

PLANNING COMMISSION

Agenda Item # 4.

CASE SUMMARY • GENERAL REZONING

Planning Commission Legislative Hearing • March 5, 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

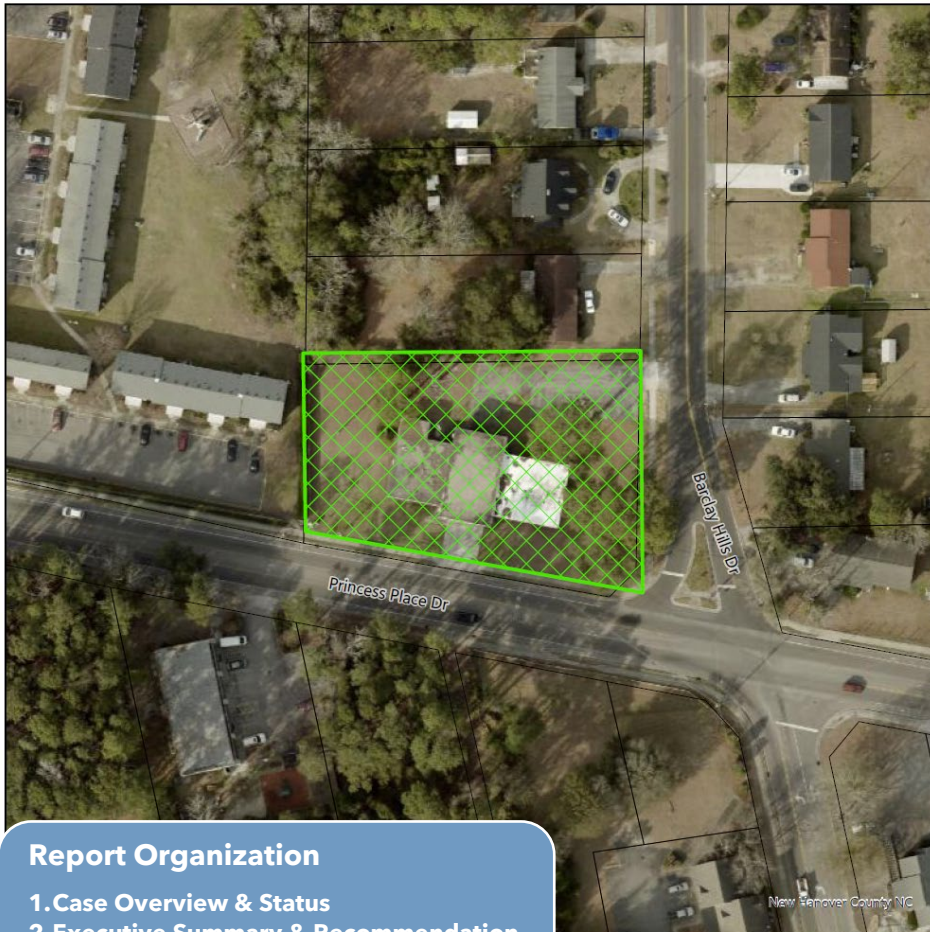
- Approval

Planning Commission

- Legislative Hearing Scheduled for 3/5/24

City Council

- Legislative Hearing Scheduled for 4/2/2024, pending outcome of the Planning Commission meeting



Report Organization

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

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

- Site
- Parcels

N



0 50 100
Feet

2/23/2024

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 back to city ownership.

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	pending
<i>Letters mailed to property owners within 300 feet</i>	2/23/24	
<i>Advertisement Date(s)</i>	3/1/2024	

2.2.2 Other

No communications regarding the proposal were received as of the date of this report.

2.3 Staff Recommendation: APPROVAL

2.3.1 Criteria for Review and Recommendation

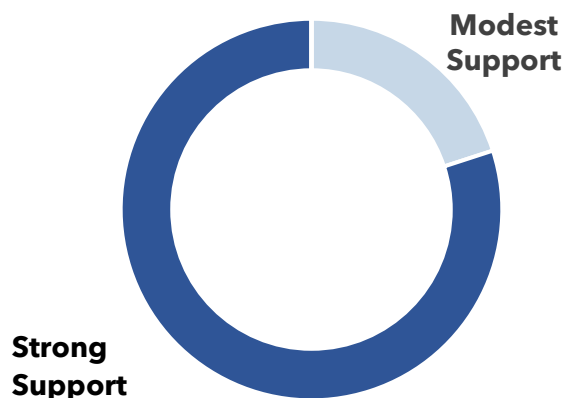
General rezoning decisions are made in consideration of identified relevant adopted land use plans for the area, including comprehensive, district, area, neighborhood, corridor, and other policy documents.

