

CITY of WILMINGTON North Carolina

ITEM PH4

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 a companion item to the rezoning of 3933 Princess Place Drive from R-10, Residential to Office and Institutional (O&I) to allow the applicant to seek approval of a Special Use Permit in the Office and Institutional District. The proposed use of the property is a “group home, residential” for housing, education, and support services for up to 12 African American males ages 15-24, and is allowed by issuance of a special use permit ("SUP") in the O&I district.

This property is a decommissioned municipal City fire station that was conveyed to L.I.N.C., Inc., by the City for the purpose of providing a needed public service. The Comprehensive Plan identifies this site as adjacent to 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.

If approved, L.I.N.C., Inc., as part of its L.I.T.E. Manhood Program, would be permitted to adaptively reuse the existing fire station 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, L.I.N.C., Inc., would be required to identify and seek approval for use of the property for a different public purpose, or the property would revert back to City ownership.

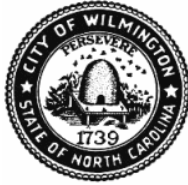
Passage of the attached Ordinance is recommended.

Respectfully submitted,

Anthony N. Caudle,
City Manager

PH4-1

Ordinance



City Council
City of Wilmington
North Carolina

Introduced By: Anthony N. Caudle, City Manager

Date: 4/16/2024

Ordinance Granting/Denying a Special Use Permit for Property Located at 3933 Princess Place Drive for L.I.N.C., Inc., to Operate a Group Home, Residential in the Office and Institutional (O&I) District (SU-3-424)

The City Council for the City of Wilmington held a quasi-judicial hearing on April 16, 2024, to consider the following special use permit (“SUP”) application:

Application Number: SU-3-424

Applicant: L.I.N.C., Inc. c/o Frankie Roberts PO Box 401 Wilmington, NC 28402
(910) 332-1135, froberts@lincnc.org

Owner: L.I.N.C., Inc. PO Box 401 Wilmington, NC 28409

Tax Map: R04914-001-001-000

Proposed Special Use: Group Home, Residential

Zoning District: Office and Institutional (O&I)

Meeting Dates: City Council 4/16/24

The City Council, having heard all evidence and arguments presented at the hearing, makes the following findings of fact:

1. The subject property is a decommissioned municipal fire station, formerly Fire Station #3, that was constructed by the City circa 1972 and vacated by the City circa 2019.
2. On September 21, 2021, the City donated and transferred ownership of the fire station to L.I.N.C., Inc., to use for an approved public purpose.
3. L.I.N.C., Inc., is a North Carolina non-profit corporation with a 501(c)(3) status located in New Hanover County, established in 1999 to assist men and women returning from prison to become contributing members of the community.
4. L.I.N.C., Inc., also operates the LINC Initiative to Educate (“L.I.T.E”) Manhood Program, which is a culture and gender-specific educational program to educate and teach life-skills to African American males between 15-24 years of age who have been involved in the justice system.
5. The proposed use as a residential boarding school for 10-12 young men is classified as a “group home, residential” under City code.
6. On April 16, 2024, the subject property was rezoned from R-10, Residential, to Office and Institutional (O&I) to allow the adaptive reuse of the facility for a group home, residential.

7. The Land Development Code (“LDC”) requires the issuance of an SUP for group home, residential uses located within the City.
8. The applicant attended a pre-TRC meeting consultation with City staff on February 1, 2024, and has demonstrated the ability to comply with the SUP prerequisites for the LDC, as well as the technical standards of the code, with modifications as provided in the comments provided following that meeting.
9. Compliance with all site plan requirements shall be enforced as part of the final review and approval by the TRC.
10. Access to the site will be provided via the existing driveway on Barclay Hills Drive.

Based upon the foregoing FINDINGS OF FACT, City Council draws the following conclusions, as required by Section 18-589(D)(a)(i) of the City of Wilmington Land Development Code:

- a. That the use will not/will materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved by the issuance of the special use permit; and,
- b. The use meets/does not meet all required conditions and specifications; and,
- c. The use will not/will substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and,
- d. The location and character of the use, if developed according to the plan as submitted and approved, will/will not be in harmony with the area in which it is to be located and in general conformity with the adopted comprehensive plans, the CAMA plan, and adopted special area plans.

Therefore, because the City Council concludes that all general and specific conditions precedent to the issuance of a SPECIAL USE PERMIT have/have not been satisfied, IT IS ORDERED that the application for the issuance of a SPECIAL USE PERMIT be GRANTED/DENIED, subject to the following conditions:

1. The applicant shall fully comply with all specific requirements stated in the LDC for the proposed use, as a well as any additional conditions stated below.
2. If any section, subsection, paragraph, sentence, clause, phrase, or portion of this SUP is for any reason held invalid or unconstitutional by any court of competent jurisdiction, this SUP shall be null and void and of no effect.
3. The use and development of the subject property shall be in substantial compliance with the site plan and renderings, as submitted and accepted by City Council on April 16, 2024.
4. The use and development of the subject property shall comply with all other supplemental regulations and requirements imposed by the LDC, or any other applicable federal, state, or local law, ordinance, or regulation. In the event of a conflict, the more stringent requirement or higher standard shall apply.

5. The SUP shall be limited to a building area of 2,960 square feet for occupancy by a maximum of 12 resident students, and a storage building up to 400 square feet maximum. Any future expansions or additions to the site are subject to modifications to the SUP.
6. Approval of this SUP does not constitute technical approval of the site plan. All Technical Review Committee comments shall be followed prior to issuance of a construction release or final zoning approval.
7. All conditions of City Code Sec. 18-149 shall be met prior to issuance of a construction release and shall maintain compliance at all times the property is operated pursuant to this SUP.
8. All City, State and Federal regulations shall be met.
9. All driveways shall be constructed to or brought into compliance with City standards.

Adopted at a _____ meeting
on _____ 2024

Bill Saffo, Mayor

ATTEST:

APPROVED AS TO FORM:

Penelope Spicer-Sidbury, City Clerk

City Attorney

CASE SUMMARY • SPECIAL USE PERMIT

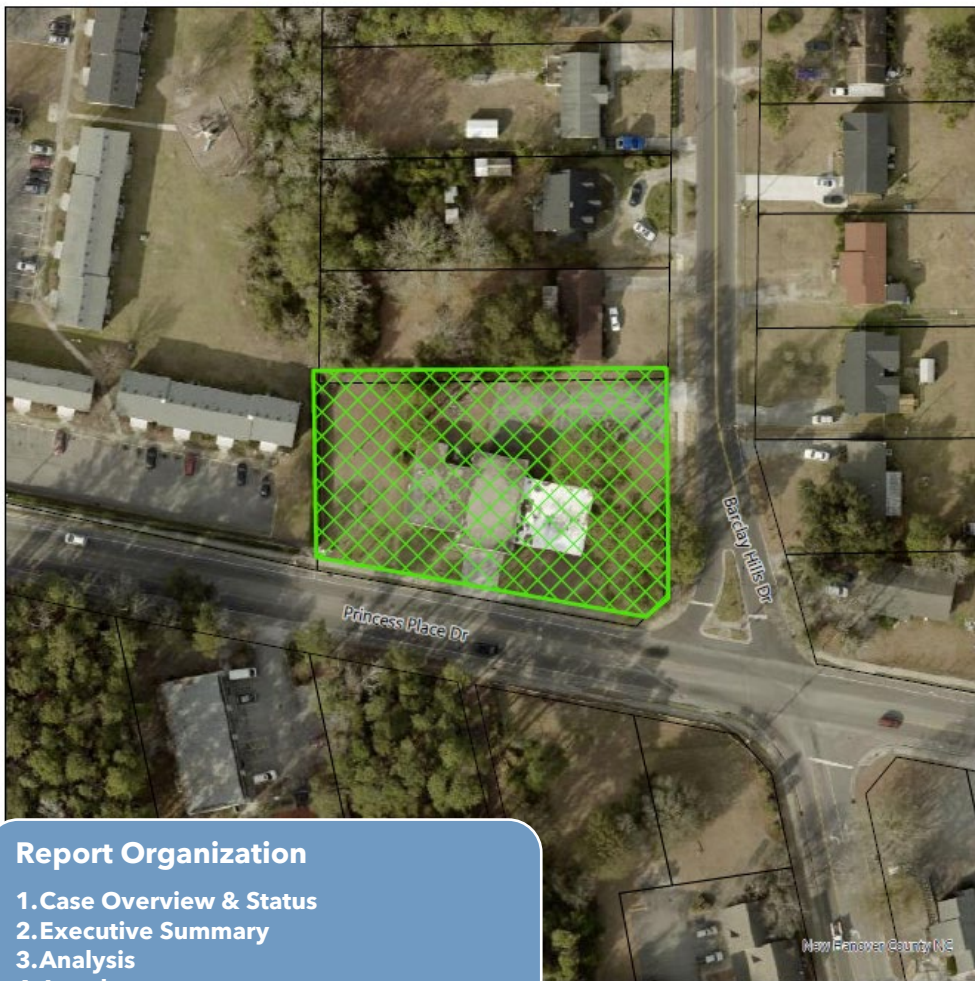
City Council Evidentiary Hearing • April 16, 2024

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

1. Case Overview and Status

Application for a special use permit for a group home residential use for a property located at **3933 Princess Place Drive**. Frankie Roberts, Applicant, froberts@linc.org, 910.332.1135 for Leading Into New Communities (LINC Inc.), Owner.

A corresponding application to rezone the property from R-10, Residential District to O&I, Office and Institutional District, was heard by the Planning Commission on March 5, 2024, and is scheduled for a legislative hearing the same evening as this evidentiary hearing. The Planning Commission voted to recommend approval of the general rezoning by a vote of 6-0. The rezoning is needed as group home residential uses are not permitted in the R-10 district.



Z-6-324 & SU-3-424
Attachment 2
Aerial Imagery
3933 Princess Place Dr

Site
 Parcels

N

0 50 100
Feet
2/23/2024

2. Executive Summary

2.1 Proposal

- The subject property includes a decommissioned municipal fire station that was constructed circa 1972 and is currently 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 has included elevations of the proposed use along with a preliminary site plan showing the revised floorplan for the former fire station and a new 400 square foot storage building to the rear of the existing building.
- The applicant has submitted a proposal to rezone the property to O&I, Office and Institutional District, concurrent with this special use permit application, 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.
- "Group home, residential" uses are permitted in the O&I District by special use permit, with conditions as set forth in greater detail in section 3.2 below. The resolution conveying the subject property to LINC, Inc. specifies that if the property is not utilized for its approved public purpose and/or ceases operation as such, it shall revert to city ownership.

