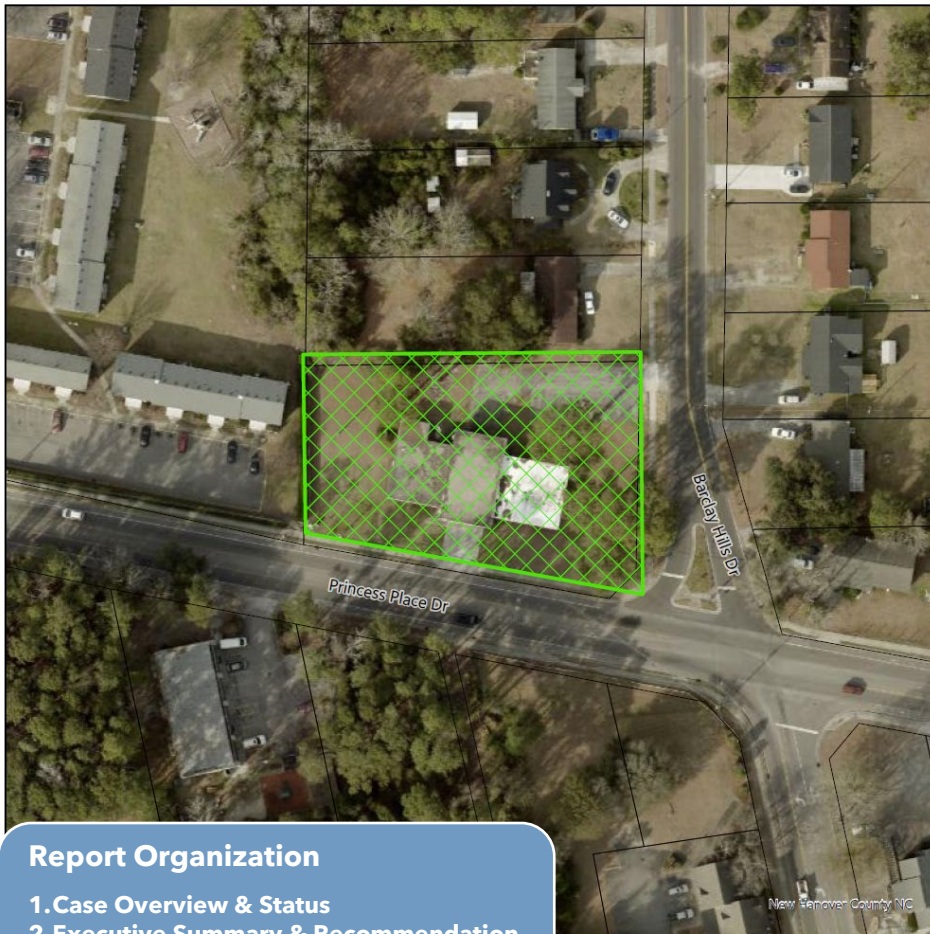
- Approval

Planning Commission

- 3/5/24: Approval, 6-0

City Council

- 4/16/24 - Scheduled for Legislative Hearing



Z-6-324
Attachment 2
Aerial Imagery
3933 Princess Place Dr

- Site
- Parcels



0 50 100
Feet

2/23/2024

Report Organization

1. Case Overview & Status
2. Executive Summary & Recommendation
3. Analysis
4. Attachments

2. Executive Summary & Recommendation

2.1 Proposal

- The subject property is a decommissioned municipal fire station that was constructed circa 1972 and is zoned R-10, Residential District. The city vacated the fire station in 2019 and designated the property as surplus in 2021. On September 21, 2021, City Council approved the transfer of this property to LINC, Inc. with the requirement that it be utilized for a public purpose.
- The applicant proposes to rezone the property to O&I, Office and Institutional District, to facilitate the use of the property as housing and an educational center for young males reentering the community following incarceration for low-level criminal offenses.
- The proposed use of the property is classified as a “group home, residential”, which is permitted in the O&I District by special use permit. The special use permit will be considered by City Council concurrent with this rezoning request.
- The resolution conveying the subject property to LINC, Inc. specifies that if the property is not utilized for an approved public purpose and/or ceases operation as such, it shall revert to city ownership.
- The applicant attended a pre-TRC meeting consultation with city staff on February 1, 2024 and has demonstrated the ability to comply the special use prerequisites for the LDC as well as the technical standards of the code, with modifications as provided in the comments provided following that meeting.
- Compliance with all site plan requirements shall be enforced as part of the final review and approval by the TRC.
- Access to the site will be provided via the existing driveway on Barclay Hills Drive.

2.2 Community Outreach

2.2.1 Public Hearing Notices

| | Planning Commission 1/10/24 Public Hearing | City Council Public Hearing |
|--|---|--|
| <i>Signs Posted</i> | 2/22/24 | 4/4/24 |
| <i>Letters mailed to property owners within 300 feet</i> | 2/23/24 | 4/4/24 |
| <i>Advertisement Date(s)</i> | 3/1/2024 | 4/5/24 and 4/12/24 |

2.2.2 Other

Prior to the March 6, 2024 meeting of the Planning Commission, staff received a comment via the online portal in opposition to the request. Concerns cited include criminal activity and property value.

2.3 Staff Recommendation: APPROVAL

2.3.1 Criteria for Review and Recommendation

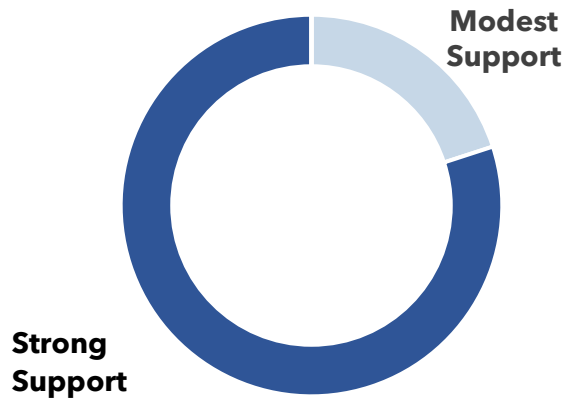
General rezoning decisions are made in consideration of identified relevant adopted land use plans for the area, including comprehensive, district, area, neighborhood, corridor, and other policy documents.

2.3.2 Basis for Staff Recommendation

In reviewing the application, staff finds the following:

- The comprehensive plan identifies this site as located on the fringes of an Urban Mixed-use Center. It is immediately adjacent to a High-Density Transition Area of Opportunity.
- The plan supports increased densities with infill development near major commercial services.
- The proposed rezoning would facilitate adaptive reuse of an existing structure that is already served by water, sewer, and other necessary infrastructure in an area that is proximate to goods, services, and amenities.
- The proposed rezoning is consistent with the recommendations of the Create Wilmington Comprehensive Plan. While staff has evaluated the proposal for consistency with several policies, the policies identified below show strong support for the proposed rezoning:
 - **1.3.7** Sites within proximity to planned or proposed major transit lines should be developed with a relatively high residential density and a mix of uses to take full advantage of and support the city's and the region's investment in transit services.
 - **3.2.2** The city should work in partnership with nonprofit housing providers to expand their capacity to provide housing.
 - **3.3.1** Agencies and organizations that address the root causes of homelessness including re-entry, deinstitutionalization, and poverty should be supported.
 - **3.3.3** Linkages and coordination between public and nonprofit agencies and the business community in support of affordable housing and supportive services should be strengthened.
 - **5.4.3** Job training, retraining, and related programs should be supported to help Wilmington's workforce transition to the jobs of tomorrow. Training services should be accessible to and located near those with the greatest need.
 - **5.5.4** Collaborations that provide job opportunities for Wilmington's youth should be supported.

- **Policy Support/Non-Support.** The following chart identifies the breakdown of consistency between applicable policies and the proposed rezoning. (See analysis for detailed policy analysis). Staff notes that not all policies carry equal weight; applicability and priority of policies may depend on the weight/importance assigned to the various policies by the City’s legislative bodies could shift the balance.