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: PENDING

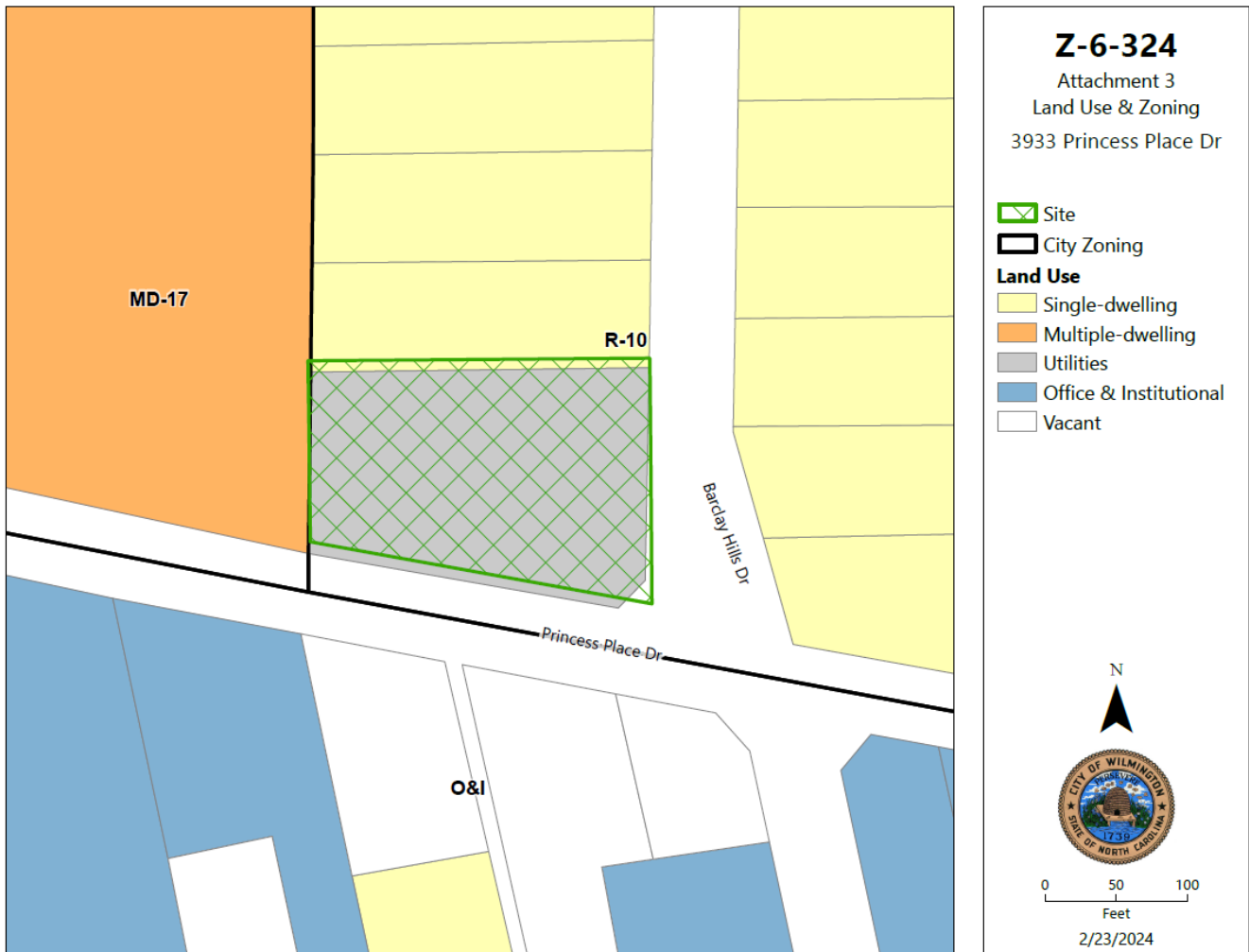
Pending outcome of March 6, 2024 legislative hearing.