Figure 2.1-A: Proposed Site Plan

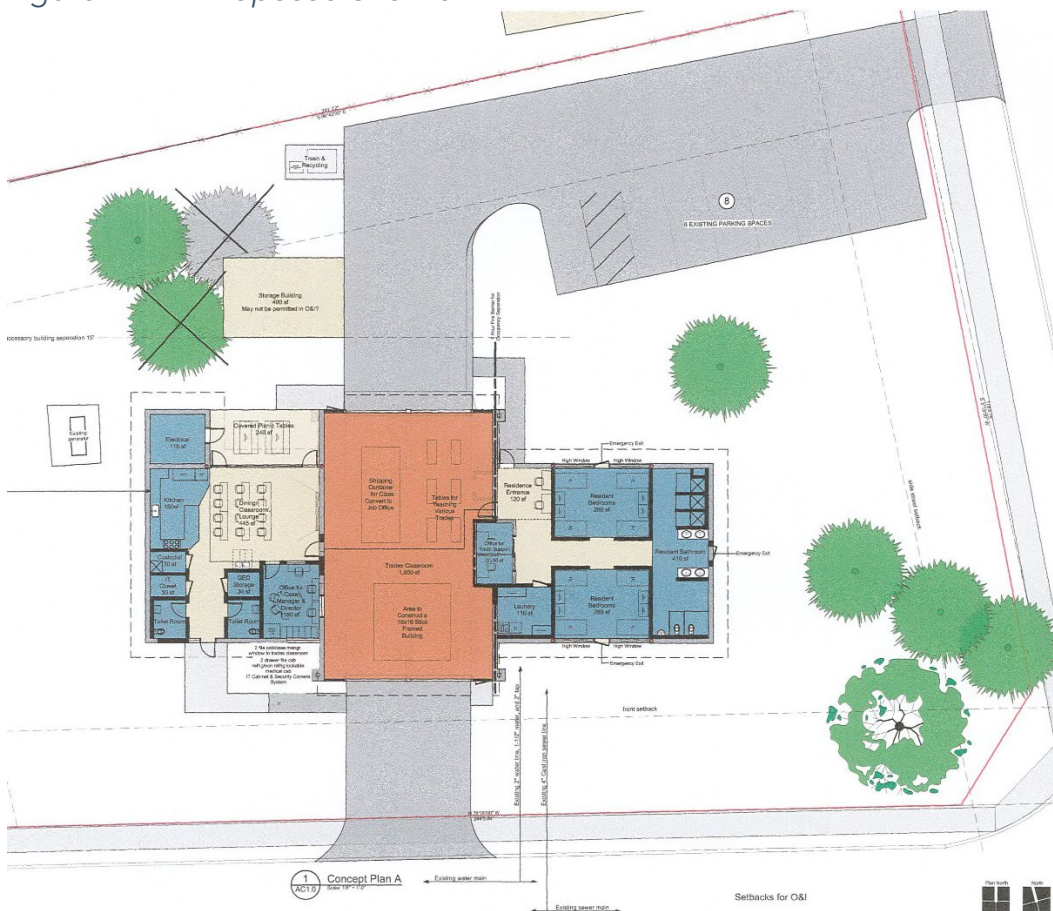
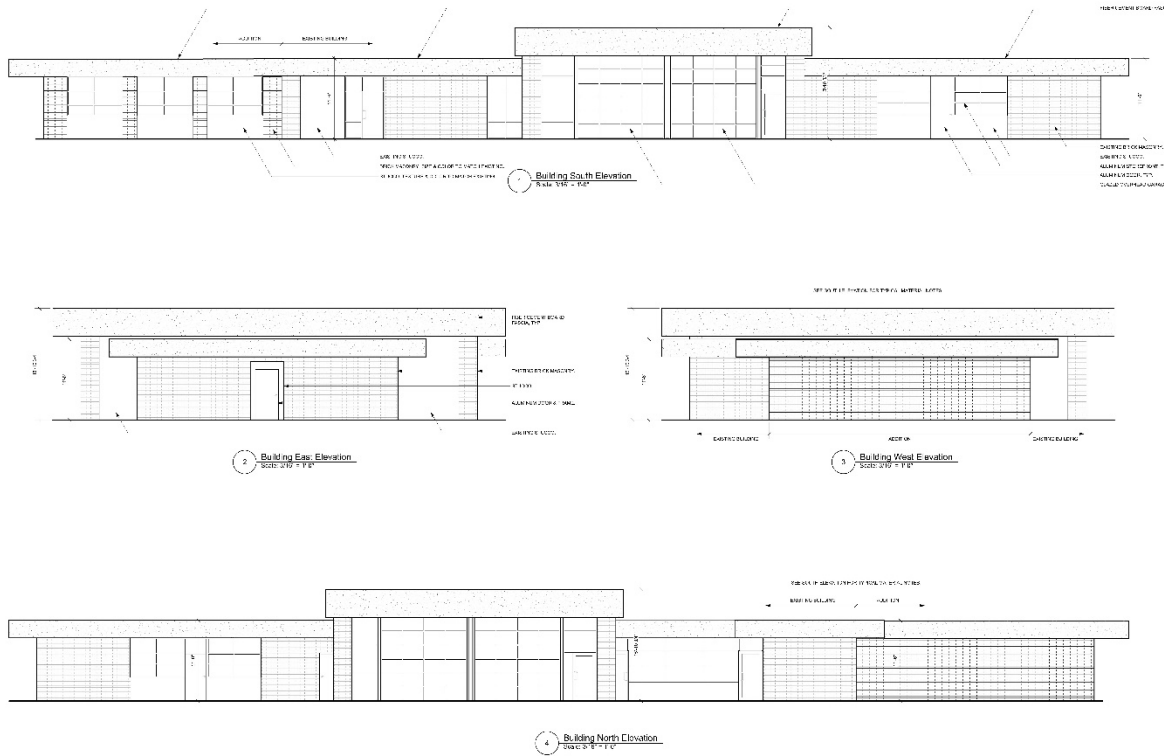


Figure 2.1-B: Proposed Elevations



2.2 Community Outreach

2.2.1 Neighborhood Meeting

On October 20, 2022, the applicant held a neighborhood meeting to discuss the proposed use of this property. The meeting invitation is attached. As of the time of publication, it is unclear how many residents attended.

2.2.2 Public Hearing Notices

City Council Public Hearing

<i>Signs Posted</i>	4/4/24
<i>Letters mailed to property owners within 300 feet</i>	4/4/24
<i>Advertisement Date(s)</i>	4/5/24 & 4/12/24

2.3 Decision Making

Special use permits add flexibility to the land development code by allowing certain uses that may be appropriate in a district if held to a higher standard of planning and design. By means of controls issued through the special use permit procedures, land uses that would otherwise be undesirable in certain districts can be developed to minimize any adverse impacts they may have on surrounding properties.

2.3.1 Criteria for Review

Special use permit applications may only be granted after an evidentiary hearing conducted in keeping with the requirements of N.C.G.S §160D-406. In considering such applications, the City Council must find that all four of the following factors exist:

1. That the use would not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved by the issuance of the special use permit;
2. That the use meets all required conditions and specifications;
3. That the use would not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
4. That the location and character of the use, if developed according to the plan as submitted and approved, would be in harmony with the area in which it is to be located and in general conformity with adopted comprehensive plans, the CAMA plan, and adopted special area plans.

2.3.2 Staff Analysis

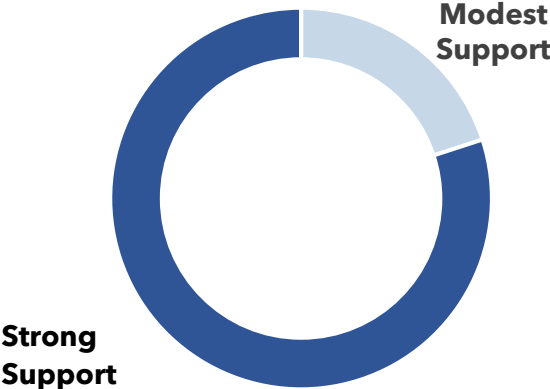
In reviewing the application, staff finds the following applicable policies in the Create Wilmington Comprehensive Plan:

- 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 special use permit would allow the 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.
- Many policies in the Create Wilmington Comprehensive Plan strongly support the proposed special use permit, particularly those aimed at partnering with other organizations to provide educational opportunities for youth, providing affordable housing for vulnerable populations, and offering support services for those re-entering the community from the justice system.
- While staff has evaluated the proposal for consistency with several policies, the policies identified below most directly apply to the proposed special use permit:
 - **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.

2.3.3 Policy Support/Non-support

Staff reviewed the proposed project for consistency with the policies established in the *Create Wilmington Comprehensive Plan*. While the chart below depicts the complete breakdown of consistency between applicable policies and the proposed rezoning, staff notes that not all policies carry equal weight; applicability and priority of policies may depend on the specifics of the proposal. (See analysis for detailed policy analysis.)



2.4 Findings of Fact

1. The subject property is a decommissioned municipal fire station, formerly Fire Station 3, that was constructed circa 1972 and vacated circa 2019.
2. On September 21, 2021, the city of Wilmington donated and transferred ownership of the fire station to L.I.N.C., Inc. to use for an approved public purpose.
3. L.I.N.C., Inc. is a North Carolina non-profit with a 501(c)(3) status located in New Hanover County, established in 1999 to assist men and women returning from prison to become contributing members of the community.
4. L.I.N.C., Inc. also operates the LINC initiative, also known as the L.I.T.E program, which is a culture and gender-specific educational program to educate and teach life-skills to

African American males between 15-24 years of age who have been involved in the court system.

5. The proposed use as a residential boarding school for 10-12 young men is classified as a "group home, residential" under city code.
6. On April 16, 2024, the subject property was rezoned from R-10, Residential to Office and Institutional to allow the adaptive reuse of the facility for a group home, residential.
7. The Land Development Code (LDC) requires the issuance of a Special Use Permit for group home, residential uses located within the city.
8. 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.
9. Compliance with all site plan requirements shall be enforced as part of the final review and approval by the TRC.
10. Access to the site will be provided via the existing driveway on Barclay Hills Drive.

2.5 Recommended Conditions

If City Council elects to approve the requested special use permit staff recommends the following conditions be applied:

1. The applicant shall fully comply with all of the specific requirements stated in the Land Development Code for the proposed use as well as any additional conditions stated below.
2. If any section, subsection, paragraph, sentence, clause, phrase or portion of this permit is for any reason held invalid or unconstitutional by any court of competent jurisdiction, this special use permit shall be null and void and of no effect.
3. The use and development of the subject property shall be in substantial compliance with the site plan and renderings as submitted and accepted by City Council on April 16, 2024.
4. The use and development of the subject property shall comply with all other supplemental regulations and requirements imposed by the Land Development Code or any other applicable federal, state or local law, ordinance or regulation. In the event of a conflict, the more stringent requirement or higher standard shall apply.
5. The permit shall be limited to a building area of 2,960 square feet for occupancy by a maximum of 12 resident students and a storage building up to 400 square feet maximum. Any future expansions or additions to the site are subject to modifications to the SUP.
6. Approval of this special use permit does not constitute technical approval of the site plan. All Technical Review Committee comments shall be followed prior to issuance of a construction release or final zoning approval.
7. All conditions of Sec. 18-149 shall be met prior to issuance of construction release and shall maintain compliance at all times the property is operated pursuant to this permit.
8. All City, State and Federal regulations shall be met.
9. All driveways shall be constructed to or brought into compliance city standards.