2.1 Planning Commission Recommendation: Approval

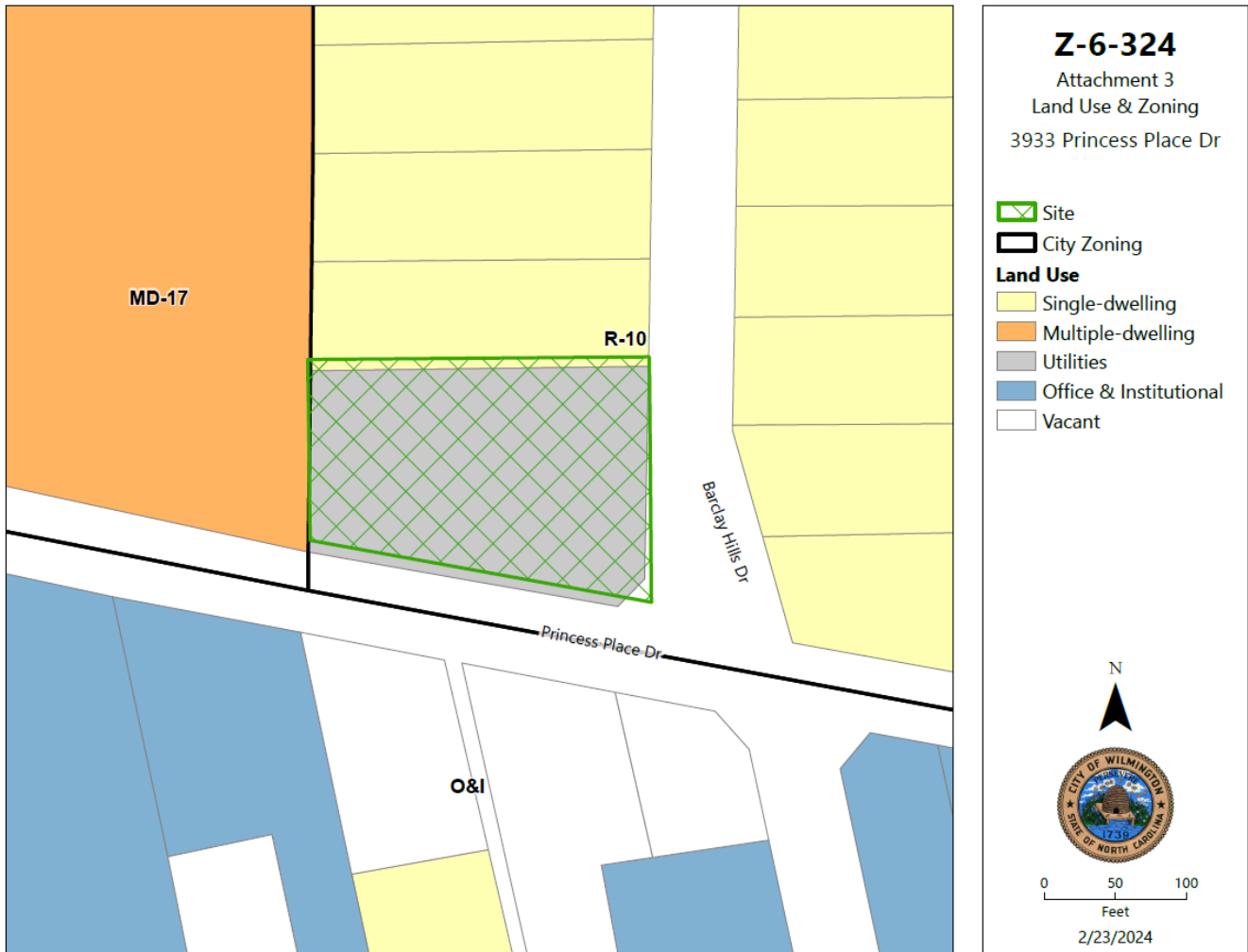
The Planning Commission considered this request at a public hearing on March 6, 2024 legislative hearing. Following a brief presentation by city staff and the applicant, the Planning Commission voted 6-0 to recommend approval of the request.

3. Analysis

3.1 Area Context and Existing Conditions

- The site includes approximately 0.81 acres of land (approximately 35,425 sq. ft.) that is currently zoned R-10, Medium-density single-dwelling district and contains a vacant 2,960 square foot municipal fire station that was constructed circa 1972.

Figure 3.1-A: Land Use & Zoning Map



| | Current Zoning | Existing Land Use(s) |
|-------------------------|----------------|-------------------------------|
| Subject Property | R-10 | Former municipal fire station |
| North | R-10 | Residential |
| South | O&I | Right-of-Way, Vacant |
| East | R-10 | Right-of-Way, Residential |
| West | MD-17 | Apartments |

3.1.1 Site History

- The subject site served as the location of Wilmington Fire Department Station Number 3 from about 1972 until the new Station 3 opened in 2015, after which time the old station was used for storage. The city completely vacated the building in 2019. In 2021, City Council passed a resolution to designate the property as surplus and accepted an unsolicited bid from LINC, Inc. to utilize the property for a designated public good.
- LINC, Inc. is a non-profit organization with 501(c)(3) status that was established in 1999 to assist men and women recently released from prison in becoming contributing members of the community.

- In recognition of the growing need for similar support initiatives for a younger population, LINC, Inc. established an L.I.T.E. program for 15 to 24-year-old African American men who have been involved in the court system. This program will house, educate, employ, and offer services to approximately 10-12 young men per 14-month term to allow them to earn their Graduate Equivalency Degree and learn life skills necessary to succeed within and contribute to their community.
- The proposed use of the subject property will require a special use permit from City Council, to be considered concurrent with the rezoning request. Should use of the property cease to be for the specified public good, ownership of this property would revert back to the city.

3.2 Consistency of Proposed Development with Land Development Code (LDC) Requirements

3.2.1 Zoning District Purpose Statements

- **R-10, Medium-Density Single-Dwelling Residential District (existing):** The R-10 district is intended to accommodate single-dwelling development at a gross density of about four units per acre. To retain the character of existing neighborhoods and ensure their continued viability, this district permits a variety of residential types at a scale compatible with the established residential surroundings. R-10 frequently serves as a transition between nonresidential or higher-density neighborhoods and lower-density single-dwelling neighborhoods.
- **O&I, Office and Institutional District (proposed):** This district is intended to accommodate professional and medical offices, institutions of various sizes, places of assembly, and complementary uses without the added traffic and development intensity associated with broad commercial and retail activities. The O&I district is well suited to supporting higher education and health care centers and office uses, along with complementary uses such as small-scale retail, services, and restaurants. When appropriate conditions are met, residential uses, in combination with compatible office and institutional uses, are appropriate within this district to support a desirable live/work environment.

3.3 Consistency with Adopted Plans

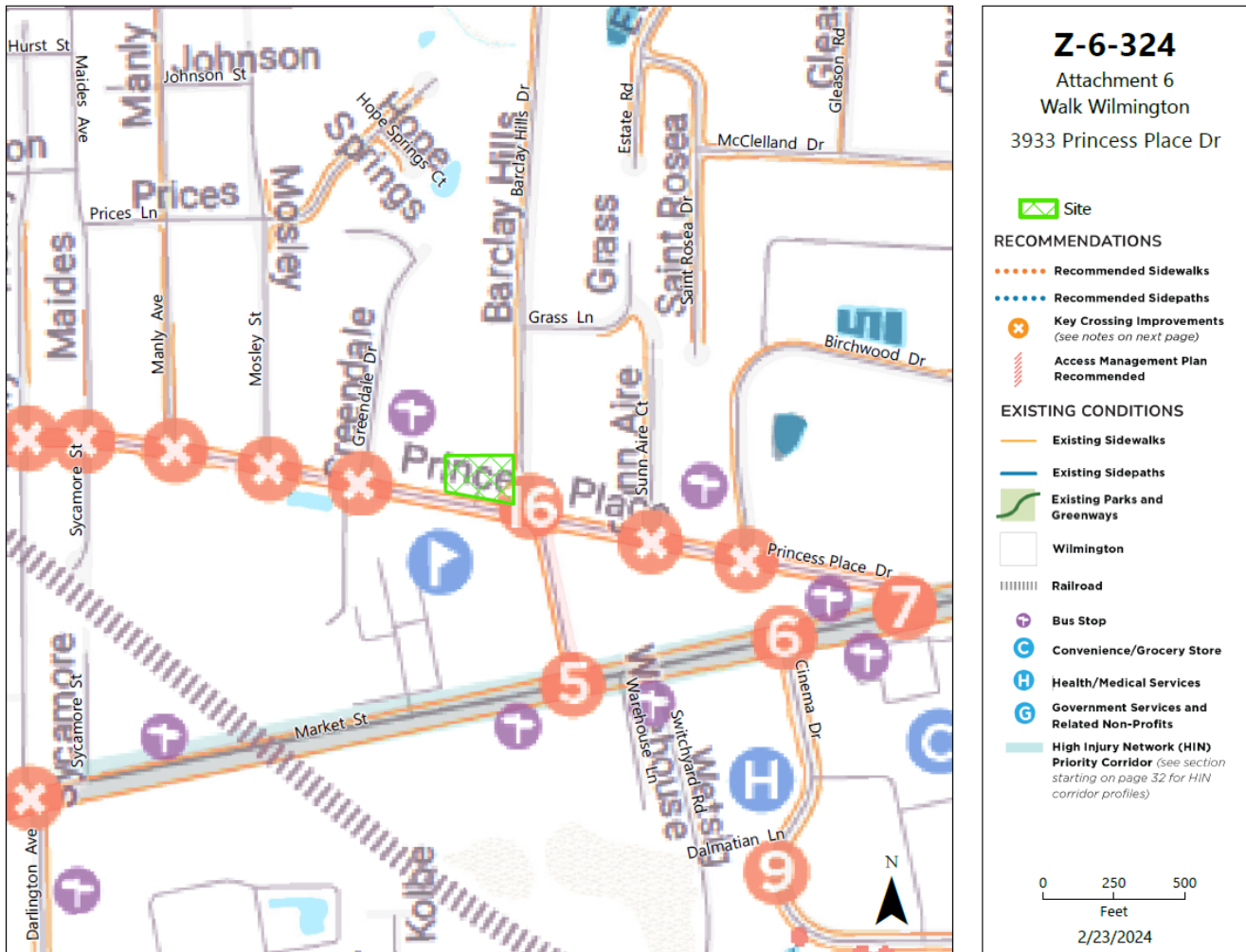
3.3.1 CAMA Plan

The property is designated as Urban in the 2006 CAMA plan.