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 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 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

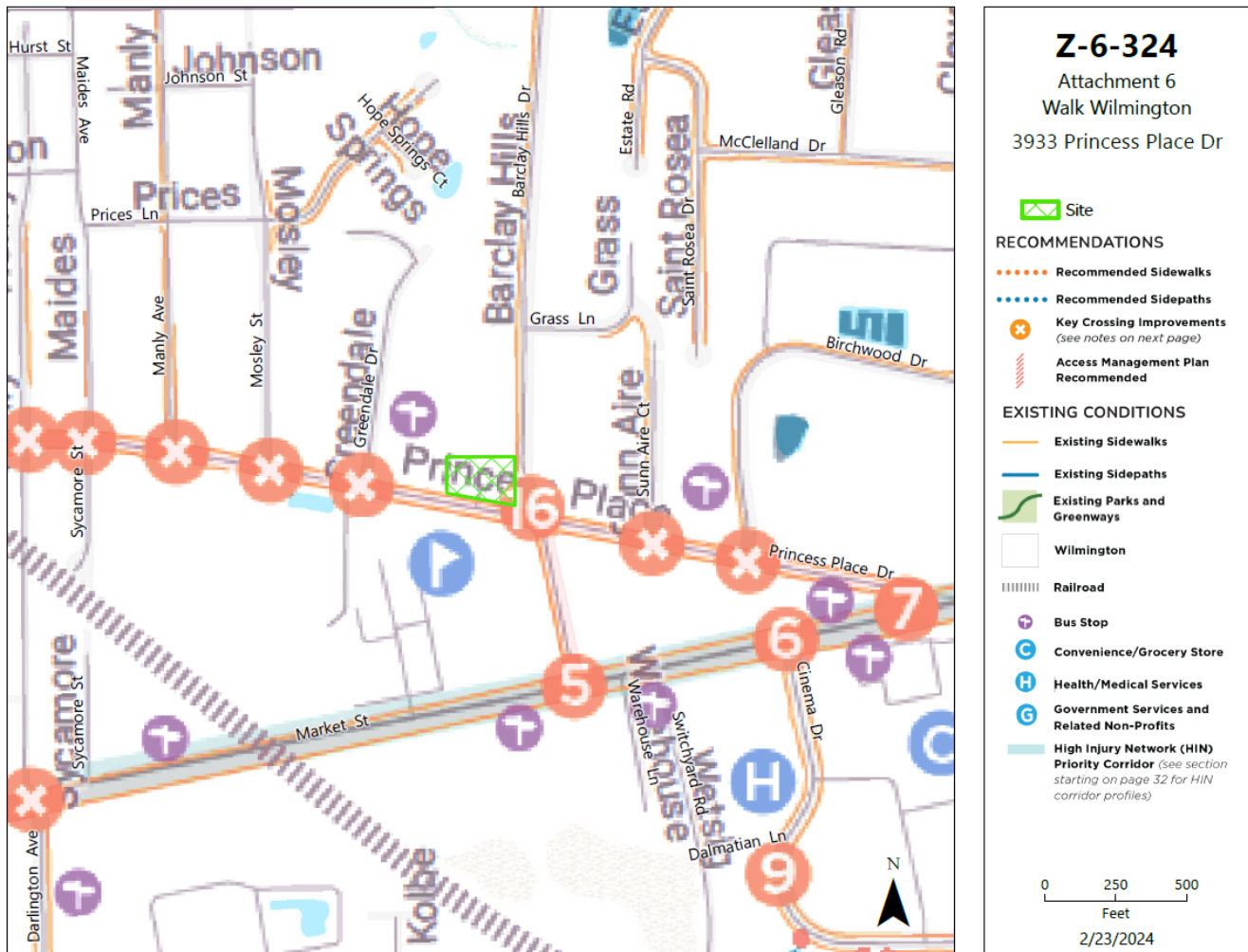
3.3.1 CAMA Plan

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.