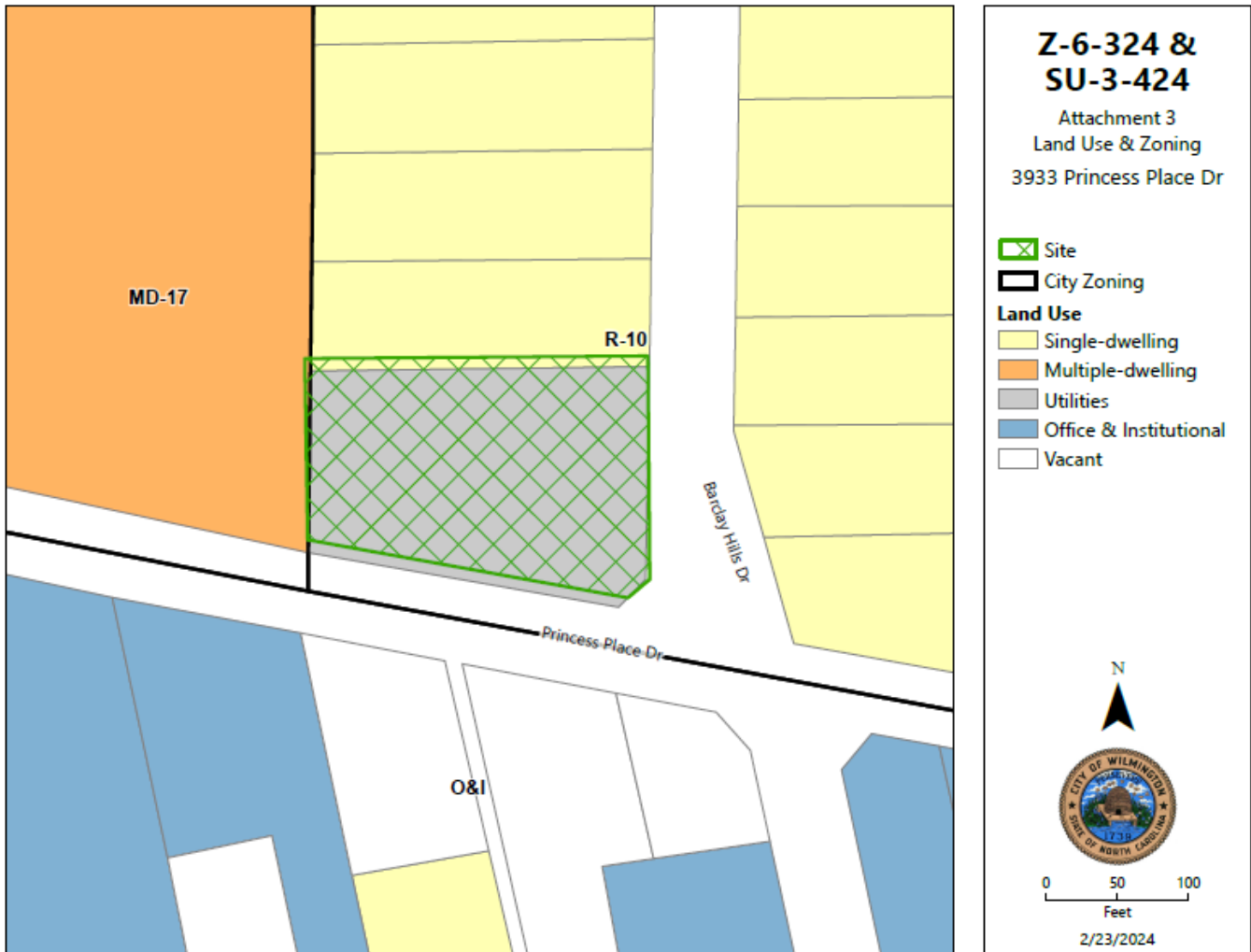
3. Analysis

3.1 Site & Zoning History

- 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.
- 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 16 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 requires a rezoning from R-10 to O&I to be considered concurrent with the special use permit application. 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 Area Context and Existing Conditions

Figure 3.2-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

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

3.3.1 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.

3.3.2 Use-specific Standards

- LDC Section 18-149 sets forth conditions for group home, residential uses, including the following:
 - No more than two occupants per bedroom;
 - Must provide written operating procedures for the use;
 - Must have supervision by on-site or on-call staff and provide a plan for such staff supervision; and
 - Any more than three final determinations of violations related to the premises within one month, or six within one year, shall constitute inadequate supervision and the use shall be deemed terminated by the operator.

3.3.3 Impacts on Public services, Facilities, and Infrastructure

- The site is currently served with water and sewer.
- CFPUA will require a Meter Sizing Form to confirm the existing services are the appropriate size for the new use.
- Any necessary utility connections that result in disturbance of pavement will require the applicant to make necessary repairs.
- Based on the estimated trip generation numbers at peak hours, no traffic impact analysis is required.

3.3.4 Access and Parking

- Access shall be from Barclay Hills Drive and the existing access along Princess Place Drive shall be converted to parking or some other use.
- There is sufficient parking to the rear of the building, accessed from Barclay Hills Drive.
- The driveway apron along Barclay Hills Drive is in deteriorated condition and will require improvement.
- Princess Place Drive is maintained by the Department of Transportation. If use of the driveway is permanently discontinued, curb and gutter is required to be installed to

NCDOT standards. It is the applicant’s responsibility to coordinate directly with NCDOT to determine if any driveway permits or reviews are necessary.

3.3.5 Buffers, Landscaping, and Trees

- Parking areas shall be screened with a low buffer at least three feet in height.
- No tree removal is proposed; however, removal of any trees would require a permit from city zoning.

3.4 Consistency with Adopted Plans

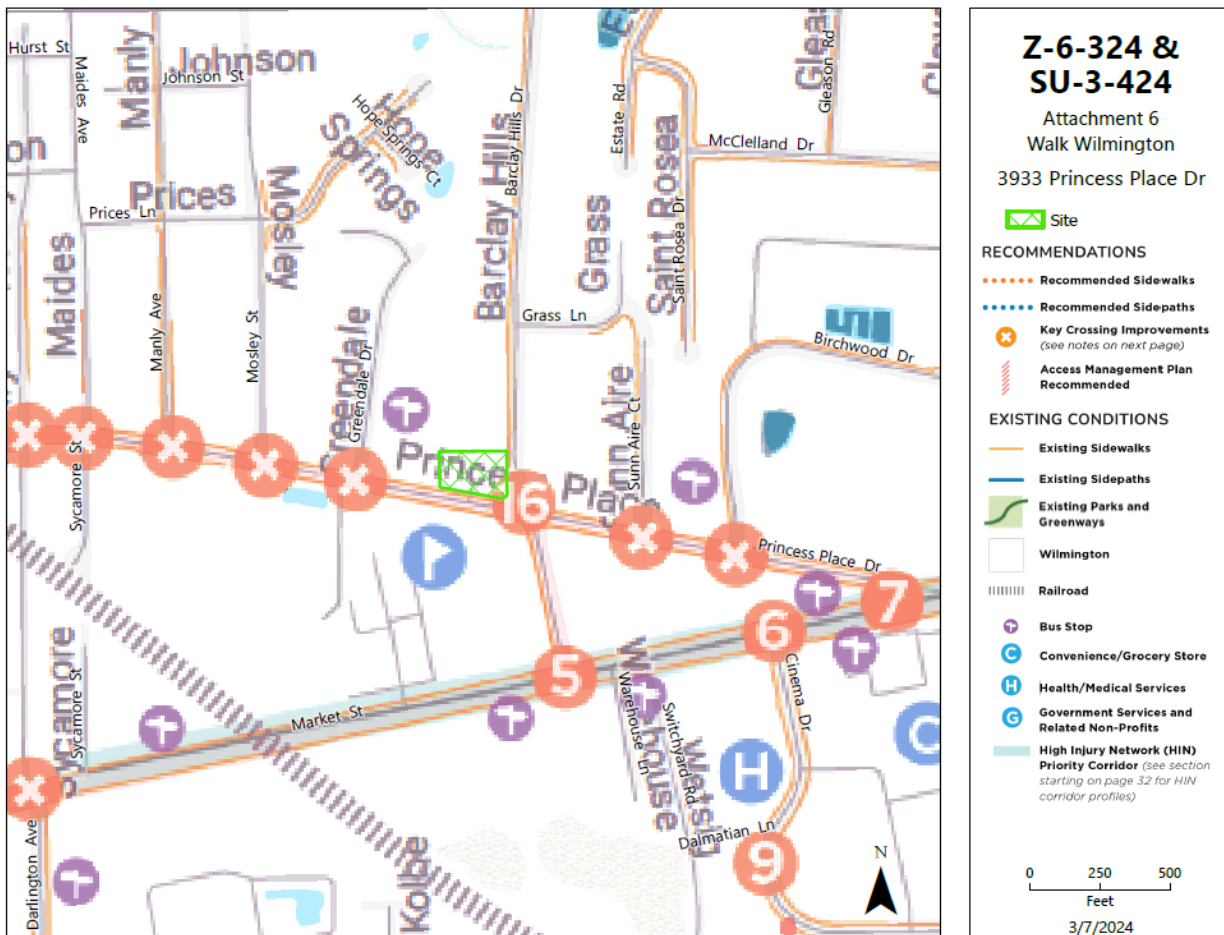
3.4.1 CAMA Plan

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

3.4.2 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 3.4.2-A: Walk Wilmington Map



3.5 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:



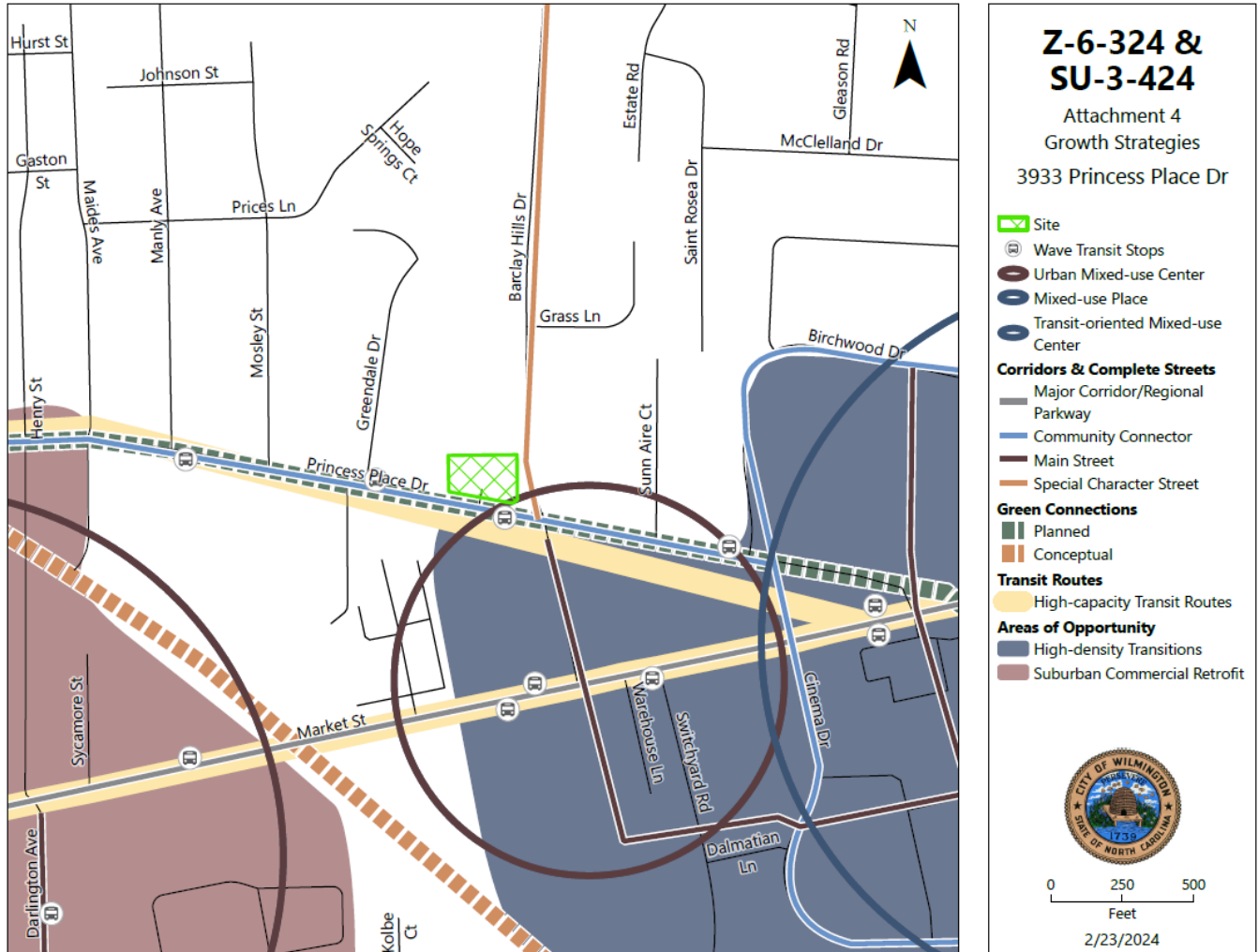
3.5.1 Is the Proposal consistent with the themes contained in the Comprehensive Plan?