3.3.2 2023 Walk Wilmington Plan

Though the location is served by sidewalk on both sides of Princess Place Drive, the high volume of pedestrian activity in the area lends itself to pedestrian improvements identified in the 2023 Walk Wilmington Plan, including the conversion of the intersection with Barclay Hills Drive to a signalized intersection with crosswalks and pedestrian countdown signals or a pedestrian-friendly roundabout due to an offset intersection. These improvements would not be required as part of the proposed reuse of the site.

Figure 3.3-A: Walk Wilmington Map



3.4 Consistency with *Create Wilmington Comprehensive Plan*

The Comprehensive Plan identifies three questions to be considered when determining the consistency of a proposed use or zoning district with the Comprehensive Plan:

- Is the proposal consistent with the themes and policies contained in the Comprehensive Plan?
- Is the form and function of the proposed development appropriate for the category designated on the Growth Strategy Maps?
- Will community facilities, parks, and other infrastructure be available at the appropriate levels to serve the development as proposed?









Analysis of policies that are applicable to the proposed amendment are organized pursuant to these three considerations. Only policies that directly relate to the location and design of development and associated infrastructure have been included in this analysis. (Policies that recommend changes to regulation as well as policies that recommend action by the City or other organizations were deemed not applicable to this proposal.)

Not all policies carry equal weight; applicability and priority of policies may depend on the specifics of the proposal.

The policy analysis uses the following symbology:



3.1.1 Is the Proposal consistent with the themes contained in the Comprehensive Plan?

| | |
|-------------------------------------|---|
| 1 | Development and City Building |
| Land Use and Transportation | |
| 1.3.7 | Sites within proximity to planned or proposed major transit lines should be developed with a relatively high residential density and a mix of uses to take full advantage of and support the city's and the region's investment in transit services.  |
| Compatibility | |
| 1.4.3 | When new institutional uses are permitted in residential neighborhoods, they should be designed and operated in a way that is sensitive to neighborhood issues, maintains quality of life, and enhances the services provided to the neighborhood.  |
| Infill and Redevelopment | |
| 1.11.2 | In collaboration with regional partners, the city and other local governments in the region should focus on reducing sprawling development patterns and encouraging infill and redevelopment that helps achieve the goals of a healthy, diverse, and efficient community.  |
| 1.11.3 | Areas well-suited for infill and redevelopment, should be redeveloped in a way that maintains or enhances the desired character of the surrounding area, improves access to goods, services, and amenities, increases housing options, and improves the overall quality of life in the vicinity.  |
| 3 | Housing |
| Diversity of Housing Options | |
| 3.1.6 | "Location-efficient housing" should be promoted, encouraged, and preserved where already existing to help supply Wilmington with diverse housing options that are accessible to individuals and families of all incomes, needs, and preferences.  |
| Affordability | |
| 3.2.2 | The city should work in partnership with nonprofit housing providers to expand their capacity to provide housing.  |
| Special Needs Housing | |
| 3.3.1 | Agencies and organizations that address the root causes of homelessness including re-entry, deinstitutionalization, and poverty should be supported.  |
| 3.3.3 | Linkages and coordination between public and nonprofit agencies and the business community in support of affordable housing and supportive services should be strengthened.  |

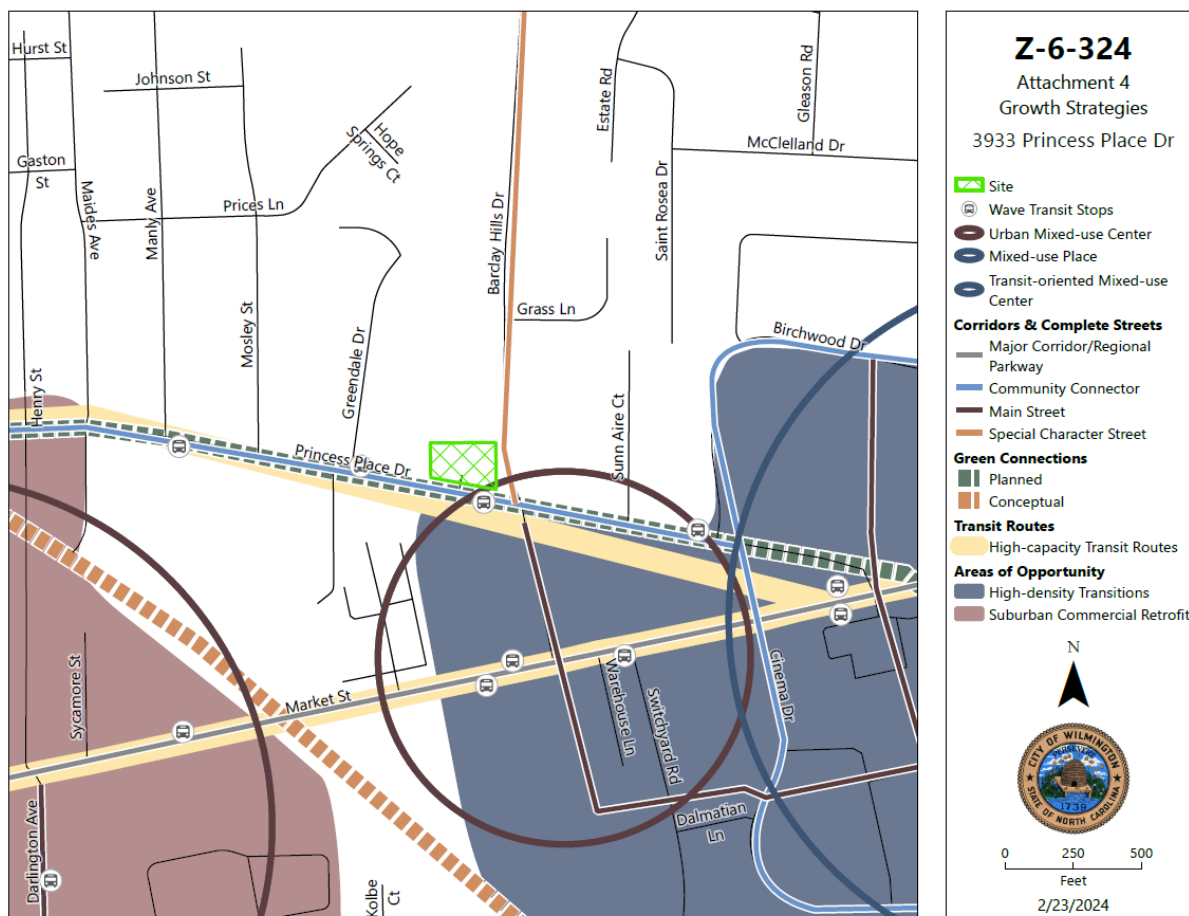
5 Economic Development
Education, Training, and Access

5.4.3 Job training, retraining, and related programs should be supported to help Wilmington’s workforce transition to the jobs of tomorrow. Training services should be accessible to and located near those with the greatest need. ↑

5.4.4 Collaborations that provide job opportunities for Wilmington’s youth should be supported. ↑

3.4.1 Is the form and function of the proposed development appropriate for the category designated on the Growth Strategies Maps?

Figure 3.4.1-A: Growth Strategies Map



Areas of Opportunity

The subject property is adjacent to a High-Density Transition Area of Opportunity on the Growth Strategies Map. Areas of Opportunity represent the parts of the city that have the greatest potential to accommodate future growth, infill, and new development. Efforts should be made to ensure a cohesive development pattern in these areas.

There are several types of Areas of Opportunity, and they vary in terms of land use hierarchy, intensity of development, and anticipated change. Each area has an overarching growth strategy. Development within an Area of Opportunity should be reflective of the underlying community development patterns.

The following policy identified for High-Density Transition areas is applicable to the proposal:

| Map | Areas of Opportunity |
|--|----------------------|
| High-Density Transition | |
| Increase densities with infill development, mid-rise buildings, parking decks, and other urban solutions. ↑ | |

3.5 Will community facilities, parks and other infrastructure be available at appropriate levels to serve the development as proposed?

3.5.1 Vehicular Traffic

- Table 3.4.2-A below indicates that Princess Place drive in this vicinity is currently operating at level of service (LOS) F, indicating that traffic is over capacity and that speed is significantly delayed by traffic volume. Given the prior use of this property for a fire station, it is unlikely that the traffic counts taken when the station was operational would increase under the proposed zoning and use as housing for approximately 14 young males.

Table 3.4.2-A. Current Volumes, Capacities, and Levels of Service

| Road | Location | Volume | Planning Capacity | V/C | LOS |
|----------------------|------------------------------|--------|-------------------|------|----------|
| Princess Place Drive | Between Montgomery and Evans | 15,234 | 12,351 | 1.23 | F |

Table 3.4.2-B. Estimated Trip Generation

- The following analysis provides the trip generation for the prior use as a fire station, the potential residential density under current zoning, and the proposed use as transitional housing.

| Zoning | Land Use (ITE Code) | Intensity | AM Peak Hour Trips | PM Peak Hour Trips | Average Weekday 2-way Volume Trips (ADT) |
|-------------------------|----------------------------|----------------|--------------------|--------------------|--|
| Existing R-10 | Fire station (575) | 2,960 sf | - | 1 | n/a |
| Existing R-10 | Residential (215) | 3 lots/6 units | 3 | 3 | 43 |
| Proposed O&I | Transitional housing (254) | 12 beds | 3 | 3 | 36 |
| NET DIFFERENCE | | | 0 | 0 | -7 |

*Assumes potential development with 80% building lot coverage.