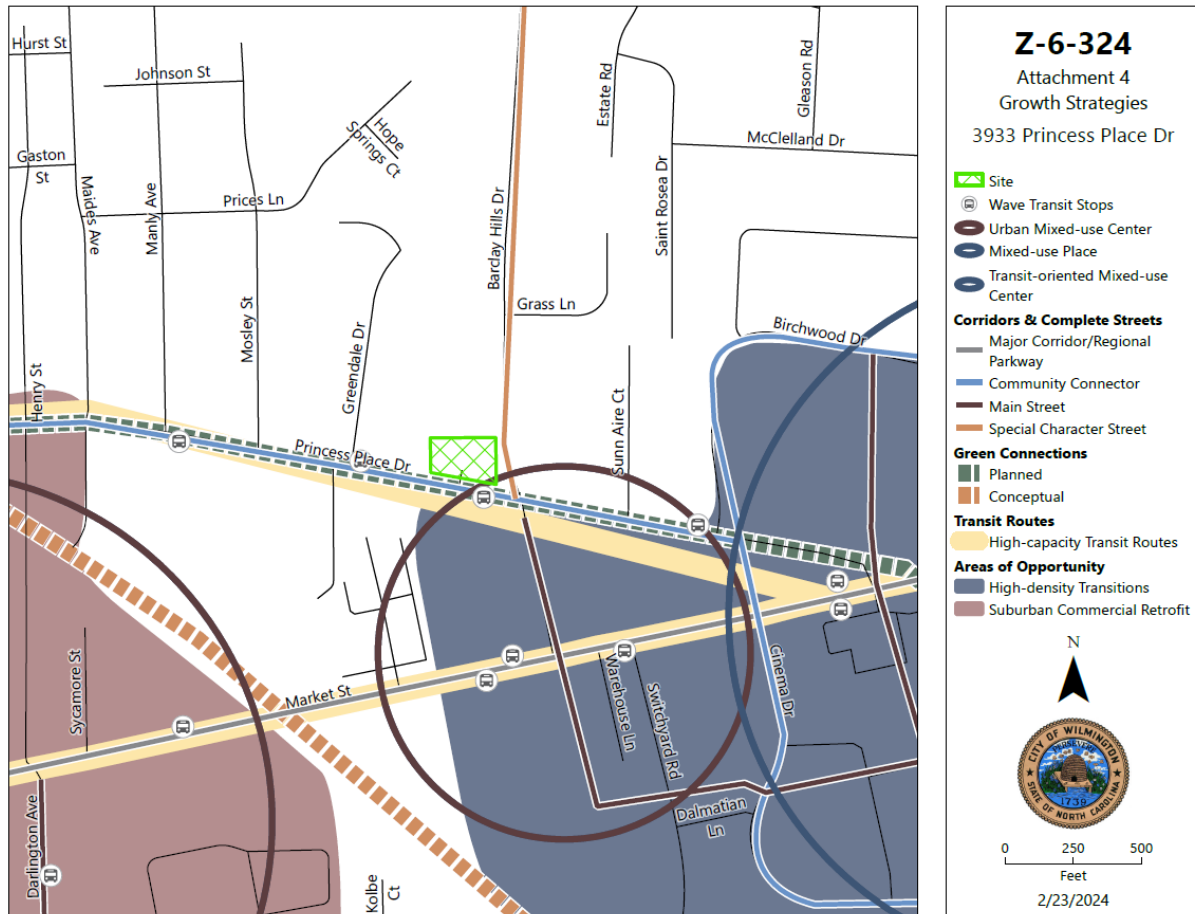


- 5.4.4 Collaborations that provide job opportunities for Wilmington's youth should be supported.



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)	14 units	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)