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.	↑

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

Figure 3.5.2-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. ↑	

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

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 3.5.3-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 3.5.3-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.

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.

Public Utilities

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

Table 3.5.3-C. 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

Stormwater

- The proposed increases in impervious coverage will not require the issuance of a stormwater management permit.

4. Attachments

1. Special Use Permit Application (1/17/24)
2. Resolution Authorizing the City to Transfer Property (9/21/21)
3. Site plan (dated 3/25/22)
4. Elevations (dated 3/5/24)
5. Neighborhood meeting invitation (10/20/22)

SPECIAL USE PERMIT APPLICATION

APPLICATION ACCEPTANCE POLICY

SPECIAL USE PERMIT

City of Wilmington
Planning and Development

PO Box 1810 | 305 Chestnut St.
Wilmington, NC 28402
Telephone 910.254.0900 | Fax 910.341.3264

The policies outlined below enable planning staff to move the process along in a way that ensures that each application receives the attention it deserves. Staff desires to complete review of projects in an accurate and timely manner. Due to the volume of applications and public hearing schedules, working with incomplete materials detracts from the timely review of applications.

1. Applications are to be reviewed for completeness by staff prior to being officially accepted for review. Applications that are dropped off or mailed in cannot be accepted without prior approval from the planning director.
2. Checklists for each type of request are provided with each application package. If the application does not contain all required items on the checklist, it will be considered incomplete and shall not be accepted.
3. Upon determination by staff that an application is complete, it will be officially accepted by the planning department. Staff will complete an acceptance form and both staff and the applicant must sign the form. The application is not considered officially accepted until this form is signed by both the planner and the applicant. A copy of the signed form will be given to the applicant and a copy will be placed in the project file at the time of acceptance. Staff will not hold materials for incomplete applications.
4. Application fees must be paid at the time an application is submitted for acceptance.
5. In order to allow time to process fees, applications will not be accepted after 4:00 PM each day. On the deadline day for submittals, applications will not be accepted after 1:00 PM.
6. A pre-application meeting is required before an application can be submitted. Please call 910-254-0900 to schedule a pre-application meeting.
7. A flowchart of the Special Use Permit process is included on the last page.

The Planning Division staff looks forward to working with you during the application process. If you have questions or need further assistance, please call 254-0900.



SPECIAL USE PERMIT



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

Application is hereby made for a special use permit to use the property at the address below for the indicated special use.

NAME OF APPLICANT: LINC Inc.

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

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

PROPERTY OWNER INFORMATION (If different from the applicant):

Name(s) _____

Address: _____ ZIP _____

Telephone: _____ FAX: _____

Email Address: _____

PROPERTY INFORMATION: The following information is required to provide the necessary information to process the special use permit request:

ADDRESS OF PROPERTY: 3933 Princess Place Drive

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

PROPOSED SPECIAL USE: Boarding School

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

TOTAL SITE AREA: 35284 sq. ft.

Date of pre-application meeting: 02/03/2022

Authority to grant special use permits is found in Section 18-589 of the Land Development Code, pursuant to North Carolina General Statutes 160D-705. City Council, when granting a special use permit, must find that all four of the following factors exist. In the spaces provided below, indicate the facts that you intend to show to demonstrate the four required conclusions.

- a. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved by the issuance of the special use permit.

The proposed use involves a redevelopment of a former fire station for the purpose of

creating a boarding school for young men that is both educational and residential. The redevelopment of the fire station will improve and enhance an unused and vacant structure which will add value to the neighborhood and community.

- b. **That the use meets all required conditions and specifications** (See Article 7 of the Land Development Code for special use prerequisites that must be met before a special use permit may be granted).

Special use prerequisites have been met. The Pre-Application meeting was held with the City of Wilmington on February 3, 2022, all property owners within 300 feet of the property were notified of a Neighborhood Meeting, and the meeting was held on October 20, 2022.

- c. **That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.**

The property was donated to LINC, Inc. by the Wilmington City Council for the public purpose of providing affordable and/or no cost housing, education, and life skills to young men in the community.

- d. **That the location and character of the use, if developed according to the plan as submitted and approved, would be in harmony with the area in which it is to be located and in general conformity with the *adopted comprehensive plans, the CAMA plan, and adopted special area plans (e.g., corridor plans, neighborhood plans)*.**

The current structure located on the property, a former fire station, has been vacant for several years and the proposed plan is a redevelopment of the current structure. The redevelopment would convert an unused, vacant structure into a functional, safe, and enriching environment for underserved members of the community.

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 and your request may not be considered at the next City Council meeting.
- (3) A receipt for a fee in accordance with the approved fee schedule must accompany the application (see fee schedule on page 34).
- (4) Complete applications and supplemental information must be submitted by the deadlines established by city council to be scheduled for an evidentiary hearing (see approved schedule). Evidentiary hearings are typically scheduled on third Tuesday of each month at 6:30 p.m. in council chambers, City Hall, 102 N. 3rd Street, Wilmington, NC.
- (5) The applicant should appear to testify at the scheduled city council meeting. Meetings are usually held in Council Chambers, City Hall, 102 N. 3rd Street. Applicants will be informed of any change in date, time or location of meetings.
- (6) An affidavit certifying at least one neighborhood meeting (Sec. 18-567), for which notification was sent to property owners within 300 feet of the subject site, was held by the applicant must be submitted to the city clerk before an application will be accepted.
- (7) Conceptual site plan review by the city's technical review committee (TRC) is required for all special use permit applications. To avoid potential processing and scheduling delays, applicants are advised to have completed a conceptual review with the TRC prior to SUP application submittal. If a conceptual review has not occurred at time of application, planning staff will automatically schedule the item for conceptual review at the next available TRC meeting.

Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION

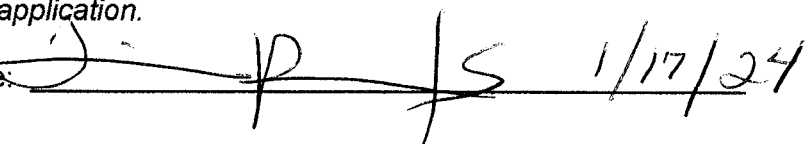
- Agent form if the applicant is not the property owner;
- Detailed project narrative describing the proposed site and request;
- One digital copy (pdf) of the site plan, drawn to scale, that includes, at minimum, the site and building information as indicated in Section D below;
- Receipt for application fee;
- 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 upon request;

- One set 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 sufficient postage and **metered postage must be undated and include the below return address:**
 City of Wilmington Planning Department
 PO Box 1810
 Wilmington, NC 28402-1810
- Copy of the current New Hanover County tax map delineating the subject property.

Section D. REQUIRED INFORMATION TO BE INCLUDED ON THE SITE PLAN

- The present zoning classification(s) of the tract;
- adjoining property lines;
- The location, height, size and location of structure(s);
- Proposed uses;
- Building elevation drawings;
- Proposed planting areas, including walls and fences and the treatment of any existing natural features;
- The names and deed references of current adjoining property owners;
- All existing easements, reservations, rights-of-way and all yards required for the special use and zoning district;
- General location of on-site utilities and proposed tie-in to existing public utilities (including water, sewer, culverts, drainage, etc);
- General location and type of stormwater facilities;
- Delineation of areas along streams on which the 100-year flood has been determined by the floodplain regulations;
 - For residential uses, this shall include number of dwelling units and outline of area within which buildings and structures would be located;
 - For nonresidential uses, this shall include approximate square footage of buildings and structures and outline of area within which the buildings and structures would be located; and
 - Parking and circulation plan, showing existing and proposed location, arrangement and number of parking spaces, and ingress and egress to adjacent areas.
- Proposed dimension and number of signs and their locations;
- Proposed phasing and approximate completion time of the project;
- Survey of regulated and significant trees and the number of trees proposed for removal and reasons why those trees would be removed;

OWNER'S SIGNATURE*: *In filing this application for a special use permit I/we as the property owner(s), hereby certify that all of 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:  1/17/24

AFFIDAVIT OF NEIGHBORHOOD MEETING PRIOR TO PUBLIC HEARING
ON PETITION FOR SPECIAL USE PERMIT

Frankie Roberts (please print), appearing before the undersigned notary public and being duly sworn, says that:

1. I have a legal interest in the property located at 3933 Princess Place Drive, Wilmington, North Carolina, which is the subject property of a petition for special use permit to be heard by City Council on the 18 day of July, 20 23.

2. A neighborhood meeting was scheduled on the 3rd day of October, 20 22 with regard to this petition.

3. I further certify that I notified all property owners within a 300-foot-wide buffer of the property (in accordance with Chapter 18, Article 7, Section 18-567 of the Land Development Code) prior to this meeting.

4. The neighborhood meeting was held on the 20 day of October, 20 22 (or) The community meeting was not held because (you must provide details of your attempts and why the meeting was not held):

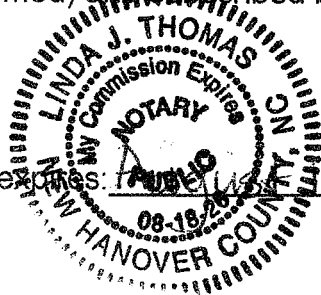
J. Roberts

(Affiant Signature)

STATE OF NORTH CAROLINA
COUNTY OF New Hanover

Sworn to (or affirmed) and subscribed before me this 8th day of May, 20 23.

