



**NEW HANOVER COUNTY
PLANNING & INSPECTIONS**

230 Government Center Drive Suite 110
Wilmington, NC 28403
910-798-7165 phone
910-798-7053 fax
www.nhcgov.com

Application for
CONDITIONAL USE ZONING DISTRICT

Petitioner Information	Property Owner(s) If different than Petitioner	Subject Property
Name Barry Amos - Manager	Owner Name SAME	Address 2608,2618 & 2624 N College
Company College Road Dev. Ptnrs., L.L.C.	Owner Name 2	Parcel ID(s) 324017.00.8285,5059 & 5301
Address 6626-C Gordon Road	Address	Area 8.05 ac.+/-
City, State, Zip Wilmington, NC 28411	City, State, Zip	Existing Zoning and Use B-2 & R-15 / Vacant
Phone 910-799-3006 / Attn. Adam Sosne	Phone	Proposed Use High-Density Residential
Email adamsosne@yahoo.com	Email	Land Classification Transition & Conservation
Application Tracking Information (Staff Only)		
Case Number	Date/Time received:	Received by:

APPLICATION OVERVIEW

In order to assist petitioners through the conditional use rezoning process, petitioners are highly encouraged to attend a pre-application conference prior to application submittal. Petitioners are requested to review the sections of the Zoning Ordinance specific to zoning amendments, conditional use zoning districts, and Special Use Permits prior to submission, and advised to contact Planning Staff with any questions. The following sections of the Zoning Ordinance pertain specifically to zoning amendments, conditional use zoning districts, and Special Use Permits:

- Section 55.3: Conditional Zoning Districts
- Section 70: Objectives and Purposes of Special Use Permits
- Section 71: General Requirements of Special Use Permits
- Section 72: Additional Restrictions Imposed on Certain Special Uses
- Section 110: Amending the Ordinance
- Section 111: Petitions
- Section 112: Approval Process

Applications for zoning amendments must first be considered by the New Hanover County Planning Board at a public hearing. The Planning Board will make a recommendation to the County Commissioners which will take final action on the permit application in a quasi-judicial public hearing. Attendance at all public hearings is required. The public hearings will allow staff, the applicant, proponents and opponents to testify in regards to the request.

APPLICATION OVERVIEW (continued)

Unless otherwise published or announced, Planning Board meetings are held on the first Thursday of each month at 6:00PM in the Commissioner's Assembly Room at the Historic County Courthouse located at Third and Princess Streets, Wilmington, North Carolina. All meeting dates and application deadlines are published on the New Hanover County Planning website.

APPLICATION REQUIREMENTS

In order to assist petitioners through the process for a conditional use rezoning, petitioners are highly encouraged to attend a pre-application conference prior to application submittal. Applications must be reviewed by Planning Staff for completeness prior to being officially accepted. Applications must be submitted to Planning Staff at twenty (20) working days before the Planning Board meeting at which the application is to be considered. In order to allow time to process, fees and review for completeness, applications will not be accepted after 5:00 PM on the deadline day. Once accepted, the Planning Board will consider the application at the assigned meeting unless the applicant requests a continuance.

For High Density Residential projects, a High Density Residential application and High Density Checklist must also accompany this application. The New Hanover County Technical Review Committee (TRC) must also review a High Density Residential project prior to submitting this application.

For all proposals, in addition to this application, the following supplemental information and materials are required:

Required Information	Applicant Initial	Staff Initial
Narrative of Proposed Use	CAW	
Traffic Impact Worksheet	CAW	
Traffic Impact Analysis (if applicable)	N/A	
Copy of the New Hanover County Tax Map, which delineates the property requested for rezoning.	CAW	
Legal description (by metes and bounds) of property requested for rezoning.	CAW	
Copy of the subdivision map or recorded plat which delineates the property.	CAW	
Site Plan (8-24x36 copies for Planning Board; 8-24x36 copies for Commissioners) <ul style="list-style-type: none"> • Tract boundaries and total area, location of adjoining parcels and roads • Proposed use of land, structures and other improvements. For residential uses, this shall include number, height and type of units and area to be occupied by each structure and/or subdivided boundaries. For non-residential uses, this shall include approximate square footage and height of each structure, an outline of the area it will occupy and the specific purpose for which it will be used. • Development schedule including proposed phasing. • Traffic and Parking Plan to include a statement of impact concerning local traffic near the tract, proposed right-of-way dedication, plans for access to and from the tract, location, width and right-of-way for internal streets and location, arrangement and access provision for parking areas. • All existing and proposed easements, reservations, required setbacks, rights-of-way, buffering and signage • The one hundred (100) year floodplain line, if applicable • Location and sizing of trees required to be protected under Section 62 of the Zoning Ordinance • Any additional conditions and requirements, which represent greater restrictions on development and use of the tract than the corresponding General Use District regulations or other limitations on land which may be regulated by State law or Local Ordinance. 	CAW	