Source: Institute of Transportation Engineers Trip Generation, 11th Edition, 2021.

3.5.2 Bicycle, Pedestrian and Transit Facilities

- There are existing sidewalks located along the north and south sides of Princess Place Drive and along the west side of Barclay Hills Drive which provide a connection to the existing pedestrian network across the area.
- There are several WAVE Transit stops proximate to the site, one approximately 275 feet west at the intersection of Greendale Drive and Princess Place Drive, one approximately 680 east near the intersection of Birchwood Drive and Princess Place Drive, and several along Market Street within 1,000 feet of the subject site.

3.5.3 Public Utilities

- The site has existing water and sewer provided by mains along Princess Place Drive.

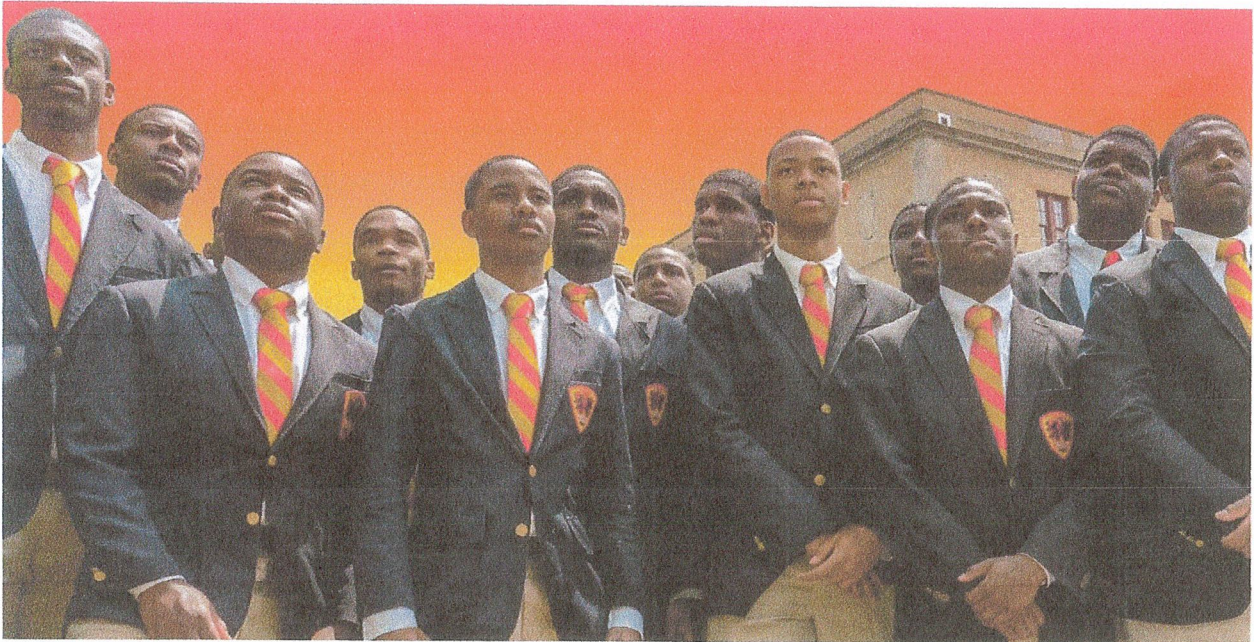
Table 3.4.4-A. Cape Fear Public Utilities (CFPUA)

| Utility Type | Ownership | Size | Location |
|-----------------------|-----------|------|----------------------|
| Water Main (Existing) | CFPUA | 8" | Princess Place Drive |
| Sewer Main (Existing) | CFPUA | 10" | Princess Place Drive |

4. Attachments

1. General Rezoning Application (1/17/24)
2. Resolution Authorizing the City to Transfer Property (9/21/21)
3. Planning Commission Consistency Statement (dated 3/6/24)
4. Planning Commission Draft Minutes (3/6/24)
5. Public Comment (received 3/4/24)

**Wilmington Firestation # 3
WILL Become**



**HASAN J. POLK
TRANSFORMATION ACADEMY**

REZONING APPLICATION

APPLICATION FOR
GENERAL 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: LINC Inc.

MAILING ADDRESS OF APPLICANT: PO Box 401, Wilmington, NC 28402

PHONE NUMBER AND E-MAIL OF APPLICANT: 910-332-1135; froberts@lincnc.org

PROPERTY OWNER INFORMATION:

Name(s) LINC Inc.

Address: PO Box 401, Wilmington, NC
Zip 28402

Telephone: 910-332-1135

Email Address: froberts@lincnc.org

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

ADDRESS OF SUBJECT SITE: 3933 Princess Place Drive Wilmington, NC

NEW HANOVER CO. PROPERTY IDENTIFICATION # (PIN): R04914-001-001-000

CURRENT ZONING DISTRICT(S): R-10 PROPOSED ZONING DISTRICT(S): O/I

TOTAL SITE AREA: 35284

PRE-APPLICATION MEETING: 02/03/2022
(Date)



Section B. SUBMITTAL INFORMATION AND PROCEDURE

- (1) Supplementary information is **REQUIRED** as part of the application. See Section C below for required information.
 - (2) The petition **MUST** be reviewed by the planning department for completeness **PRIOR** to the acceptance of any application or petition. Please do not leave your application materials without speaking to a planner. If you do, your application may not be processed.
 - (3) Receipt for the paid applicable fee must accompany the application.
 - (3) Applications must be officially accepted by the planning department, 305 Chestnut Street, 3rd floor, Wilmington. Applications mailed in or left without official acceptance will not be processed or scheduled for planning commission review.
 - (4) The planning commission will consider the application, if properly completed, at the applicable meeting. The applicant should appear at all hearings. Planning commission meetings are typically held at 6:00 p.m. in council chambers, City Hall, 102 N. 3rd 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. **Complete applications must be received by the planning department no later than 1:00 PM on the deadline day** to allow time for processing and advertisement as required the North Carolina General Statutes.
-

Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION

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

- Completed application form;
- Agent form if the applicant is not the property owner;
- Receipt for application fee;
- Legal description of property requested for rezoning, by metes and bounds;
- List of the names of owners, their addresses, and the tax parcel numbers of the properties within 300 feet of the subject property, including those separated by a street right-of-way. A list will be provided by planning staff;
- Two sets of business-size envelopes pre-addressed to the property owners within 300 feet of the subject property with the planning department's return address. All envelopes must have postage and metered postage must be *undated*. Envelopes should include the department's return address:
City of Wilmington Planning Department
PO Box 1810
Wilmington, NC 28402-1810
- Copy of the New Hanover Tax map that delineates the property requested for rezoning.

When the planning commission and city council review petitions for a general rezoning of property, the intended use of the property cannot be considered. It is important that the applicant provide information to explain how the general rezoning request satisfies the following questions. Please use attachments 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 property is currently zoned for Residential (R-10) use. However, the property was formally used by the City of Wilmington as Fire Station #3, which served an Office and Institutional purpose. The Fire Station was originally constructed in 1972 in what appears to have been a primarily Residential area. Since then, the surrounding areas now include Commerical Services, Community Business, Regional Business, and Office and Institutional zones. The zoning we are requesting is Office and Institution (O/I), which is the zoning classification for many properties within 300 feet of the existing site.

2. **Explain how the map amendment would be consistent with the *Create Wilmington Comprehensive Plan* and adopted special area plans (e.g., corridor plans, neighborhood plans, etc.).**

According to the Create Wilmington Comprehensive Plan, a primary purpose is to target "existing urban areas and main streets for infill development and redevelopment." The current structure located on the property has been vacant for several years and the proposed plan is a redevelopment of the current structure. The proposed redevelopment would convert an unused, dilapidated structure to a functional, safe, institutional property without "affecting the character of Wilmington's lower-density, single-family neighborhoods."