(Official Seal)

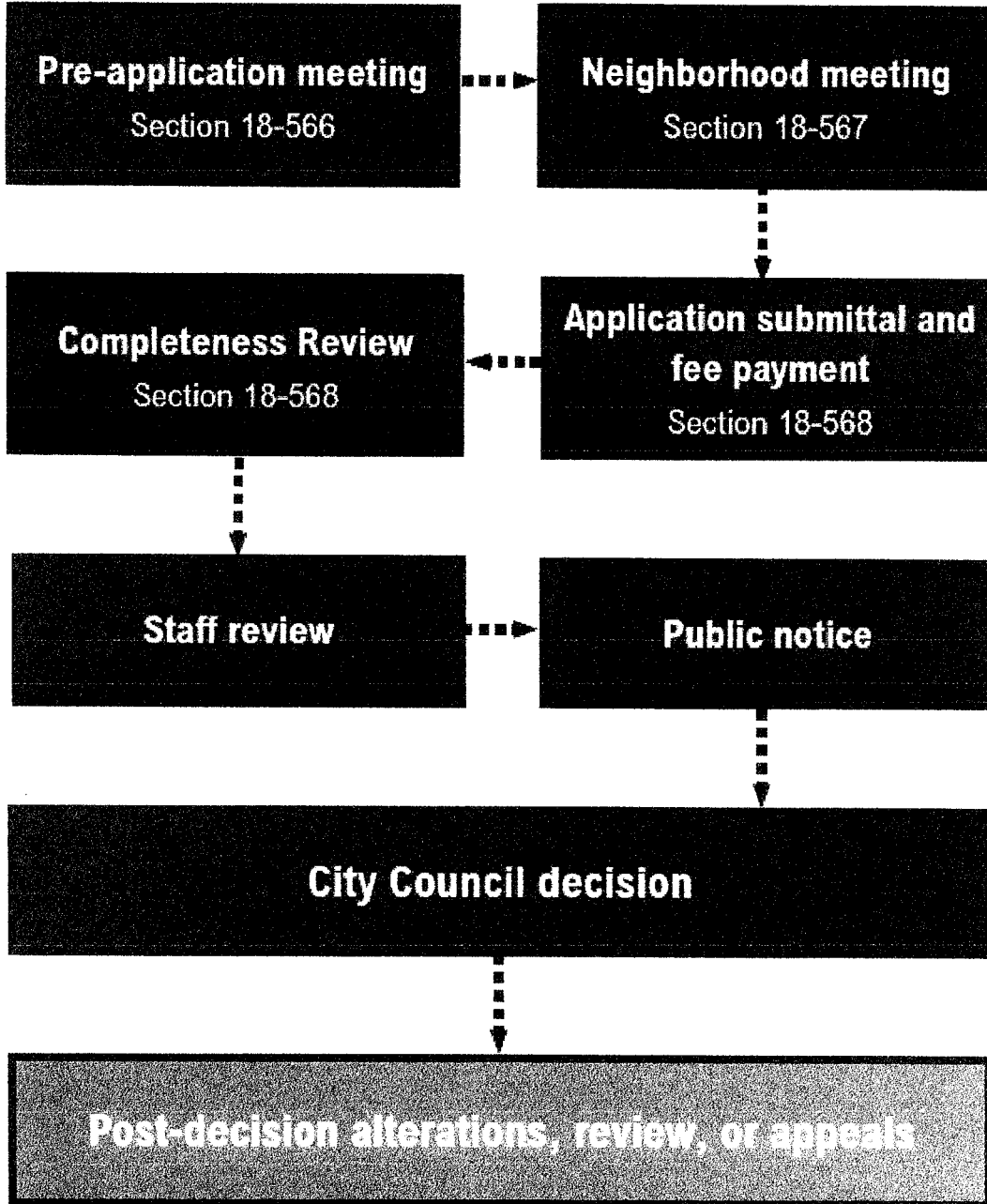


Linda J. Thomas
(Notary Public)

My commission expires: August 18, 2026

Linda J. Thomas
(Printed Name of Notary Public)

Figure 18-589: Special use permit process





Posted Notice Information

Applicant's Name: _____
 Address of subject property: _____
 Applicant's phone: _____
 Applicant's email: _____
 Case number: _____

First review board: _____
 First meeting date: _____
 Number of signs to post: _____
 Date range to post sign(s): _____
Staff date to verify: _____
 Date to remove sign(s): _____

Second review board
 (when applicable): _____
 Second meeting date: _____
 Number of signs to post: _____
 Date range to post sign(s): _____
Staff date to verify: _____
 Date to remove sign(s): _____

Posted notice requirements

When the North Carolina General Statutes (160D-403) require that public notice be posted on site, the city shall provide the required public notice signs to the applicant in accordance with the following provisions.

When to post

1. Notification signs shall be posted as required in Table 18-476.
2. Signs shall be posted for each review meeting. For example, if a case is heard by the planning commission and then by city council, the applicant will need to post signs in advance of both the planning commission meeting and the city council meeting.
3. Cases that are continued or to be heard by another governing board, will require the applicant to acquire a new sign from the planning department, and to meet new sign posting date requirements.

Number and location of signs

1. Signs shall be posted, without visual obstruction, by the applicant on the property for which a request has been made.
2. On large tracts, interior lots, or lots that are difficult to see from the exterior boundary lines, additional signs may be required to ensure reasonable notice is provided.
3. At least one sign shall be placed such that it is visible from the abutting street. If the property

- has more than one street frontage, a sign shall be posted on each frontage.
4. Planning staff will review the subject property with the applicant to determine the appropriate location of signs.
 5. Planning staff will verify signs have been posted. If signs have not been properly posted, the request shall not be considered by the decision-making body.
 6. It is recommended that signs be attached to wooden stakes with a staple gun and that two wooden stakes of at least 4 feet in length be used to secure the sign in the ground.

Reposting

If the decision-making body continues review to a later date, or if the decision-making body decides to consider the application at any time other than that specified on the notification signs, the applicant shall be required to remove signs and repost new signs with new meeting dates.

Sign removal

Signs shall be removed by the applicant within five days after the posted hearing date and disposed of properly.

Applicants are required to post signs for :

- Zoning map amendment
- Special use permit
- Variance
- Design adjustment (major)
- Some appeals
- Certificate of appropriateness (major)
- Vested rights

I acknowledge that I have been informed of my responsibility to post sign(s) in accordance with North Carolina State Statutes (160D-403). Signature/date_____.

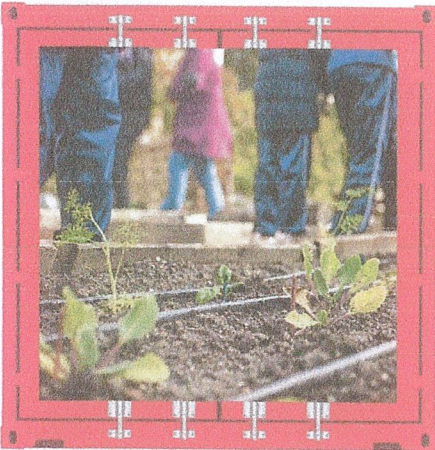
Office Use Only:

Date signs picked up from planning department_____

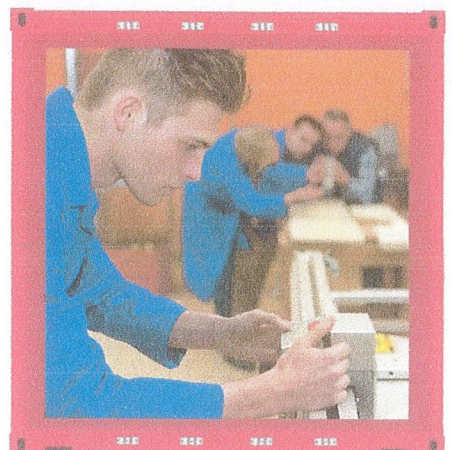
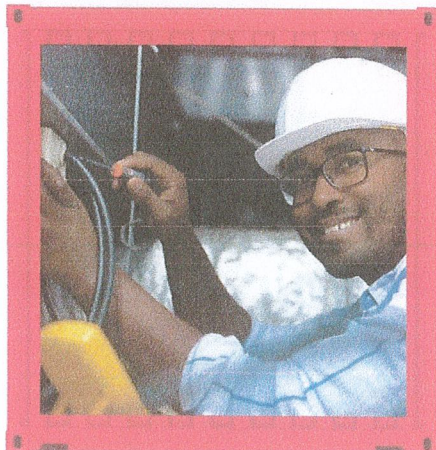
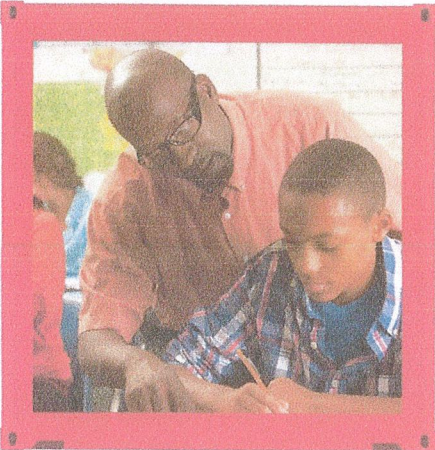
Name of person picking up signs_____

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

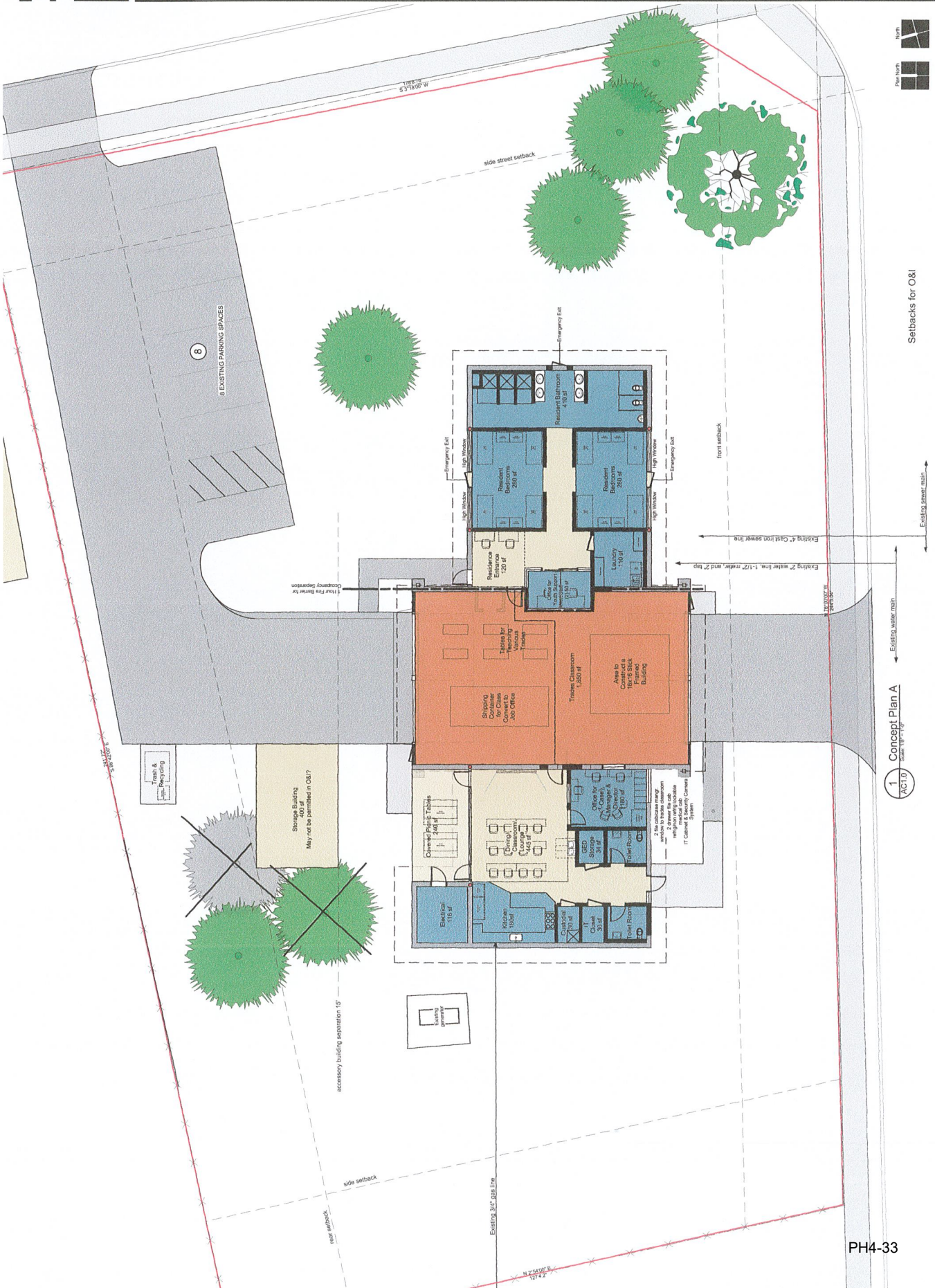
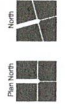
The existing cementitious soffit and fascia panels, as well as all associated wood framing, will be removed. The age of the building will require a hazardous materials survey to determine if there is any asbestos-containing material and, if asbestos is discovered, abatement will be required. The existing 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.