<ul style="list-style-type: none"> Any other information that will facilitate review of the proposed change (Ref. Article VII, as applicable) 	CAW	
A report of the required public information meeting outlined in Section 111-2.1.	CAW	
Authority for Appointment of Agent Form (if applicable)	CAW	
Fee - For petitions involving 5 acres or less, \$600. For petitions involving greater than 5 acres, \$700	CAW	

CRITERIA REQUIRED FOR APPROVAL OF A CHANGE OF ZONING

Conditional Use District Zoning is established to address situations where a particular land use would be consistent with the New Hanover County Land Use Plan and the Zoning Ordinance objective but for which none of the general zoning classifications which would allow that use are acceptable. The applicant should explain, with reference to attached plans (where applicable), how the proposed use satisfies these requirements. The applicant has the burden of proof and must provide sufficient evidence in order for the required findings to be met.

You must explain in the space below how your request satisfies each of the following requirements (attach additional sheets if necessary):

1. How would the requested change be consistent with the County’s Policies for Growth and Development?

The policies for growth and development encourage safe and affordable housing to be available to every citizen. Sustainability of the County depends on sensible in-fill and maximizing use of lands already accessible to urban services. A higher density of residential development not only increases tax base, but makes better use of the existing infrastructure.

2. How would the requested zone change be consistent with the property’s classification on the Land Classification Map?

The 2006 CAMA Land Use Plan Update identifies this tract as being in a Transition Land Classification. The Transition classification is to provide for future intensive urban development on lands that have been, or will be provided with necessary urban services. The location of these areas is based upon land use planning policies requiring optimum efficiency in land utilization and public service delivery.

The Conservation classification on this site is being preserved by locating all of the density, not even the 2.5 units per acre allowed, outside of the flood hazard limits.

3. What significant neighborhood changes have occurred to make the original zoning inappropriate, or how is the land involved unsuitable for the uses permitted under the existing zoning?

The subject tract is covered by both B-2 & R-15 zoning districts. There has recently been several commercial projects developed along this stretch of N. College Rd. with the McDonalds, Dollar General & Taco Bell businesses opening. High-density residential development will generate less traffic than what would currently be allowed for highway business uses, and works towards the concept of transitioning uses and locating them near services. Although this project would not technically be part of a "mixed-use" development, locating the apartments here is consistent with mixed-use, where stores, restaurants and even the two schools are convenient without vehicular transportation needs.

4. List proposed conditions and restrictions that would mitigate the impacts of the proposed use(s).

Locating all of the structures beyond the flood hazard area and leaving all of the wooded area to the northern side of the ditch promotes good environmental sensitivity. The existing wooded area along the eastern boundary with the single-family lots will be preserved & supplemented, as necessary, to provide adequate screening & buffering. The overall trip generation that this project will create is less than what the potential could be if it was developed to the maximum densities permitted in the existing zoning districts.

CRITERIA REQUIRED FOR APPROVAL OF A SPECIAL USE PERMIT

(As Outlined in Section 71 of the New Hanover County Zoning Ordinance)

The applicant should explain, with reference to attached plans (where applicable), how the proposed use satisfies these requirements (please use additional pages if necessary). The applicant has the burden of proof and must provide sufficient evidence in order for the required findings to be met. Planning Staff, the Planning Board, and the Board of County Commissioners reserve the right to require additional information, if needed, to assure that the proposed Special Use Permit meets the following requirements:

1. The Board must find “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.”

The project would be accessed from N. College Rd., a major arterial and 100' public right-of-way. It is maintained by NCDOT. NCDOT approval will be required for final permitting - using an existing driveway access. Roadway improvements determined by the recommendations of a previously completed Traffic Impact Analysis for more intense development have already been made. The project is in the Murrayville Fire District. Adequate circulation within the project has been reviewed by the Department. Water and sanitary sewer service will be provided by extension of public mains to the CFPUA system. Permitting by all State and County agencies will be required prior to onset of construction. The housing facilities will have management and maintenance services to assure quality of the project and safety of the residents.

2. The Board must find “that the use meets all required conditions and specifications” of the Zoning Ordinance.

The development has direct access to N. College Rd., an existing major arterial roadway, thereby meeting the requirement of Section 69.9:(A)2.

The CAMA Land Classification is both Transition and Conservation. The "transition" is intended for more intensive development. No structures are proposed within the "conservation" classification, environmental impacts are minimized and more than adequate open space is provided.

Public water & sewer service will be provided. Stormwater management for both quality & quantity control is proposed. Impervious coverage is less than the maximum 50%.