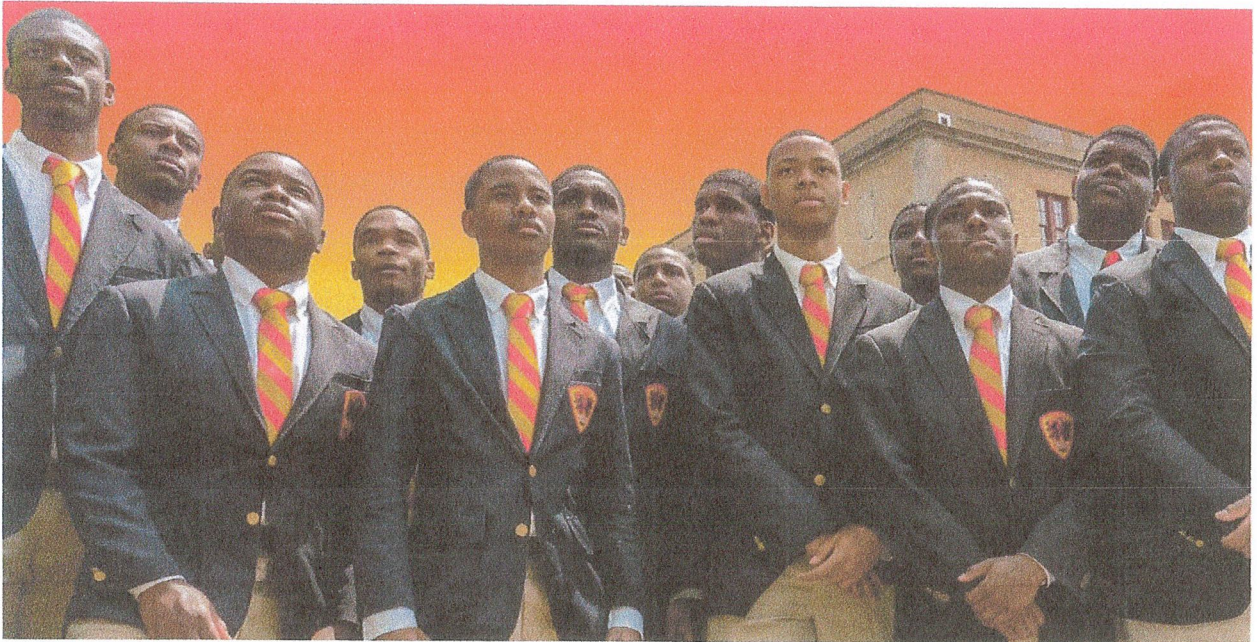
Utility Type	Ownership	Size	Location
Water Main (Existing)	CFPUA	8"	Princess Place Drive
Sewer Main (Existing)	CFPUA	10"	Princess Place Drive

4. Attachments

1. General Rezoning Application (1/17/24)
2. Resolution Authorizing the City to Transfer Property (9/21/24)

Attachment 1

**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."

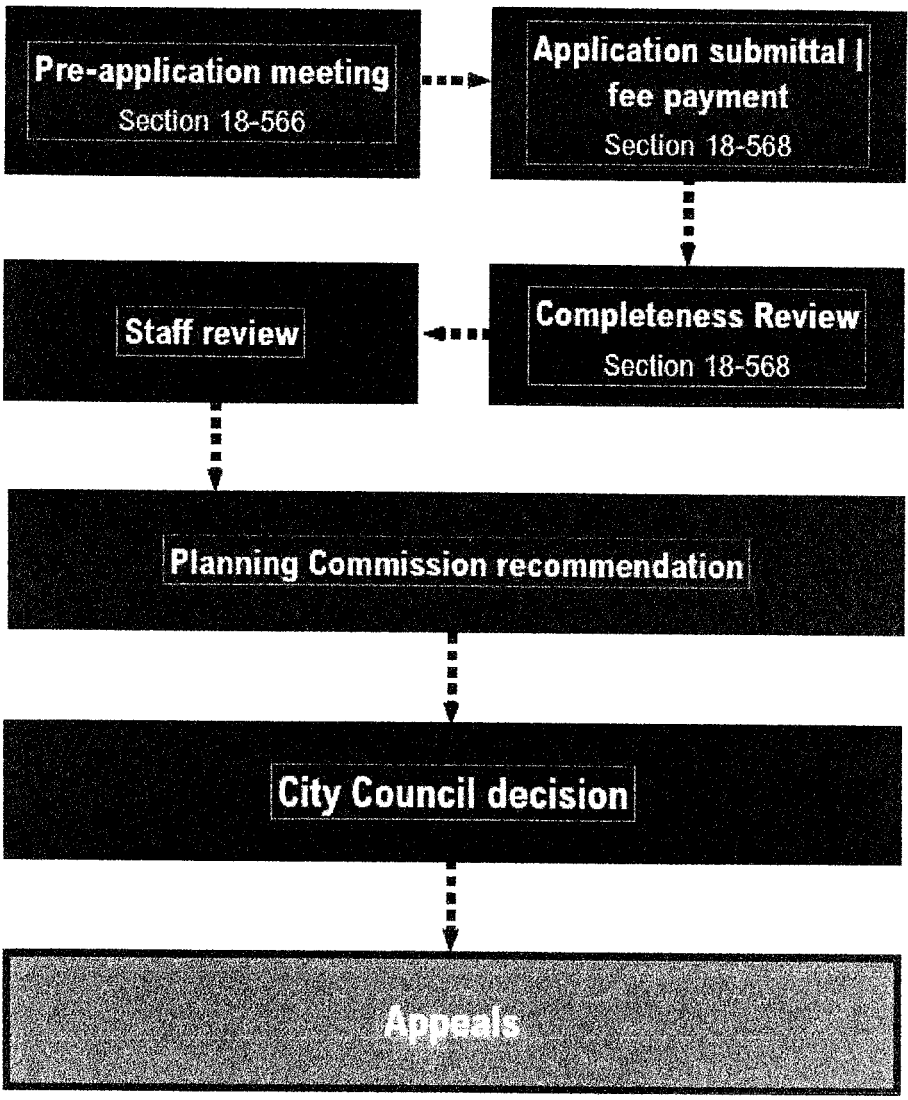
3. **Explain the expected impacts on the area if the proposed zoning map amendment is approved.**