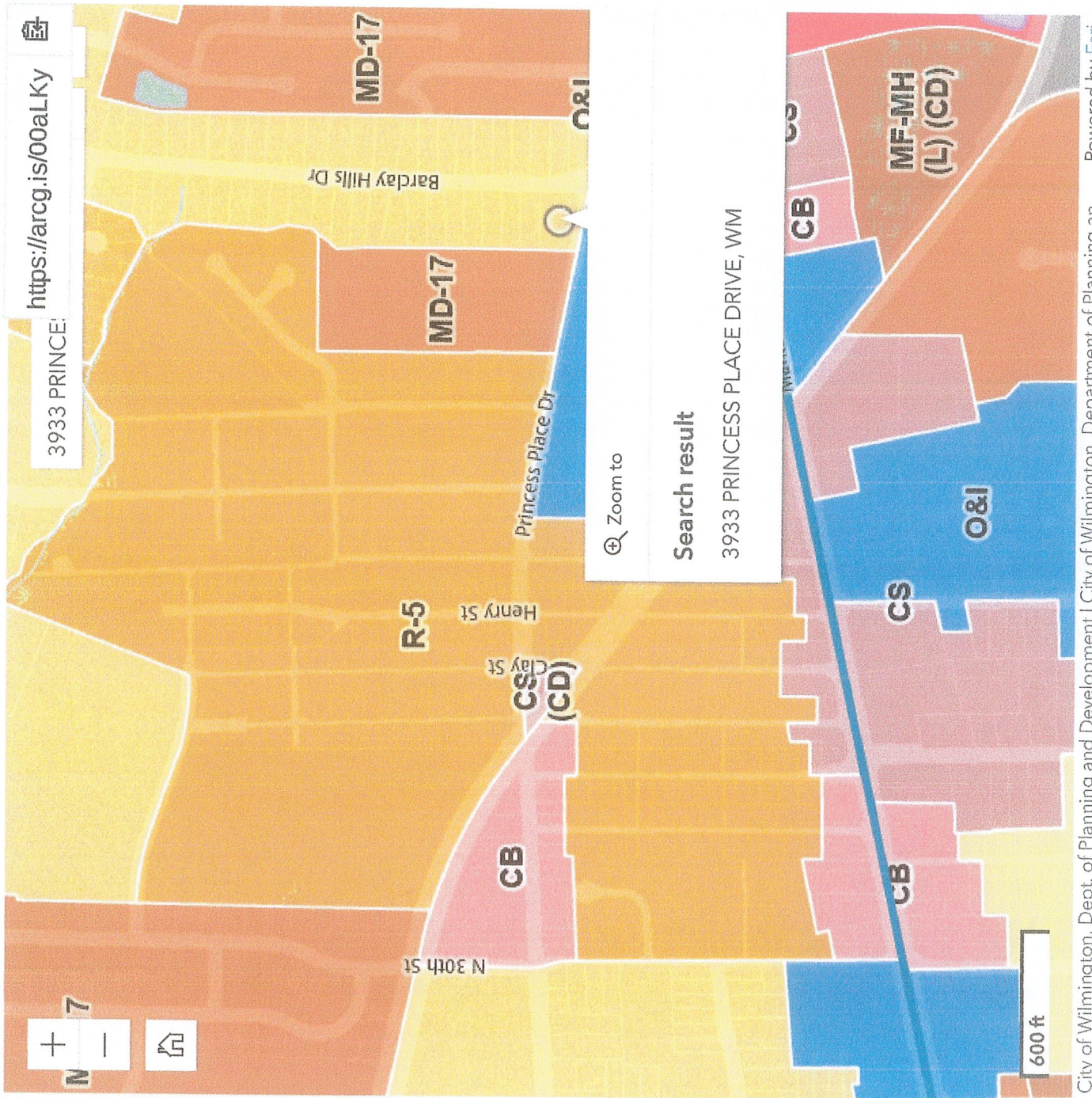
Building Addition

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.



Setbacks for O&I

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



Legend

1945 Corporate Limits

1945 Corporate Limits



Local Historic Landmarks

Local Historic Landmarks



Historic District Overlay

Historic District Overlay



Frontage Standards

Frontage Type

Urban

Semi-urban

Suburban

Wrightsville Ave

**QUITCLAIM DEED
&
RESOLUTION**

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.

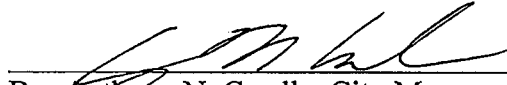
WHEREAS, it is the desire of both parties hereto that the property hereinafter described be used as a residential boarding school, and that it is not to be used for any other purposes, sold, nor transferred.

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

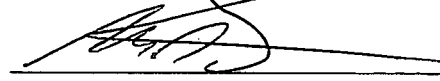
is used for the public purpose more fully described in Exhibit B attached hereto, and if not used for this public purpose the property shall revert to the Grantor.

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

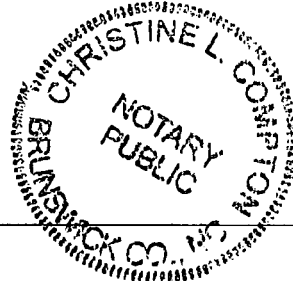


EXHIBIT A

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:

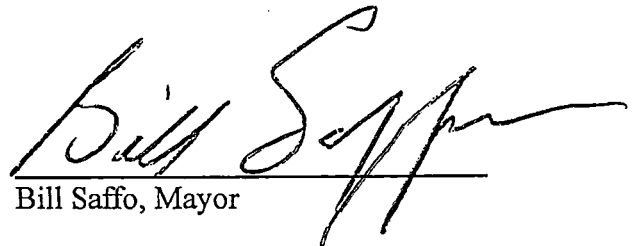
THAT, the Fire Station Property is hereby declared surplus and will be conveyed by property sale without consideration in lieu of appropriation of funds and used for public purpose pursuant to N.C.G.S. §160A-279.

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.

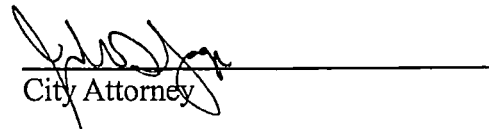
Adopted at a regular meeting
on September 21, 2021


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

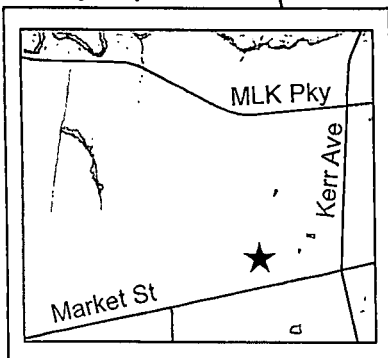
3933 Princess Place Dr

GRASS LN

PRINCESS PLACE DR

BARCLAY HILLS DR

Vicinity Map



R2-7

PH4 41

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.

CONCEPT PROPOSAL



Changing lives to change communities

Concept Proposal: The Hisan Polk Life Changing Boarding School

History

Leading Into New Communities, Inc (LINC, Inc.) is a non-profit organization located in New Hanover County and established in 1999, received its 501(c)(3) status in 2000 to assist men and women returning from prison to become contributing members of the community. LINC, Inc.'s M.E. Roberts Transitional Living Facility provides a structured and supportive living environment to help men and women released from prison, who would otherwise be homeless; obtain services to meet their basic, medical, and mental health needs and substance abuse treatment so that they can acquire and maintain employment. LINC, Inc. also operates LINC's Initiative to Educate (L.I.T.E.), a culture and gender specific, education, employment and life skills program for 16-24 year old African American males who have been involved in the court system.

The target population of the Transitional Living Facility has been narrowed to serve persons with a history of substance abuse and frequently other mental health diagnoses because it has become evident that the majority of prison inmates have a history of alcohol and/or other drug abuse and frequently mental health dual diagnoses. They have a need for intensive therapeutic services and comprehensive case management to have a successful re-entry to the community. LINC, Inc. provides a unique, culturally competent and strengths-based approach for their youth and adult clients, to insure success as they transition. Residents have 24- hour intensive supervision, mentoring and therapeutic services in a safe, structured environment.

Proposal

All across America parents, educators, and the community are searching for ways to help young black males who have dropped out of school or those who are at high risk. Often these efforts fail and the young men become a part of our ever growing criminal justice system. Once inside this system, the chances of education become slim, due to many unresolved obstacles, within the system and the individuals themselves. Over the last ten years there has been a resurgence of boarding schools across the country aim at inner city youth. Their success rates have caught our (LINC, Inc.) attention; and prompt our organization to look at the models to support our high risk and dropout male population we currently serve. We are proposing to start a boarding school for approximately 10-12 young men between the ages of 16-19 in Wilmington North Carolina.

Currently, there are three existing programs we have researched and would like to develop our boarding school model. We hope to visit the programs this school year. Our interest would be to partner with one of these institutes as a pilot program. If that is not feasible, we will work with our local board and educators to help develop our educational model. We are also researching the charter school option.

Models of Study:

The Laurinburg Institute in Laurinburg, North Carolina - The Laurinburg Institute is a private, non-sectarian preparatory school offering residential education in grades 9 through 12.

Piney Woods Country Life School in Piney Woods, Mississippi - The Piney Woods Country Life School is a co-educational independent historically African-American boarding school for grades 9-12 in Piney Woods.

The Seed School in Washington, D.C (SEED DC) - SEED DC is a boarding school whose primary mission is to provide an intensive, college preparatory educational program that prepares students, both academically and socially, for success in college and life beyond.

LINC knows that its expertise with residential programming coupled with its experience of providing educational, employment and life skills with and for young men is essential to the establishment and success of a boarding school. Similar to models of study programs, LINC will focus on the education and development of the "head, hands, and heart to ensure students develop the cognitive tools necessary to perform in a rigorous setting".

Who: LINC will develop a pre-selection criterion for all who are interested in attending and participating in the boarding school. We will concentrate of those youth and young adults between the ages of 16-19 who have previous criminal justice- involvement, gang involvement, on supervision, and/or those who have committed crimes. LINC prefers individuals who are electronically monitored through the court system.