3. **Explain the expected impacts on the area if the proposed zoning map amendment is approved.**

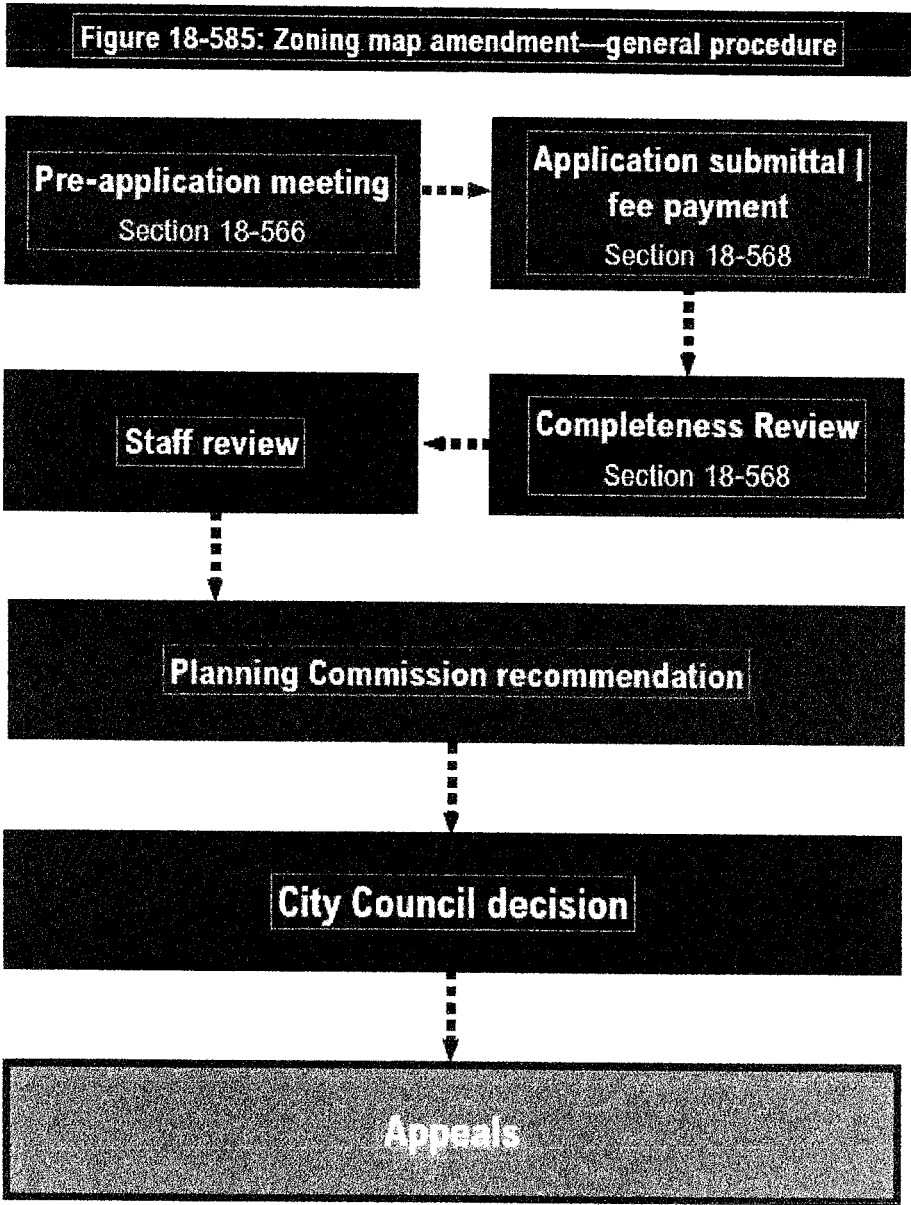
Given the prior use of the property as a fire station, there would be minimal impact on the surrounding areas as the property already contains the infrastructure needed for Office and Institution use, including necessary roadways, parking, and other appurtenances.

4. **Describe other circumstances that justify that the proposed amendment in the public interest.**

The Wilmington City Council donated the property to LINC, Inc., a non-profit corporation with a 501(C)(3) status, for the public purpose of providing affordable and/or no-cost housing, education, employment, and life skills to young men in the community. The proposed plan for the property would convert a vacant, unused, and unoccupied structure into an enriching environment for underserved members of the community.

OWNER'S SIGNATURE*: *In filing this application for a zoning map amendment, I/we as the property owner(s), hereby certify that the information presented in this application is accurate to the best of my knowledge, information and belief. I hereby designate _____ 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: J. P. S. 1/17/24



LEGAL DESCRIPTION

THIS FEE SIMPLE DEED, made and entered into this the 19 day of JULY, 1993, by and between CITY OF WILMINGTON

Wilmington, North Carolina hereinafter referred to as the GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, hereinafter referred to as the Department:

W I L M E S S E T T E

That the GRANTORS, for themselves, their heirs, successors, and assigns, for and in consideration of the sum of \$ 1.00 agreed to be paid by the DEPARTMENT TO THE GRANTORS, do hereby give, grant and convey unto the DEPARTMENT, its successors and assigns, in FEE SIMPLE the right of way located in Barnett Township, New Hanover County, North Carolina, which is particularly described as follows:

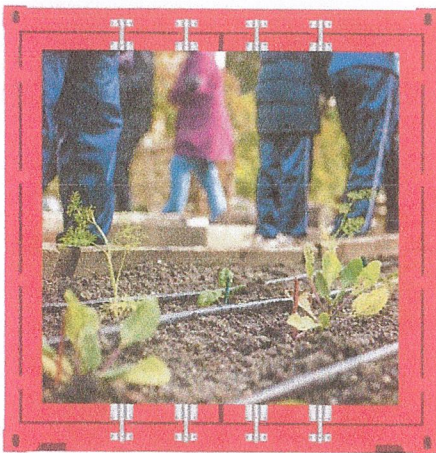
Beginning at the point of intersection of Survey Line L with Survey Line Y-4; Said point being Survey Station 32 + 70.5, Survey Line L and Survey Station 0 + 00, Survey Line Y-4; Thence running along Survey Line L in a western direction to Survey Station 32 + 10.5, Survey Line L; Thence running in a straight line in a northern direction to a point located 30 feet north of and normal to Survey Station 32 + 10.5, Survey Line L; Thence running in a straight line in a northeastern direction to a point located 30 feet west of and normal to Survey Station 0 + 60, Survey Line Y-4; Thence running in a straight line in a eastern direction to Survey Station 0 + 60, Survey Line Y-4; Thence running along Survey Line Y-4 in a southern direction to the point of the Beginning.

000030

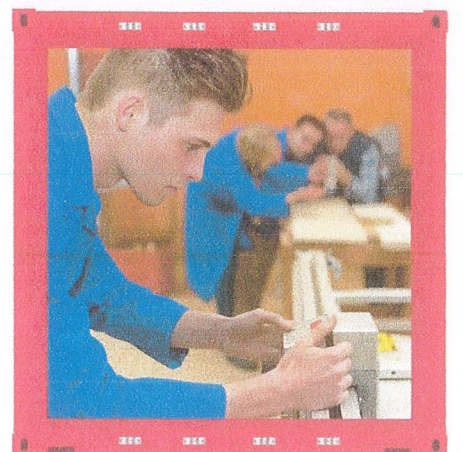
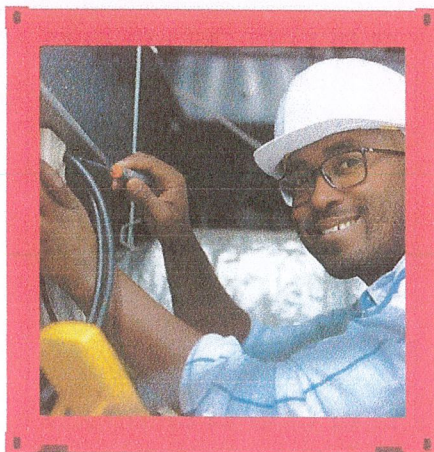
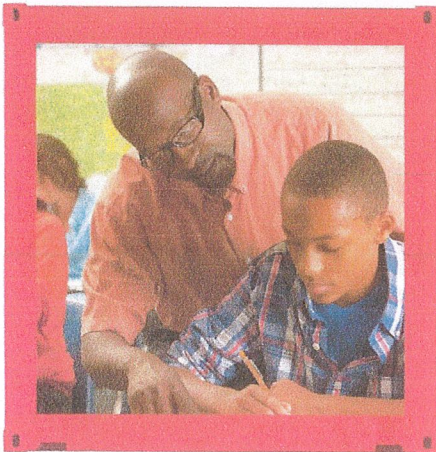
The property hereinabove described was acquired by the GRANTORS by Instrument(s) recorded in the NEW HANOVER County Registry in Deed Book 810 at Page 537 and

LINC, Inc. Space Needs Assessment

PRINCESS PLACE FIRE STATION ADAPTIVE REUSE
3/25/22



*SUPPORTING POSITIVE
COMMUNITY RE-ENTRY*



DESIGN NARRATIVE

The following is a description of all the major considerations present in the concept schemes. Origins for these concepts are varied and include the data gathered in the space needs assessment, the existing building's structure and layout, the City of Wilmington's Land Development Code, and the architects' experience working in Wilmington on similar building types.

Site Plan

Site setbacks in the concept plan are determined by O&I occupancy, required due to the number of residents. The existing parking lot and driveways from both Princess Place Drive and Barclay Hills Drive remain in place and receive new seal coat and striping. Two trees at the northwest side of the site are proposed for removal. One of these trees is in particularly poor condition. Sawyer Sherwood & Associate recommends that LINC remove it as soon as possible to avoid potential damage to the existing building and adjacent properties.

A 400 sf storage building is proposed in the concept plan within the space remaining after honoring the required zoning separations. Discussions during the special use process will determine if this storage building will be allowed.