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.

Figure 18-585: Zoning map amendment—general procedure



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:

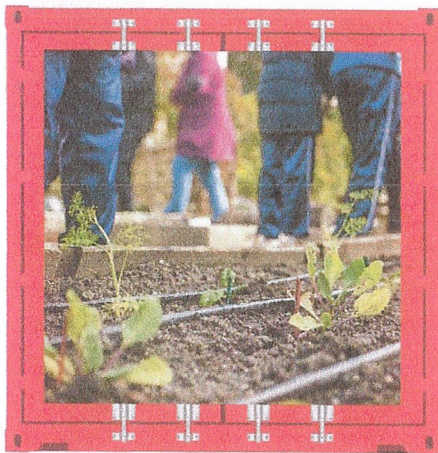
Beginning at the point of intersection of Survey Line L with Survey Line Y-4; Said point being Survey Station 32 + 70.5, Survey Line L and Survey Station 0 + 00, Survey Line Y-4; Thence running along Survey Line L in a western direction to Survey Station 32 + 10.5, Survey Line L; Thence running in a 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.

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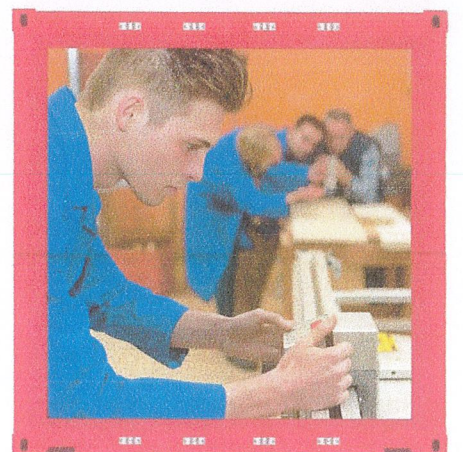
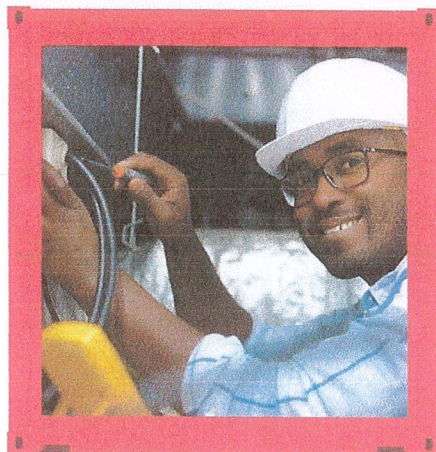
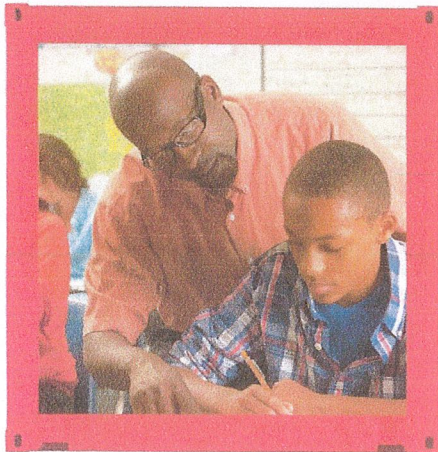
The property hereinabove described was acquired by the GRANTORS by Instrument(s) recorded in the NEW HANOVER County Registry in Deed Book 810 at Page 537 and