3. The Board must find “that the use will not substantially injure the value of adjoining or abutting property or that the use is a public necessity.”

The project is proposed along the highway frontage which is already zoned for more intensive business uses. The adjacent existing single-family parcels will be buffered by existing vegetation & add'l. plantings as necessary to provide screening & use separation. Other projects have been developed in the County in the proximity of single-family neighborhoods. Conditions including adequate buffering, and upgraded building materials add to the quality of the project. These & the location of the buildings removed from direct adjacency to the single-family homes should assure that there will be no adverse impact to those property values.

4. The Board must find “that the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the plan of development for New Hanover County.”

The location of this project adheres to land use planning policies for optimum efficiency in land utilization and public service delivery. It is located with easy access to the interstate highway & downtown Wilmington.

The policies for growth and development encourage safe and affordable housing to be available to every citizen. Approval of this property for a higher-density of residential development would be consistent with the concept of transitioning uses, and in-filling vacant parcels where existing utilities can readily be extended and urban services are available.

Section 72 of the Zoning Ordinance provides additional requirements for the following Special Use Permits. Please supplement your application with all necessary material to meet any additional requirements if your use is any of the following:

- Cemetery
- Convenience Food Store
- Hospital or Nursing and Personal Care Facilities
- Private Club or Lodge and Fraternal and Social Organizations
- Sanitary Landfill
- Travel Trailer Park
- Family Child Care Home
- Kennel
- Mobile Home
- Non-Residential Off-Street Parking
- Commercial Marina
- Septage and Sludge Disposal
- Outdoor Shooting Ranges
- Adult Entertainment Establishment
- Indoor/Outdoor Recreation Establishments
- Community Boating Facility
- Residential Uses within Commercial Districts
- Bed and Breakfast Inn
- Electronic Gaming Operation
- Farmers Market or Produce Stands in Residential Zoning Districts
- Mining
- High Density Development
- Senior Living Options

If an applicant requests delay of consideration from the Planning Board or Board of County Commissioners before notice has been sent to the newspaper, the item will be calendared for the next meeting and no fee will be required. If delay is requested after notice has been sent to the newspaper, the Board will act on the request at the scheduled meeting and are under no obligation to grant the continuance. If the continuance is granted, a fee in accordance with the adopted fee schedule as published on the New Hanover County Planning website will be required.

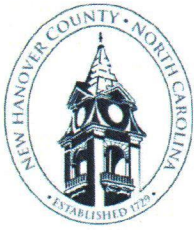
By my signature below, I understand and accept all of the conditions, limitations and obligations of the Conditional Use District zoning for which I am applying. I understand that the existing official zoning map is presumed to be correct. I understand that I have the burden of proving why this requested change is in the public interest. I certify that this application is complete and that all information presented in this application is accurate to the best of my knowledge, information, and belief.

x Berry Amos 02/03/16

Berry Amos - Manager

Signature of Petitioner and/or Property Owner

Print Name



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**AUTHORITY FOR
APPOINTMENT OF AGENT**

Please note that for quasi-judicial proceedings, either the land owner or an attorney must be present for the case at the public hearing.

The undersigned owner does hereby appoint an authorized the agent described herein as their exclusive agent for the purpose of petitioning New Hanover County for a variance, special use permit, rezoning request, and/or an appeal of Staff decisions applicable to the property described in the attached petition. The Agent is hereby authorized to, on behalf of the property owner:

1. Submit a proper petition and the required supplemental information and materials
2. Appeal at public meetings to give representation and commitments on behalf of the property owner
3. Act on the property owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition applicable to the New Hanover County Zoning Ordinance.

Agent Information	Property Owner(s)	Subject Property
Name Cindee Wolf	Owner Name College Rd. Dev. Ptners., L.L.C.	Address 2608,2618 & 2624 N College
Company Design Solutions	Owner Name 2	City, State, Zip Wilmington, NC
Address P.O. Box 7221	Address 6626-C Gordon Rd	Parcel ID 324017.00.8285,5059 & 5301
City, State, Zip Wilmington, NC 28406	City, State, Zip Wilmington, NC 28411	
Phone 910-620-2374	Phone 910-799-3006 / Attn. Adam Sosne	
Email cwolf@lobodemar.biz	Email adamsosne@yahoo.com	
Application Tracking Information (Staff Only)		
Case Number Reference:	Date/Time received:	Received by:

This document was willfully executed on the 3RD day of February, 2016.