What: All students will benefit from a structured full day of activities and assignments. There will be an emphasis on GED and/or obtaining a high school diploma. Classes will be held at the residential boarding school site. The students will have class assignments and homework each night to support the stamina needed to overcome challenges. LINC will provide vocation/trade preparation through vocational education and technical skills training needed in order to perform the tasks of a particular job. Pre-apprenticeship training programs will be available and all participants will engage in working toward a certified skill in the high demand area of the labor force. The program is expected to be 10-14 months.

Where: LINC proposes to use the fire station near the intersection of Barclay Hills Drive and Princess Place Drive in Wilmington, North Carolina. The importance of this site is that it is in the heart of the community, and in the vicinity where many of the potential candidates grew up. The structure is ideal for boarding school proposal because there is an existing dining room, sleeping and classroom space. The downstairs area would be ideal for vocational and training activities.

How: LINC has established a subcommittee to work on the curriculum and structure of the boarding school.

NEIGHBORHOOD MEETING INVITATION



Neighborhood Meeting!

September 30, 2022

Dear Property Owner or Resident:

LINC, Inc. invites you to attend a neighborhood meeting to learn more about a potential development proposal near your property. The meeting will be held on Thursday, October 20, 2022, from 6:30 – 7:30 p.m. at God First Church.

Leading Into New Communities, Inc. (LINC) is a 501 (c)(3) non-profit organization. LINC currently operates the L.I.T.E. Manhood program—a structured enrichment program designed for African American males to reduce barriers in education and/or employment. Last year, the Wilmington City Council approved LINC’s request to acquire former Wilmington Fire Station 3, located at 3933 Princess Place Drive. LINC wants to renovate and redesign the former fire station and create a residential academy for twelve young men between the ages of 15-18. The Hisan Polk Transformation Academy will provide education services for high school or GED completion, construction and/or technical training certificates, and general life training skills to its residents for 14 months.

To proceed with the proposed academy, LINC is submitting an application to the City of Wilmington for a Special Use Permit. LINC is seeking public input from the adjacent property owners prior to submitting the application. A vicinity map is attached. Should you have any questions about the project or the neighborhood meeting, please contact LINC at (910) 332-1135 or froberts@lincnc.org.

Sincerely,

Frankie Roberts, Director

? Meeting Time & Location

Thursday, October 20th
6:30 – 7:30 p.m.
God First Church
4231 Princess Place Dr.
Suite F
Wilmington, NC 28405

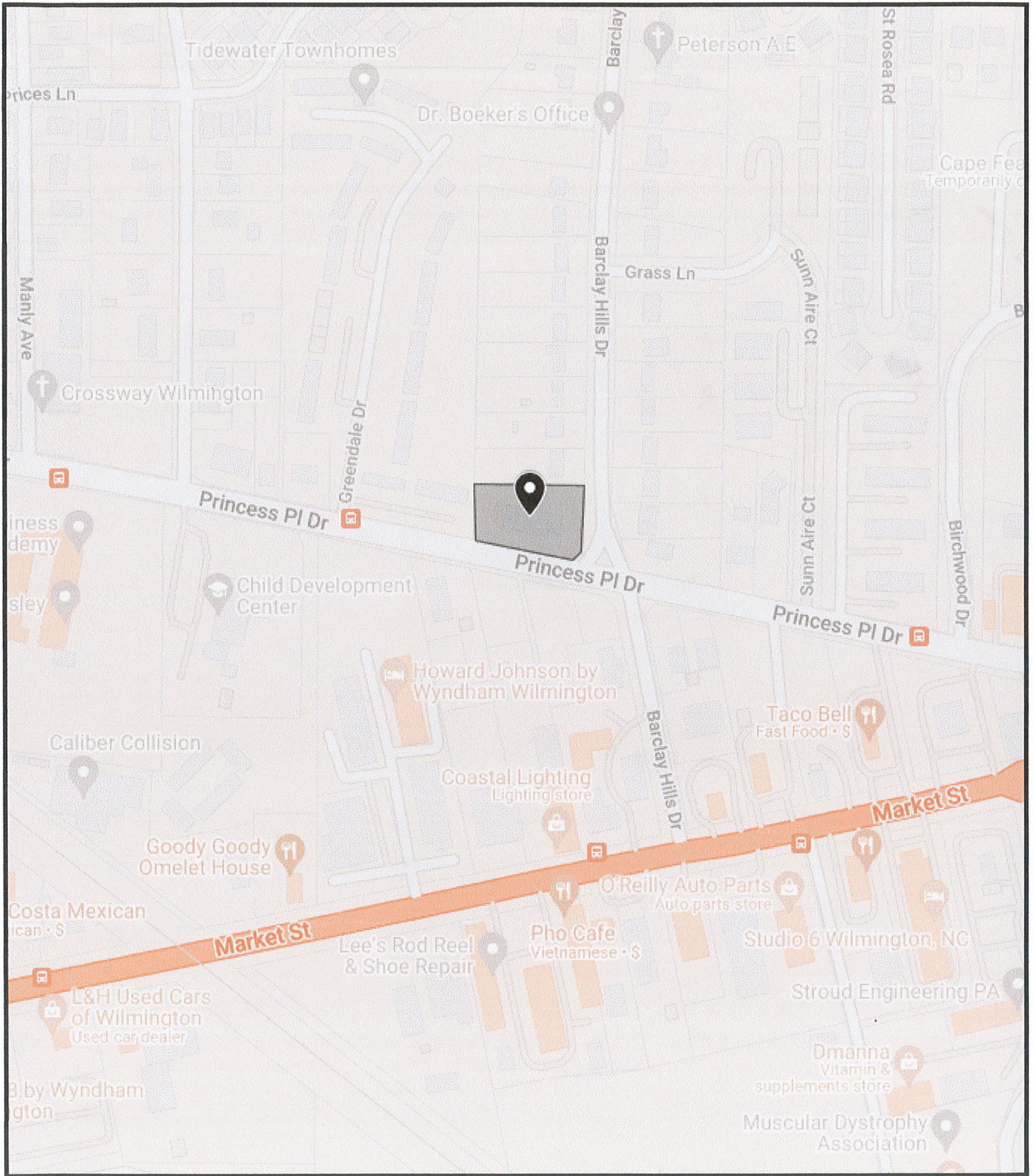
? Proposal Name & Location

Princess Place Fire Station –
Request for a Special Use
Permit at the corner of
Princess Place Dr. and
Barclay Hills Dr. (*See
vicinity map*)

? Proposal Description

- Renovate and redesign former Fire Station 3.
- Convert building to a Residential Academy for Black males, 15-18 years old.
- Length of stay for each resident will be 14 months.
- Proposal will be subject to a review and public hearing before the Wilmington City Council.

3933 Princess Place Drive Request for Special Use Permit



ADDRESS OF ADJACENT PROPERTY OWNERS

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
OAH'S 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.

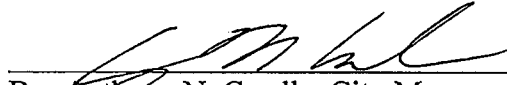
WHEREAS, it is the desire of both parties hereto that the property hereinafter described be used as a residential boarding school, and that it is not to be used for any other purposes, sold, nor transferred.

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

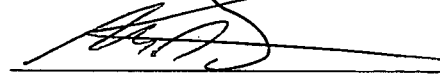
is used for the public purpose more fully described in Exhibit B attached hereto, and if not used for this public purpose the property shall revert to the Grantor.

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

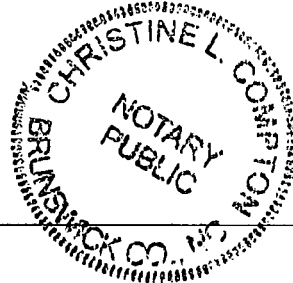


EXHIBIT A

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:

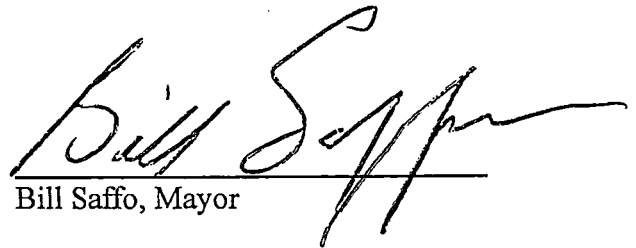
THAT, the Fire Station Property is hereby declared surplus and will be conveyed by property sale without consideration in lieu of appropriation of funds and used for public purpose pursuant to N.C.G.S. §160A-279.

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.

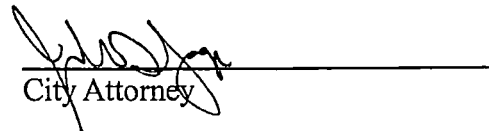
Adopted at a regular meeting
on September 21, 2021


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

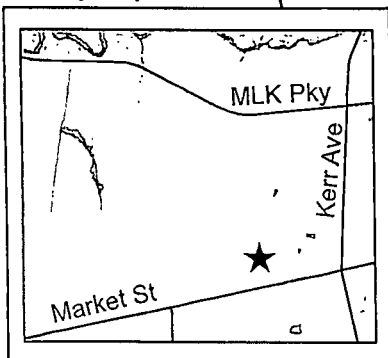
3933 Princess Place Dr

GRASS LN

PRINCESS PLACE DR

BARCLAY HILLS DR

Vicinity Map



R2-7

PH4 58

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

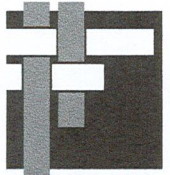
320 CHESTNUT ST SUITE 102 • WILMINGTON, NORTH CAROLINA 28401
Telephone 910-798-4530 • Fax 910-798-7716



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.