Selective Demolition of Existing Building Elements

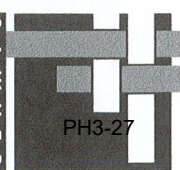
The existing cementitious soffit and fascia panels, as well as all associated wood framing, will be removed. The age of the building will require a hazardous materials survey to determine if there is any asbestos-containing material and, if asbestos is discovered, abatement will be required. The existing concrete slabs, exterior doors and windows, and interior walls will be demolished. All existing plumbing fixtures and piping, mechanical units and associated ductwork, and electrical fixtures, wiring, and panels are to be removed and replaced with new work. The existing generator will be evaluated and potentially replaced to provide backup power for the facility. A visit to the building by our firm discovered leaks in the existing roof; Sawyer Sherwood & Associate recommends that LINC repair the roof as soon as possible and remediate damaged materials within the building as necessary.

Building Renovations

The existing building has two wings separated by a garage. This 3-part design of remains in the concept schemes and has been used to organize the new facility's functions. The East wing of the building will become the residents' living quarters; the West wing will house a kitchen, dining/lounge area, and case manager/Director office; and the existing vehicle bay in between will become the new trades classroom. A new roof and soffits will raise the ceiling height in the building, allowing for high windows that maximize daylighting without compromising the facility's security and privacy. The roofline will be extended over an outdoor area adjacent to the dining room/lounge, providing a space for covered outdoor seating.

Building Addition

Concept Plan B proposes a 1,200sf addition to the existing building. The addition would contain a commercial kitchen, fitness room, and storage space, and would replace the caterer's kitchen shown in the concept plan.



PH3-27

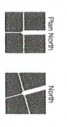
S A W Y E R
SHERWOOD
& ASSOCIATE
ARCHITECTURE
1524 National St., Wilmington, NC 28403
710.762.0812
www.sawyersherwood.com

Renovations to
3933 Princess Place
for
LINC Inc.
Wilmington, NC

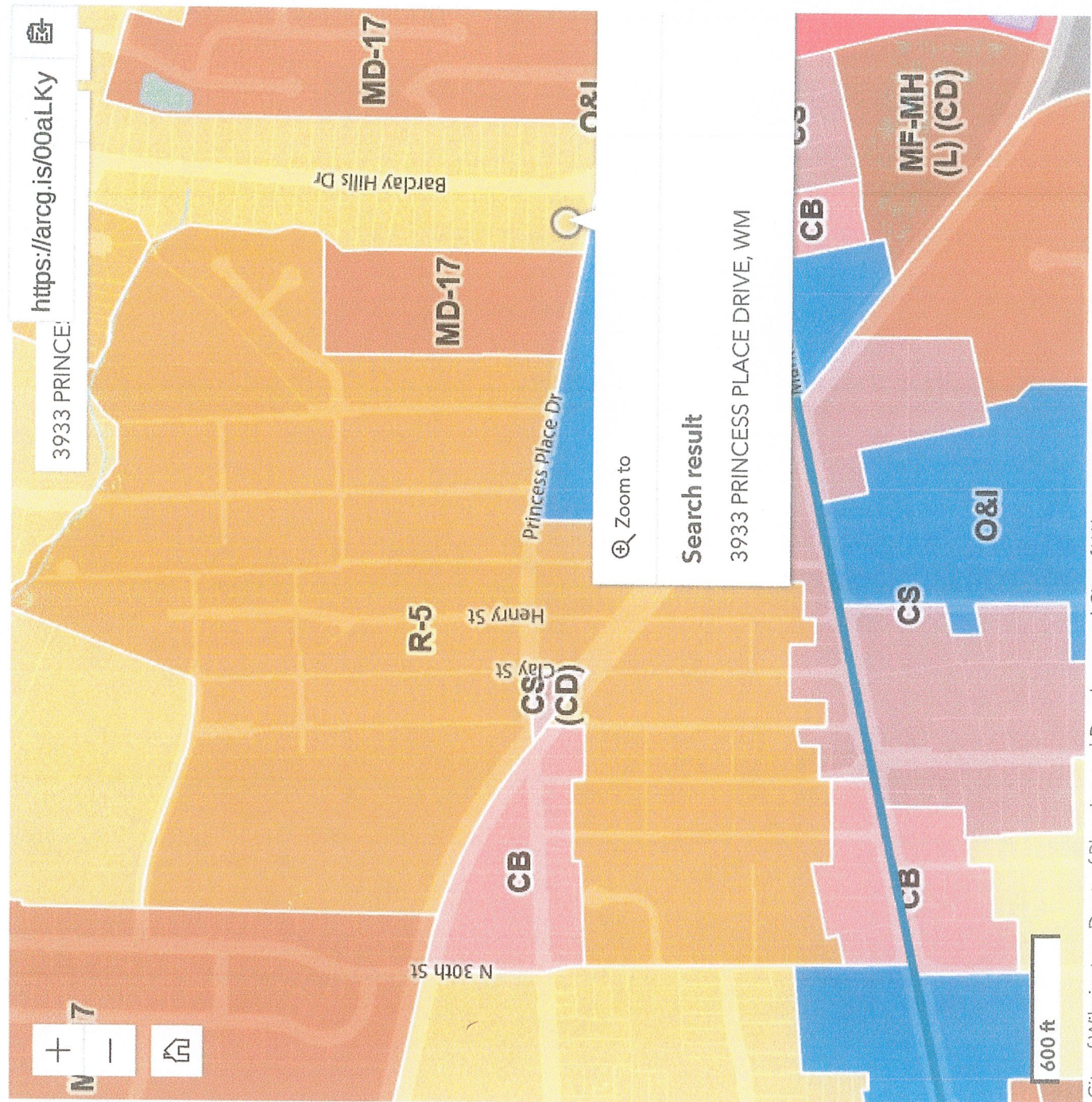
Concept Drawings
March 25, 2022
Revisions:

Concept Plan A

AC1.0
01 of 02



1 Concept Plan A
AC1.0
Scale: 1/8" = 1'-0"



| OWN1 | OWNER_NUM | OWNER_STREET | OWNER_STREETTYPE | OWNER_CITY | OWNER_STATE | OWNER_ZIP |
|------|--------------------------------|-----------------------|------------------|----------------|-------------|-----------|
| ✓ | BURNETT BERYLE R | 2300 MARGARET WALLACE | RD UNIT B | MATTHEWS | NC | 28105 |
| ✓ | GRANTHAM ANNA I | 113 BARCLAY HILLS | DR | WILMINGTON | NC | 28405 |
| ✓ | HUTCHISON WILLIAM SCOTT | 2149 MURRAY TOWN | RD | BURGAW | NC | 28425 |
| ✓ | MARKET STREET OFFICE PARK UOA | 3943 MARKET | ST | WILMINGTON | NC | 28403 |
| ✓ | CRUZ JOSSARY B | 2817 SAPLING | CIR | WILMINGTON | NC | 28411 |
| ✓ | DAVID JONES RENTAL LLC | 2392 CAROLINA BEACH | RD SUITE 201 | WILMINGTON | NC | 28401 |
| ✓ | ROBINSON ELIZABETH QUEENESTHER | 205 BARCLAY HILLS | DR | WILMINGTON | NC | 28405 |
| ✓ | PICA MARTIN | 5341 GREENVILLE LOOP | RD | WILMINGTON | NC | 28409 |
| ✓ | HOSTETLER SHAWN MELISSA | 205 CANNON | RD | WILMINGTON | NC | 28411 |
| ✓ | PICA MARTIN | 5341 GREENVILLE LOOP | RD | WILMINGTON | NC | 28409 |
| ✓ | T2 PROPERTY MANAGEMENT CO LLC | 5610 ONYX | CT | WILMINGTON | NC | 28412 |
| ✓ | MARKET STREET OFFICE PARK COA | 3943 MARKET | ST | WILMINGTON | NC | 28403 |
| ✓ | DRIFTWOOD PROPERTIES LLC | 429 PEACEFUL HAVEN | DR UNIT -E4 | BOONE | NC | 28607 |
| ✓ | GREENHILL PROPERTIES LLC | 9381 BARTONS CREEK | RD | RALEIGH | NC | 27615 |
| ✓ | THOMAS CHRISTOPHER R | 510 DECATUR | DR | WILMINGTON | NC | 28403 |
| ✓ | ACREAGE BROKERS INC | 5201 MONROE | RD | CHARLOTTE | NC | 28205 |
| ✓ | ELLISBERG JERRY | 305 BRAGG | ST | RALEIGH | NC | 27601 |
| ✓ | UNDERWOOD MICHAEL N | 102 CINEMA | DR #C | WILMINGTON | NC | 28403 |
| ✓ | HARRELL ROY D | 3965 MARKET | ST | WILMINGTON | NC | 28403 |
| ✓ | VAVILALA ESTATES LLC | 421 CHARLEVILLE | CT | CARY | NC | 27519 |
| ✓ | PORTILLO OSCAR A MARICELA C | 201 BARCLAY HILLS | DR | WILMINGTON | NC | 28405 |
| ✓ | SIDBERRY JOSEPH H HEIRS | 209 BARCLAY HILLS | DR | WILMINGTON | NC | 28405 |
| ✓ | GREEN THOMAS LEE HRS ETAL | 106 BARCLAY HILLS | DR | WILMINGTON | NC | 28405 |
| ✓ | JAY AMBE HOSPITALITY 2017 LLC | 3901 MARKET | ST | WILMINGTON | NC | 28403 |
| ✓ | MARKET STREET OFFICE PARK UOA | 3943 MARKET | ST | WILMINGTON | NC | 28403 |
| ✓ | SMITH MICHAEL A CHERRY B | 206 BARCLAY HILLS | DR | WILMINGTON | NC | 28405 |
| ✓ | MARTINEZ RAUL VERONICA | 118 BARCLAY HILLS | DR | WILMINGTON | NC | 28405 |
| ✓ | VAUGHN KELLY | 9768 STURGEON | DR | LELAND | NC | 28451 |
| ✓ | MANLEY WILLIE BRADLEY | 71 HY VUE | DR | NEWBURGH | NY | 12550 |
| ✓ | BASS WILLIAM R JUDY B | 3917 MARKET | ST | WILMINGTON | NC | 28403 |
| ✓ | JOHNSON ROBIN D | 114 BARCLAY HILLS | DR | WILMINGTON | NC | 28405 |
| ✓ | TAUHEED ISLAMIC CENTER | 721 CASTLE | ST | WILMINGTON | NC | 28401 |
| ✓ | VAUGHN KELLY | 9768 STURGEON | DR | LELAND | NC | 28451 |
| ✓ | PERRYMAN EDNA MAE | 510 GLEASON | RD | WILMINGTON | NC | 28405 |
| ✓ | GS LR PROPERTIES LLC | 16 BARCLAY HILLS | DR | WILMINGTON | NC | 28405 |
| ✓ | OAHS TIDEWATER LLC | 980 SYLVAN | AVE | ENGLEWOOD CLIF | NJ | 7632 |