BARRY AMOS - MANAGER

X Barry Amos
Owner 1 Signature

Owner 2 Signature



LIMITED LIABILITY COMPANY ANNUAL REPORT

NAME OF LIMITED LIABILITY COMPANY: College Road Development Partners, LLC

SECRETARY OF STATE ID NUMBER: 1288341 STATE OF FORMATION: NC

REPORT FOR THE YEAR: 2015

Filing Office Use Only
E-Filed Annual Report
1288341
CA201601800140
1/18/2016 11:56
<input type="checkbox"/> Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: Lubanski, Bob

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED OFFICE STREET ADDRESS & COUNTY	4. REGISTERED OFFICE MAILING ADDRESS
<u>6626-C Gordon Road</u>	<u>6626-C Gordon Road</u>
<u>Wilmington, NC 28411-8462 New Hanover County</u>	<u>Wilmington, NC 28411-8462</u>

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Real Estate Developer

2. PRINCIPAL OFFICE PHONE NUMBER: 9107993006 3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS & COUNTY	5. PRINCIPAL OFFICE MAILING ADDRESS
<u>6626 Gordon Road Unit C</u>	<u>6626 Gordon Rd Unit C</u>
<u>Wilmington, NC 28411-8424</u>	<u>Wilmington, NC 28411-8424</u>

SECTION C: COMPANY OFFICIALS (Enter additional Company Officials in Section E.)

NAME: <u>Barry Amos</u>	NAME: <u>Adam Brown</u>	NAME: <u>Robert Lubanski</u>
TITLE: <u>Manager</u>	TITLE: <u>Manager</u>	TITLE: <u>Manager</u>
ADDRESS: _____	ADDRESS: _____	ADDRESS: _____
<u>852 Gull Point Road</u>	<u>813 Howe Point Dr</u>	<u>6415 Hawksbill Dr</u>
<u>Wilmington, NC 28405</u>	<u>Wilmington, NC 28405</u>	<u>Wilmington, NC 28409</u>

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

<u>Robert Lubanski</u>	<u>1/18/2016</u>
SIGNATURE	DATE

Form must be signed by a Company Official listed under Section C of this form.

<u>Robert Lubanski</u>	<u>Manager</u>
Print or Type Name of Company Official	Print or Type The Title of the Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Corporations Division, Post Office Box 29525, Raleigh, NC 27626-0525

Narrative
for Conditional District Rezoning
of 2608, 2618 & 2624 N. College Road

This area of the County, along North College Road, has become a major growth corridor. The location of the schools, NorthChase housing, commercial and industrial park development, and Olsen Park recreation facilities are just a few of the various reasons. The primary area of the tract is classified by the County as "transition." The transition classification is to provide for future intensive urban development on lands that have been, or will be provided with necessary urban services. The location of these areas is based upon land use planning policies requiring optimum efficiency in land utilization and public service delivery.

Demographic studies are suggesting that aging, empty-nester, and single-person households will dominate America's future housing markets. This all adds up to the potential for important changes in housing demand that planners need to anticipate. Shifting housing preferences and tightening of financial regulations suggest that higher-density housing options appear to be outpacing the demand for detached houses. Having a mixture of uses in the same vicinity provides innovative opportunities for integrating diverse but compatible uses. Providing convenient services in proximity of housing facilities increases pedestrian activity and decreases reliance on individual vehicles. Building up instead of sprawling out with vast land coverage of a site enhances environmental quality.

The proposed project is an up-scale apartment complex with 88 one- & two- & three-bedroom units, along with a recreation amenity and accessory parking and open spaces. The large area along the creek will be preserved for passive recreation. A multi-use path will be installed along the property frontage to provide safe access to the schools and their active recreation facilities, and for pedestrian & non-vehicular interconnectivity as other properties develop along the corridor.

A Traffic Impact Analysis was completed back in 2012 for the Taco Bell & a denser mixed-use proposal. This project is scaled back considerably, and does not require an update of that study. However, the improvements recommended in that report have already been installed. Utilities will be connected to the public system. The buildings will have a fire sprinkler systems. Storm water management will be provided by the existing detention pond and an additional pond to the rear of the site.