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

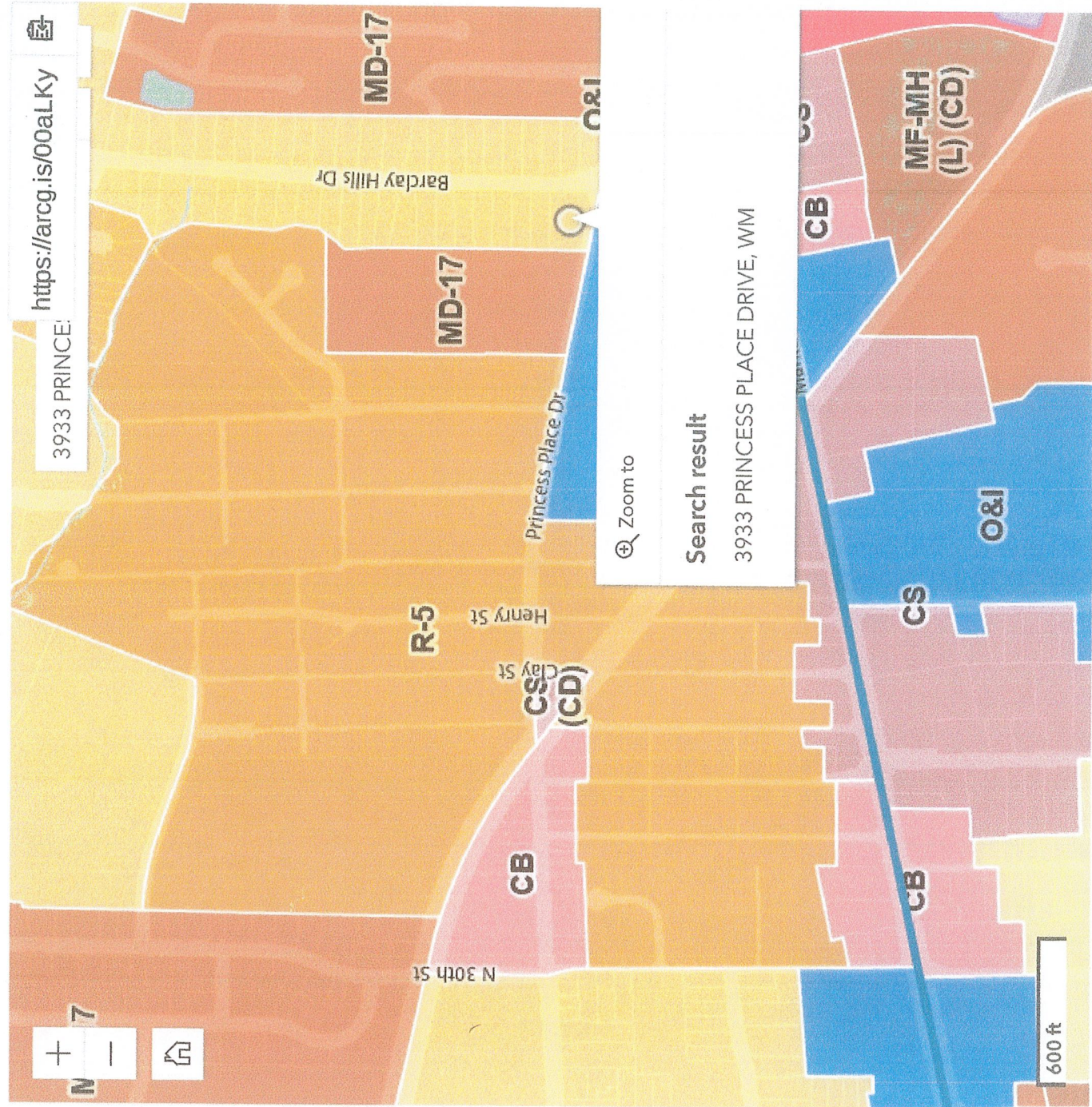
The existing cementitious soffit and fascia panels, as well as all associated wood framing, will be removed. The age of the building will require a hazardous materials survey to determine if there is any asbestos-containing material and, if asbestos is discovered, abatement will be required. The existing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