10
2000

BK: RB 6501

PG: 2158-2170

RECORDED:

10-13-2021

04:09:14 PM

BY: ANGELA ENGLISH
DEPUTY



2021049534

NEW HANOVER COUNTY, NC

TAMMY THEUSCH PIVER

REGISTER OF DEEDS

NORTH CAROLINA QUITCLAIM DEED

Mail after recording to: [✓] City of Wilmington, ^{Legal} PO Box 1810, Wilmington, NC 28402

This instrument prepared without title examination by: Assistant City Attorney, Shawn R. Evans,
City of Wilmington

Brief description for the index: R04914-001-001-000

THIS QUITCLAIM DEED, executed this the 11th day of October, 2021, by and between The City of Wilmington, a municipal corporation organized and existing under the laws of the State of North Carolina, whose Post Office address is Post Office Box 1810, Wilmington, North Carolina 28402 (hereinafter referred to a "GRANTOR" of "CITY") and L.I.N.C., Inc. a North Carolina non-profit corporation, whose Post Office address is Post Office Box 401, Wilmington, North Carolina 28411 (hereinafter referred to as "GRANTEE").

WITNESSETH

WHEREAS, the City of Wilmington, a municipal corporation, is vested with all of the property and rights in property belonging to the corporation and is generally authorized to devise, sell or in any manner convey real or personal property, pursuant to North Carolina General Statute 160A-11, Corporate Powers.

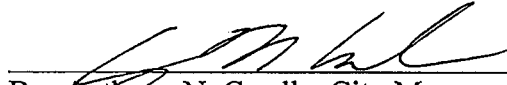
WHEREAS, it is the desire of both parties hereto that the property hereinafter described be used as a residential boarding school, and that it is not to be used for any other purposes, sold, nor transferred.

NOW, THEREFORE, the City hereby donates and conveys a fee simple determinable interest in the property more fully described in Exhibit A attached hereto so long as the property

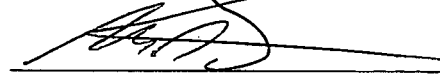
is used for the public purpose more fully described in Exhibit B attached hereto, and if not used for this public purpose the property shall revert to the Grantor.

IN TESTIMONY WHEREOF, said Grantor has hereunto set their hand and seal the day and year first above written.

GRANTOR:
CITY OF WILMINGTON, NORTH CAROLINA


By: Anthony N. Caudle, City Manager

APPROVED AS TO FORM:


Shawn R. Evans, Assistant City Attorney

STATE OF NORTH CAROLINA

COUNTY OF New Hanover

I, Christine L. Compton, a Notary Public in Brunswick County, North Carolina certify that Anthony N. Caudle personally appeared before me this day and acknowledged that he is the City Manager of the City of Wilmington, a North Carolina Municipal Corporation, and that by authority duly given and as the act of the City of Wilmington, the foregoing instrument was signed in its named by him as its Manager.

WITNESS my hand and notarial seal, this the 11th day of October, 2021.


Notary Public

My Commission Expires:

June 7, 2024

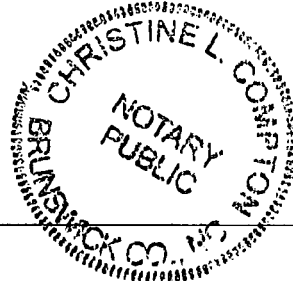


EXHIBIT A

All of lots nineteen B (19B) and twenty B (20B) of Barclay Hills Section, as said lots are shown on a map of Barclay Hills. Section B, recorded in Map Book 6, at page 43, of the New Hanover County Registry.

Resolution



City Council
City of Wilmington
North Carolina

Introduced By: Anthony N. Caudle, City Manager

Date: 9/21/2021

Resolution Declaring Wilmington Fire Station 3, located at 3933 Princess Place Drive as Surplus Property to be Donated for the Public Purpose of Providing Affordable and/or No Cost Housing, Education, Employment, and Life Skills to Young Men in our Community

LEGISLATIVE INTENT/PURPOSE:

WHEREAS, this resolution declares City owned property located at 3933 Princess Place Drive, formerly Wilmington Fire Station 3 ("Fire Station Property"), as surplus property to be conveyed for the purpose of public use pursuant to N.C.G.S. §160A-279; and,

WHEREAS, the Fire Station Property is currently vacant and unoccupied, and would require multiple costly upgrades which are not in the current budget plan; and,

WHEREAS, L.I.N.C., Inc., is a North Carolina non-profit corporation with a 501(C)(3) status located in New Hanover County. L.I.N.C., Inc., was established in 1999 to assist men and women recently released from prison in becoming contributing members of the community; and,

WHEREAS, L.I.N.C., Inc., also operates LINC initiative to educate; otherwise, known as L.I.T.E. program. The L.I.T.E. program is a culture, and gender specific, education, and life skills program for 16 to 24-year-old African American males that have been involved in the court system; and,

WHEREAS, L.I.N.C., Inc., has identified the Fire Station Property as an optimal location for its proposed residential boarding school for approximately 10-12 young men between the ages of 16 to 19; because of its location in the community as well as the Fire Station Property already contains a dining room, sleeping area, and classroom space which can be redeveloped; and,

WHEREAS, the proposal by L.I.N.C., Inc., requests that the City Fire Station Property for the public purpose of L.I.N.C., Inc., establishing the residential boarding school site; and,

WHEREAS, both the City and L.I.N.C., Inc., desire to work together to achieve the transfer and donation of the requested property to allow L.I.N.C., Inc., to redevelop and transform the Fire Station Property for the public purpose of providing affordable and/or no cost housing, education, employment, and life skills to young men in our community; and,

CERTIFIED TO BE A TRUE COPY
 CITY CLERK
[Signature]

WHEREAS, in order to maintain the use of the Fire Station Property for public purpose, L.I.N.C., Inc., has agreed that the City will retain a determinable fee interest in the Fire Station Property after the donation and transfer.

THEREFORE, BE IT RESOLVED:

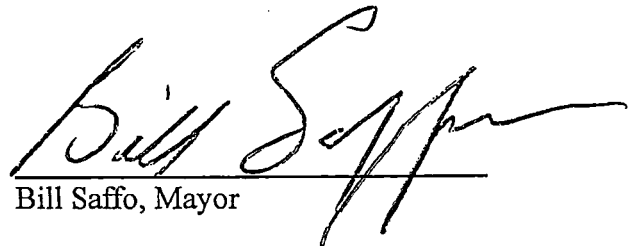
THAT, the Fire Station Property is hereby declared surplus and will be conveyed by property sale without consideration in lieu of appropriation of funds and used for public purpose pursuant to N.C.G.S. §160A-279.

THAT, the City Manager and the City Attorney are directed to prepare documents for the transfer and donation of the City owned Fire Station Property, located at the Intersection of Barclay Hills Drive and Princess Place Drive for the purpose of providing affordable and/or no cost housing, education, employment, and life skills to young men in our community.

THAT, pursuant to N.C.G.S. §160A-267, a notice summarizing the contents of the resolution or order shall be published once after its adoption, and no property transfer shall be consummated thereunder until ten (10) days after its publication.

THAT, the City Manager and City Attorney are authorized to draft, execute, and record any documentation necessary to complete this transaction.