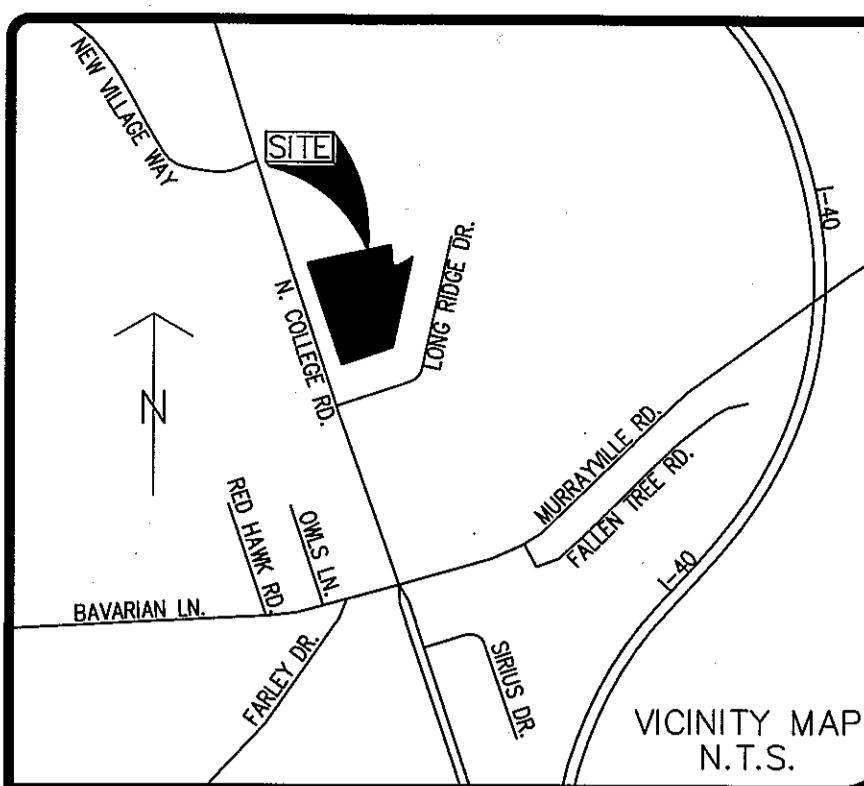
Existing vegetation around the tract perimeter will be left undisturbed, and supplemented with evergreen plantings to provide screening for the residential neighborhood along Long Ridge Drive. Streetyard, interior parking area and foundation plantings will add to the visual appeal of the project.

The County's policies for growth and development encourage safe and affordable housing to be available to every citizen. Infill of vacant properties where services, jobs, and easy traffic circulation to other points in the County is an excellent opportunity for good economic development and increased tax base. We believe that this project meets those criteria and presents sensible density with an attractive design.

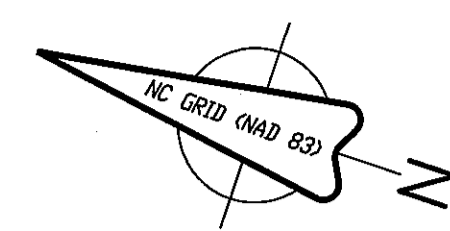
Legal Description
for Conditional Use District Rezoning
of 2608, 2618 & 2624 N. College Road

Beginning at a point in the eastern boundary of N. College Road (NC Hwy. 132), a 200' public right-of-way; said point being located North 18°21'47" West, 370.42 feet from its intersection with the northern boundary of Long Ridge Drive, a 60' public right-of-way; and running thence with the N. College Road right-of-way, North 18°21'47" West, 602.01 feet to a point; thence North 78°22'26" East, 601.05 feet to a point; thence South 00°28'59" East, 139.50 feet to a point; thence North 67°37'59" East, 66.67 feet to a point; thence North 73°19'43" East, 33.87 feet to a point; thence North 65°10'37" East, 17.69 feet to a point; thence North 53°59'58" East, 31.06 feet to a point; thence North 61°31'50" East, 20.98 feet to a point; thence South 13°04'48" West, 652.92 feet to a point; thence South 71°34'16" West, 81.62 feet to a point; thence North 18°21'47" West, 140.00 feet to a point; thence South 71°34'16" West, 300.04 feet to the point and place of beginning, containing 8.04 acres, more or less.

Also being defined as "Tract 2, Pond Tract & Remaining Tract," on a plat entitled "Clayton Long - Recombination & Easement Plat," recorded among the land records of the New Hanover County Registry in Map Book 59, at Page 92.



LINE	BEARING	DISTANCE
E1	N50°20'45"E	26.39'
E2	N70°17'28"E	35.28'
E3	S52°24'05"W	42.66'
E4	S69°06'57"W	18.32'
E5	S64°03'49"W	31.32'
E6	S28°38'15"W	21.00'
E7	S71°34'16"W	20.00'
E8	N28°38'15"E	35.25'
E9	S32°33'42"E	17.17'
E10	S74°09'53"W	39.05'
E11	S45°46'04"W	32.72'



CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF EASEMENTS WITH MY (OUR) OWN FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED. I (WE) HEREBY DEDICATE EASEMENTS TO THE CAPE FEAR PUBLIC UTILITY AUTHORITY OVER ALL PRIVATE STREETS FOR WATER AND SEWER LINES AND APPURTENANCES. FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLATING JURISDICTION OF NEW HANOVER COUNTY, NORTH CAROLINA.