Legend



1945 Corporate Limits

1945 Corporate Limits



Local Historic Landmarks

Local Historic Landmarks



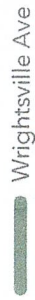
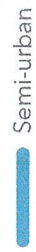
Historic District Overlay

Historic District Overlay



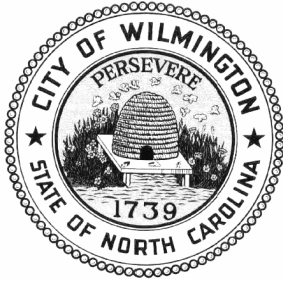
Frontage Standards

Frontage Type



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

Attachment 2



CITY of WILMINGTON North Carolina

ITEM R2

P.O. BOX 1810
28402

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

9/21/2021

City Council
City Hall
Wilmington, North Carolina 28401

Dear Mayor and Councilmembers:

Attached for your consideration is a resolution authorizing the City Manager and the City Attorney to prepare documents for the transfer and donation of City owned property, located at the intersection of Barclay Hills Drive and Princess Place Drive, more particularly described as 3933 Princess Place Drive (“Property”), and formally, Wilmington Fire Department, Fire Station 3, to L.I.N.C., Inc.

L.I.N.C., Inc. is a North Carolina non-profit corporation with a 501(C)(3) status located in New Hanover County. It was established in 1999, to assist men and women returning from prison to become contributing members of the community, and currently, operates the LINC initiative, also otherwise known as the L.I.T.E. program. The L.I.T.E. program is a culture, and gender specific, education, and life skills program for 16-24 year-old African American males that have been involved in the court system.

L.I.N.C., Inc. has asked that the City donate the currently vacant and unoccupied City property for the purpose of developing a residential boarding school for approximately 10-12 young men between the ages of 16-19 meeting the criteria set forth above.

The proposal details plans to develop a residential boarding school for the public purpose of providing affordable and/or no cost housing, education, employment, and life skills to young men in our community. L.I.N.C., Inc. believes this property is an ideal site because of the location in the community as well the Fire Station already contains a dining room, sleeping area, and classroom space.

Both the City and L.I.N.C., Inc., desire to work together to achieve the transfer and donation of the requested property. As a condition of the property donations, the City will retain a determinable fee interest in the Property after the donation and transfer requiring the property to be used for a public purpose.

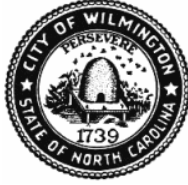
Passage of this resolution is recommended to allow for the preparation of documents for the transfer and donation of city owned property, located at the Intersection of Barclay Hills Drive and Princess Place Drive for the purpose of providing affordable and/or no cost housing, education, employment, and life skills to young men in our community.

Passage of the attached Resolution is recommended.

Respectfully submitted,

Anthony N. Caudle,
City Manager

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,

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 _____ meeting
on _____ 2021

Bill Saffo, Mayor

ATTEST:

APPROVED AS TO FORM:

Penelope Spicer-Sidbury, City Clerk

City Attorney



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.

Proposed
City Property Transfer
3933 Princess Place Drive



0 50 100 200 Feet

GREENE

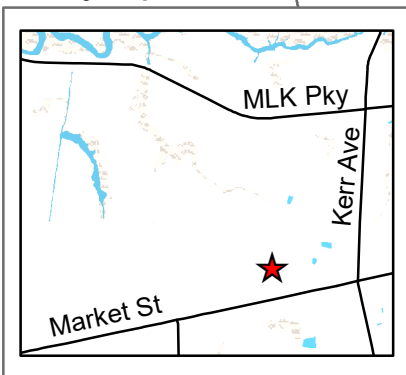
GRASS LN

3933 Princess Place Dr

PRINCESS PLACE DR

BARCLAY HILLS DR

Vicinity Map



R2-7

NORTH CAROLINA QUITCLAIM DEED

Mail after recording to: City of Wilmington, 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 ___ day of _____, 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, _____, a Notary Public in _____ 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 ____ day of _____, 20____.

Notary Public

My Commission Expires:

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)