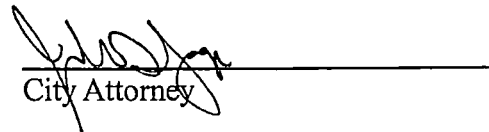
Adopted at a regular meeting
on September 21, 2021


Bill Saffo, Mayor

ATTEST:


Penelope Spicer-Sidbury, City Clerk

APPROVED AS TO FORM:


City Attorney



Proposed
City Property Transfer
3933 Princess Place Drive



0 50 100 200 Feet

GREEN

THIS MAP MAY NOT BE A CERTIFIED SURVEY
AND HAS NOT BEEN REVIEWED BY A LOCAL
GOVERNMENT AGENCY FOR COMPLIANCE
WITH ANY APPLICABLE LAND DEVELOPMENT
REGULATIONS AND HAS NOT BEEN REVIEWED
FOR COMPLIANCE WITH RECORDING
REQUIREMENTS FOR PLATS

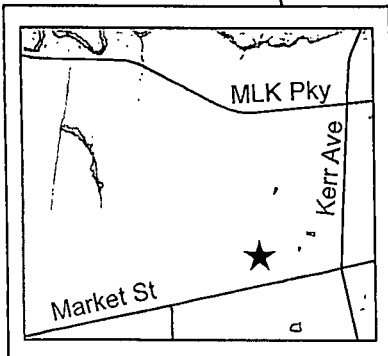
3933 Princess Place Dr

GRASS LN

PRINCESS PLACE DR

BARCLAY HILLS DR

Vicinity Map



R2-7

PH3 35

EXHIBIT A

All of lots nineteen B (19B) and twenty B (20B) of Barclay Hills Section, as said lots are shown on a map of Barclay Hills. Section B, recorded in Map Book 6, at page 43, of the New Hanover County Registry.

EXHIBIT B

(CERTIFIED RESOLUTION AUTHORIZING DONATION TO BE ATTACHED)

TAMMY THEUSCH
PIVER
Register of Deeds

New Hanover County

Register of Deeds

320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



State of North Carolina, County of NEW HANOVER
Filed For Registration: 10/13/2021 04:09:14 PM
Book: RB 6501 Page: 2158-2170
13 PGS \$26.00
Real Property \$26.00
Recorder: ANGELA ENGLISH
Document No: 2021049534

DO NOT REMOVE!

This certification sheet is a vital part of your recorded document. Please retain with original document and submit when re-recording.

Agenda Item#: 4

Request: 3933 Princess Place Drive – rezone from R-10 to O&I

Case Number: Z-6-324

Hearing Date: 3/6/2024

Planning Commission Consistency Statement
(To be read into the record as a motion, seconded and voted upon)



Approval - this request is consistent with the objectives and policies of the following plans adopted by the City of Wilmington:

- Create Wilmington Comprehensive Plan
- Wrightsville Avenue 2030 (WA2030)
- Vision 2020: A Waterfront Downtown
- Carolina Beach Road Corridor Plan
- College Road Corridor Plan
- Market Street Corridor Plan
- Oleander Drive Corridor Plan
- Dawson-Wooster Corridor Plan
- South 17th St/Independence Blvd. Corridor Plan
- NorthSide Community Plan
- SouthSide Small Area Plan
- Market Street Corridor Study
- Wrightsville Sound Small Area Plan
- Other: _____

The Planning Commission considers its approval to be reasonable and in the public interest because: [Please provide reasons which can be found in the staff report (maybe found under strong support sections or through public hearing)]
The proposal would allow for the adaptive reuse of a municipal fire station for a public purpose.

Therefore, the Planning Commission recommends approval of this request.

Rejected - this request is not consistent with the objectives and policies of the following plans adopted by the City of Wilmington:

- Create Wilmington Comprehensive Plan
- Wrightsville Avenue Land Use Plan
- Vision 2020: A Waterfront Downtown
- Carolina Beach Road Corridor Plan
- College Road Corridor Plan
- Market Street Corridor Plan
- Oleander Drive Corridor Plan
- Dawson-Wooster Corridor Plan
- South 17th St/Independence Blvd. Corridor Plan
- NorthSide Community Plan
- SouthSide Small Area Plan
- Market Street Corridor Study
- Wrightsville Sound Small Area Plan
- Other: _____

The Planning Commission considers its rejection to be reasonable and in the public interest because:
The proposal is not compatible with the surrounding area.

Therefore, the Planning Commission recommends rejection of this request.

Comments:

This report reflects the recommendation of the City of Wilmington Planning Commission, this the 6th Day of March, 2024

Attest:

Planning Commission Chair JC Lyle

*motion: Lennon
2nd: Pollock
W-D*

- **General Rezoning:** Property containing 0.813 of an acre +/- (Parcel ID: R04914-001-001-000) located at 3933 Princess Place Drive from R-10, Moderate-density single-dwelling district to O&I, Office and Institutional district. Kathryn Thurston, Zoning Administrator (Z-6-324)

Ms. Kathryn Thurston, Zoning Administrator provided a summary of the request for a general rezoning of the property located at 3933 Princess Place Drive. She said that the subject site is currently R-10, Residential and the applicant proposes to rezone the site to O&I, Office and Institutional.

Ms. Thurston said that the site is approximately 0.813 acres and currently contains a decommissioned city fire station that has been vacant since 2019. She added that in 2021, City Council approved the transfer of this property to the applicant, Frankie Roberts with Leading Into New Communities (LINC). Ms. Thurston provided maps of the location and photographs of the existing conditions and surrounding properties.

Ms. Thurston said that even though this request is a general rezoning, one of the requirements of the transfer was that the property must be used for an approved public purpose. She said that the applicant proposes that the property be used for a group home, residential that will allow LINC to adaptively reuse the existing building for housing and education of approximately 12 African American youth, ages 15-18, recently released from the justice system. She explained the mission of the organization and desire for the use. She added that the facility would be staffed 24-hours a day, 7 days a week.

Ms. Thurston concluded her presentation and said that the proposed rezoning is supported by many of the policies outlined in the Create Wilmington Comprehensive Plan including partnering with other agencies and organization to provide affordable housing and support services and encouraging job-training and life skills for youth. Therefore, staff recommends conditional approval of the request.

Prior to any discussion, Commissioner Adams said he is working with the applicant on another project and asked to be recused from this item. Commissioner Woodruff made a motion to accept Commissioner Adams' recusal request. The motion was seconded by Vice-Chair Pollock and the motion carried 6-0.

Vice-Chair Pollock asked why the applicant has requested a general rezoning instead of a conditional district rezoning since the intended use is already known. Ms. Thurston explained that this allowed the applicant to move forward with the rezoning request without having the added expense of preparing site plans and other required documents for a CD rezoning. She added that because of the way the property was conveyed, it is required to be used for the intended purpose, otherwise it would revert back to city ownership.

The applicant, Mr. Frankie Roberts with LINC provided a presentation about what the organization does in its support of at-risk youth. He explained the structured program and the services being provided to the participants. He also noted that the facility would be staffed at all times.

Commissioner Woodruff asked how participants are included into the program. Mr. Roberts said that they could be recommended through various methods including the court system, family members, or other organizations. He said that there is an interview process, interview panel, and risk assessment that must be completed prior to anyone being allowed into the program.

Mr. Roberts explained that members of the community are part of the interview process and that a participants cannot just leave the program, they must be released from the program through a process. He added that trained personnel on-site at all times are to mitigate the risks that may be present.

Since there were no additional questions of the applicant, Chairperson Lyle opened the public hearing for comments. No one being present to speak, the public hearing was closed.

Commissioner Lennon said that the commission received one comment in opposition to the project through the public comment portal. He said that in his opinion, the concerns were addressed by Mr. Roberts.

With no additional discussion, Commissioner Lennon made a motion to approve case number Z-6-324 for the general rezoning of the property located at 3933 Princess Place Drive to O&I, Office and Institutional. The motion was seconded by Vice-Chair Pollock.

The motion to approve the request was carried 6-0. Commissioner Adams was recused.

* Full Name
Warren Wilson

* Full Address
3910 Princess Place Drive
PO Box 12062 (mailing address)
Wilmington North Carolina 28405
United States

* Select the item you're commenting on here
Other

Email
groomingplace1@aol.com

*** Leave your comment here**

As the owner of the business property located at 3910 Princess Place Drive, I am opposed to the general re-zoning request by Linc Inc. to covert the old fire station located at 3933 Princess Place Drive into a halfway house for wayward teens. My reasons for opposing the use of the old fire station as a halfway house for wayward teens are as listed below: 1. Concerns about the high crime risks that the halfway house would pose to the safety and welfare of the children who attend the daycare center and their parents, due to the likelihood of violence by the wayward teens living in the halfway house. Over the years, there have been numerous violent crimes committed near my business location and in the surrounding neighborhoods. The area crime statistics compiled by the Wilmington Police Department would support these facts. 2. The proposed location of the halfway house would decrease the value of my business property, value of other businesses, and decrease the property values of the homes in Barclay Hills. Our property values have already been impacted by the two adult halfway houses on Princess Place Drive that the Planning Board allowed to open. I contend that the Planning Board wouldn't have allowed two adult halfway houses and a proposed third halfway house to be located in a white neighborhood or near a daycare. No racial intent meant but honestly ask yourself that question. In closing, I strongly urge the Planning Board to disapprove the proposed re-zoning request by Linc Inc. to operate a halfway house for teens, due to its incompatibility with my daycare business, other area businesses, and the Barclay Hills neighborhood. I built my building new in 1999 and I am in my 25th year of operation. Many of the residents who live in Barclay Hills built their houses new and are lifelong residents. The proposed halfway house by Linc Inc. would be across the street from the daycare center and at the front entrance leading into Barclay Hills. Just the wrong location.