Robert E. Lubandis Jr
OWNER SIGNATURE
DATE: 3/17/2014
PRINTED NAME: Robert E. Lubandis Jr

CERTIFICATE OF REVIEW OFFICER

I, SAM BURGESS, REVIEW OFFICER OF NEW HANOVER COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

S. Burgess
REVIEW OFFICER
DATE: 04-30-14

CERTIFICATE OF COUNTY ENGINEER

WITH THIS RECORDATION NEW HANOVER COUNTY ACCEPTS THE DEDICATION FOR STORMWATER AND EASEMENTS.

Sam P. Am
COUNTY ENGINEER
DATE: 04-30-14

CERTIFICATE OF APPROVAL BY THE CAPE FEAR PUBLIC UTILITY AUTHORITY

Dennice S. Johnson, REVIEW OFFICER FOR CAPE FEAR PUBLIC UTILITY AUTHORITY, NEW HANOVER COUNTY, NORTH CAROLINA, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL AUTHORITY STANDARDS AND REQUIREMENTS FOR THE PUBLIC UTILITIES AS SET FORTH BY ORDINANCES. WITH THE RECORDATION OF THIS PLAT, THE CAPE FEAR PUBLIC UTILITY AUTHORITY ACCEPTS THE OWNER'S OFFER OF DEDICATION FOR THE PUBLIC WATER AND/OR SEWER PURPOSES ALL EASEMENTS, COMMON AREAS, AND/OR RIGHTS OF WAY SHOWN ON THE PLAT AS DEDICATED FOR PUBLIC UTILITY PURPOSES. APPROVAL OF THIS PLAT DOES NOT GUARANTEE THE AVAILABILITY OF WATER AND SEWER SERVICES FROM THE CAPE FEAR PUBLIC UTILITY AUTHORITY.

CAPE FEAR PUBLIC UTILITY AUTHORITY
Bonnie Sph Project Manager
DATE: 4/30/2014

CERTIFICATE OF REGISTRATION BY THE REGISTER OF DEEDS

FILED FOR REGISTRATION ON THE 30th DAY OF April, 2014 AT 4:15 PM, P.M.
AND DULY RECORDED IN MAP BOOK 59 AT PAGE 92 BY: *Tammy Throckmorton*
REGISTER OF DEEDS

CERTIFICATE DISCLAIMING WATER/SEWER SUITABILITY

NOTWITHSTANDING NEW HANOVER COUNTY APPROVAL OF THIS PLAT, LOTS SHOWN ON SAID PLAT MAY NOT RECEIVE HEALTH DEPARTMENT APPROVAL FOR ON SITE SEWAGE DISPOSAL SYSTEMS, NOR FOR INDIVIDUAL WATER SUPPLY SYSTEMS, NOR DOES SUCH APPROVAL GUARANTEE THE AVAILABILITY OF WATER OR SEWER SERVICES FROM THE CAPE FEAR PUBLIC UTILITY AUTHORITY.

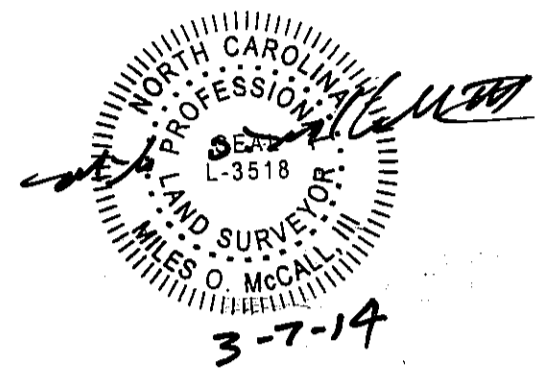
CERTIFICATE OF DISCLOSURE N.H. CO. FLOOD PLAIN MGT

I (WE) HEREBY CERTIFY THAT PRIOR TO ENTERING ANY AGREEMENT OR ANY CONVEYANCE WITH A PROSPECTIVE BUYER, I (WE) SHALL PREPARE AND SIGN, AND THE BUYER OF THE SUBJECT REAL ESTATE SHALL RECEIVE AND SIGN, A STATEMENT WHICH FULLY AND ACCURATELY DISCLOSES THAT THE SUBJECT REAL ESTATE, OR A PORTION OF THE SUBJECT REAL ESTATE, IS LOCATED WITHIN A FLOOD HAZARD AREA AND THAT THE BUYER MUST SATISFY THE REQUIREMENTS OF THE NEW HANOVER COUNTY FLOOD PLAIN MANAGEMENT REGULATIONS PRIOR TO THE ISSUANCE OF CONSTRUCTION PERMITS.

Dill Date: 4/30/14

CERTIFICATE OF ACCURACY & MAPPING

I, THE UNDERSIGNED, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5690, PAGE 2767 AND BOOK 5690, PAGE 2790); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS LABELED; THAT THE RATIO OF PRECISION, AS CALCULATED, IS 1:30,398.4; AND THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (TITLE 21, CH. 56, SEC. 1600). WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 7 DAY OF MARCH, 2014.