**SAWYER
SHERWOOD
& ASSOCIATE
ARCHITECTURE**
124 Market St., Wilmington, NC 28401
910.762.0892

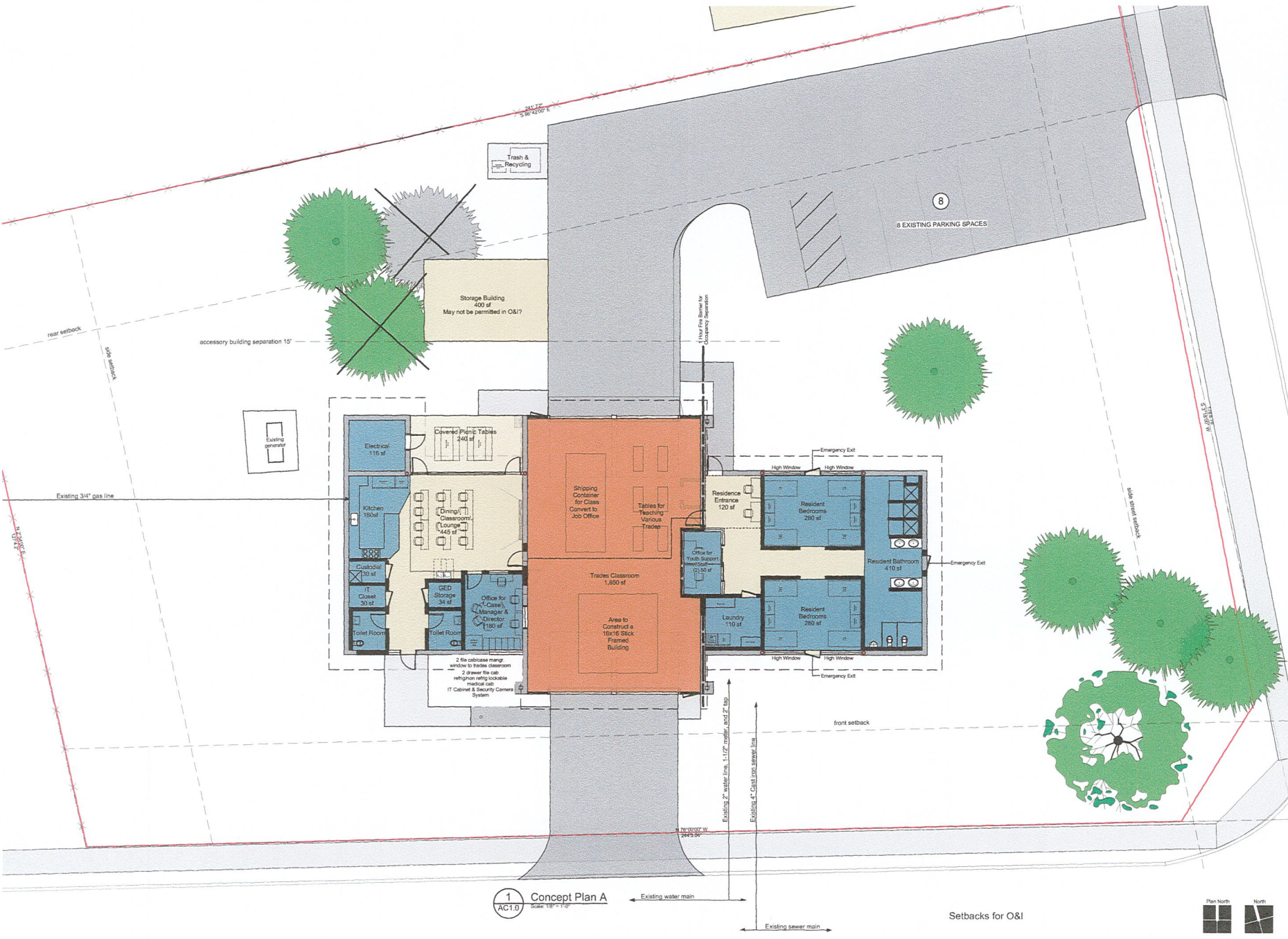
**Renovations to
3933 Princess Place
for
LINC Inc.
Wilmington, NC**

Concept Drawings
March 25, 2022

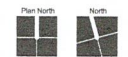
Revisions:

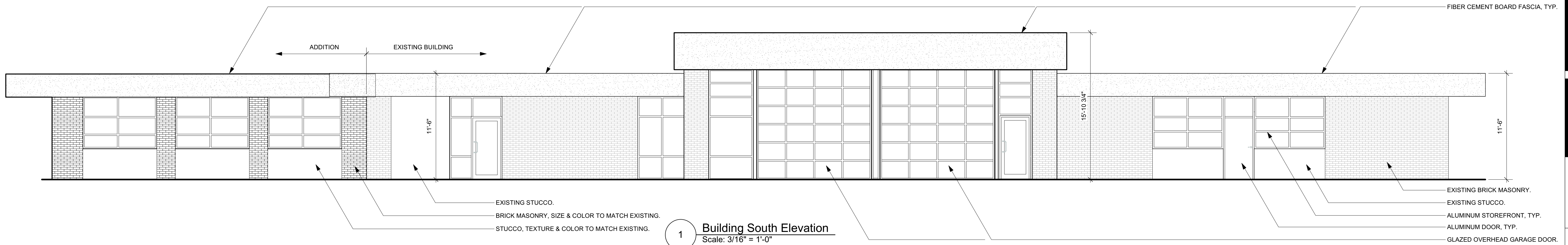
Concept Plan A

AC1.0
01 of 02
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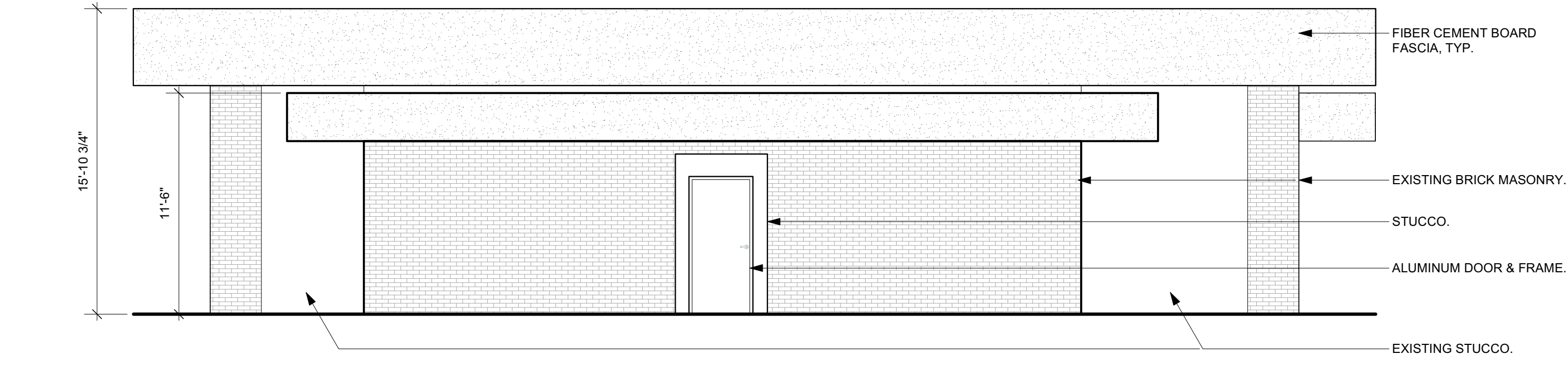


1
AC1.0
Concept Plan A
Scale: 1/8" = 1'-0"

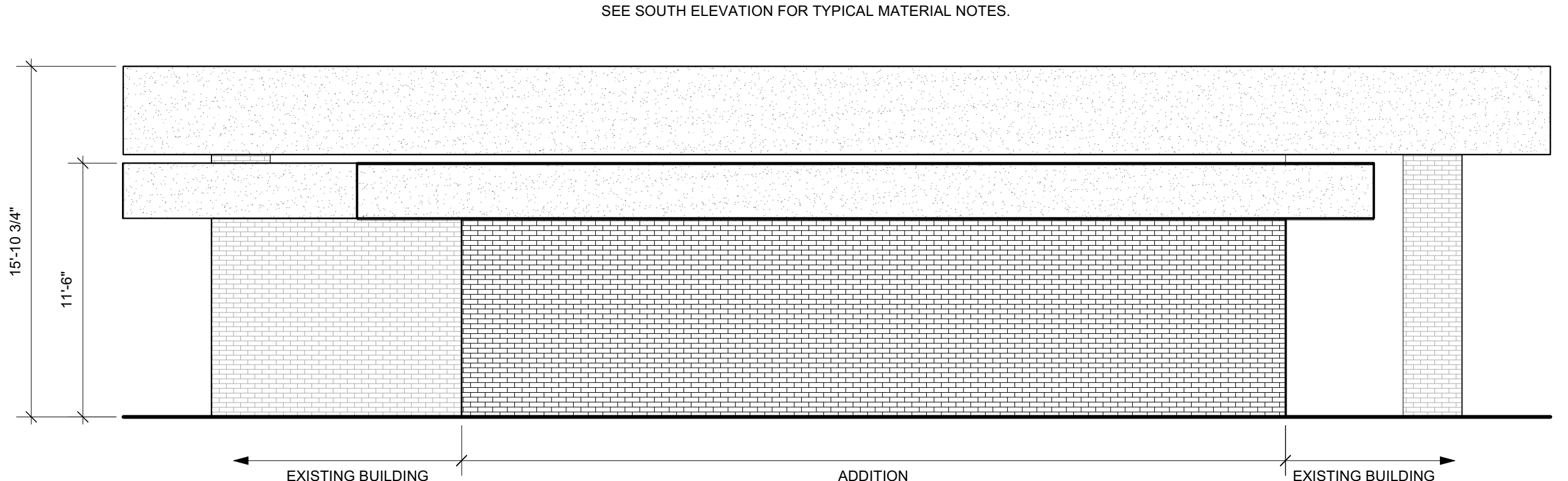




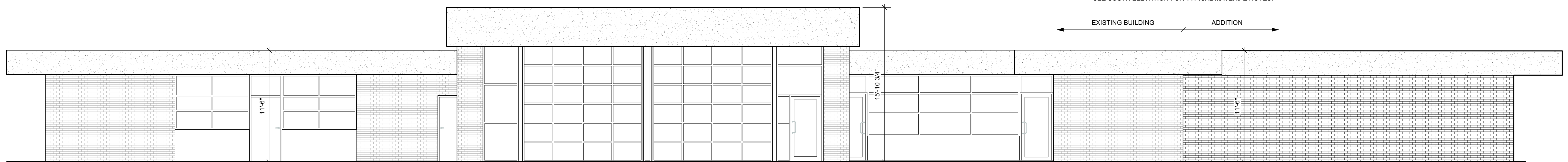
1 **Building South Elevation**
Scale: 3/16" = 1'-0"



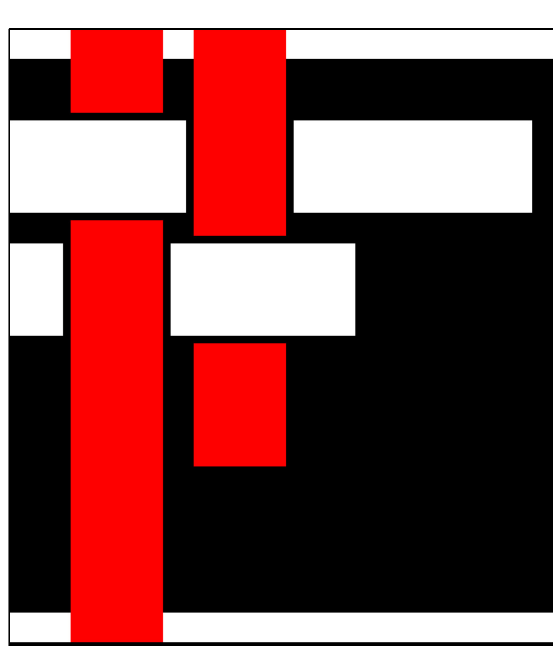
2 **Building East Elevation**
Scale: 3/16" = 1'-0"



3 **Building West Elevation**
Scale: 3/16" = 1'-0"



4 **Building North Elevation**
Scale: 3/16" = 1'-0"



**SAWYER
SHERWOOD
& ASSOCIATE
ARCHITECTURE**

124 Market Street
Wilmington, NC 28401
910 762-0892
S2a3.com



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

Concept Drawings

Issue Date: March 5, 2024

**Building
Elevations**

Rev.	Date	Notes

A2.0



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Frankie Roberts, Director

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6:30 – 7:30 p.m.
God First Church
4231 Princess Place Dr.
Suite F
Wilmington, NC 28405

? Proposal Name & Location

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Request for a Special Use
Permit at the corner of
Princess Place Dr. and
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? Proposal Description

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3933 Princess Place Drive Request for Special Use Permit