G.S. 47-30 (f) (11) (d)
I HEREBY CERTIFY THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS RECOMBINATION OF EXISTING PARCELS, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

Miles C. McCall
MILES C. MCCALL - PROFESSIONAL LAND SURVEYOR (L-3518)

- GENERAL NOTES**
- THIS IS A RECOMBINATION AND EASEMENT PLAT.
 - FORMER TRACTS 1-5 ZONED: B2. FORMER TRACT R03408-001-004-000 ZONED R-15.
 - BASIS OF BEARINGS FOR THIS PLAT ARE BASED ON N.C. GRID (NAD 83).
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - UNITS ARE U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
 - AREA BY COORDINATE GEOMETRY.
 - N.C. GRID MONUMENTS FOUND WITHIN 2000' OF SITE. (SEE MAP)
 - THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 - FLOOD NOTE:** AS DETERMINED BY GRAPHIC PLOTTING, THIS PROPERTY IS PARTIALLY LOCATED IN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #37020240000 AND 37020340000, EFFECTIVE DATE APRIL 3, 2006. FLOOD LINE SHOWN REFERENCED FROM NEW HANOVER COUNTY GIS.
 - UTILITY STATEMENT:** THE UNDERGROUND UTILITIES SHOWN (IF ANY) HAVE BEEN LOCATED FROM COUNTY GIS INFORMATION, EXISTING DRAWINGS & FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 - CURRENT COUNTY TAX PARCEL NUMBERS: R03408-001-001-000, R03408-001-002-000, R03408-001-003-000, R03412-001-001-000, R03412-001-002-000, R03408-001-004-000.
 - TOTAL SITE AREA: 9.00± ACRES
 - MAP & DEED REFERENCES (PER NEW HANOVER COUNTY REGISTRY): DB 5690/2790, 5690/2767, DB 955/823, MB 21/42. (AND OTHERS THAT MAY BE SHOWN ON THIS MAP)
 - ENGINEERED STORMWATER POND ON POND TRACT IS DESIGNED FOR TRACTS 1 & 2 AS AN OVERALL DESIGN, AND LIMITS IMPERVIOUS PER TRACT.
 - EACH TRACT MUST OBTAIN ITS OWN INDIVIDUAL NHC STORMWATER AUTHORIZATION TO CONSTRUCT FROM NHC.
 - OWNERS OF EACH TRACT ARE RESPONSIBLE FOR MAINTENANCE OF ALL ON LOT/TRACT STORMWATER AND DRAINAGE.
 - OWNER/DEVELOPER OR ESTABLISHED POA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF POND, POND TRACT AND OVERALL DRAINAGE.
 - ALL DRAINAGE EASEMENTS MUST REMAIN FREE OF OBSTRUCTIONS, INCLUDING FENCES.

SYMBOL LEGEND:

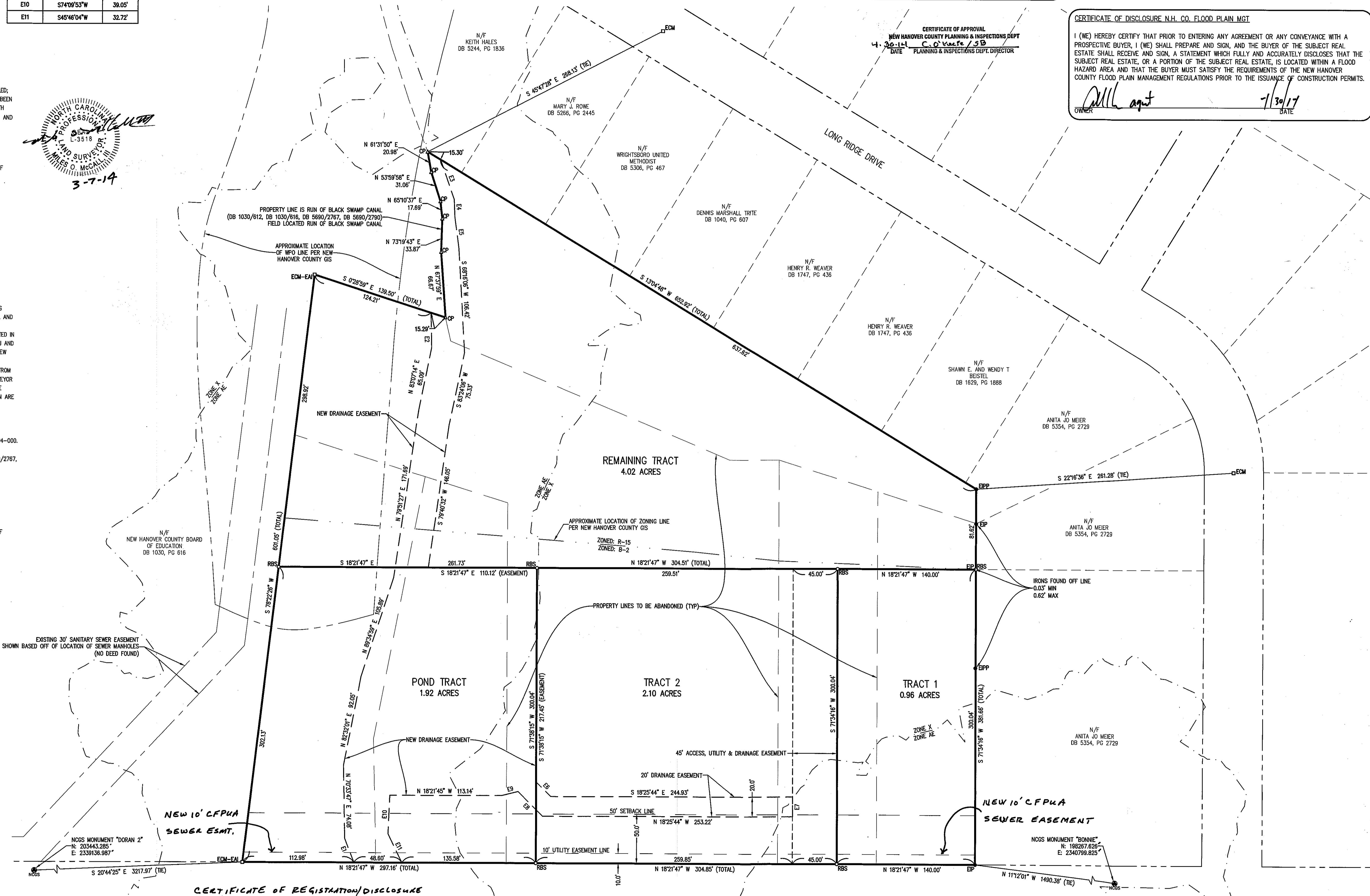
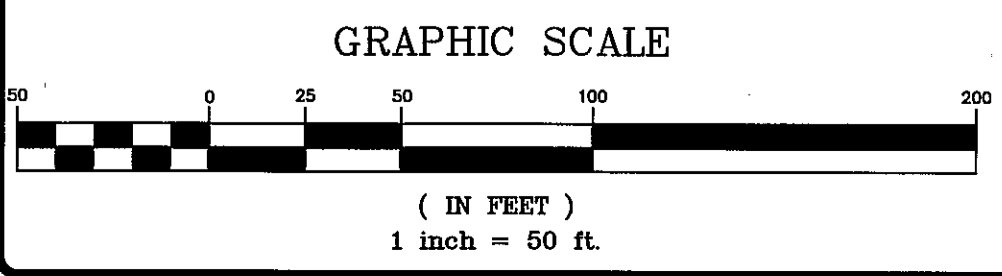
- EXISTING RIGHT-OF-WAY MONUMENT
- EXISTING NCGS MONUMENT
- CALCULATED POINT
- EXISTING CONCRETE MONUMENT-EXISTING ANGLE IRON
- EXISTING IRON PIPE / ROD
- REBAR SET
- EXISTING CONCRETE MONUMENT
- EXISTING ANGLE IRON

LINETYPE LEGEND:

- SURVEYED LINES (BOUNDARY)
- INES NOT SURVEYED (ADJOINERS)
- SANITARY SEWER EASEMENT
- DRAINAGE EASEMENT
- 10' UTILITY EASEMENT
- SETBACK LINE
- ACCESS EASEMENT
- FLOOD LINE
- ABANDONED PROPERTY LINE
- RIGHT-OF-WAY
- BREAK LINE
- WFO LINE (APPROXIMATE LOCATION)
- ZONING LINE (APPROXIMATE LOCATION)

ABBREVIATIONS:

EIP	EXISTING IRON PIPE	N/F	NOW OR FORMERLY
EPP	EXISTING IRON PIPE (PINCHED TOP)	MB	MAP BOOK / CABINET
ER	EXISTING IRON ROD	DB	DEED BOOK
RBS	REBAR SET	PG	PAGE
MON	MONUMENT	EL.	ELEVATION
NCGS	NORTH CAROLINA GEODETIC SURVEY	[E]	EXISTING



CERTIFICATE OF REGISTRATION/DISCLOSURE

FOR CONDITION & RESTRICTIONS BY REG. OF DEEDS NORTH CAROLINA, NEW HANOVER COUNTY

COVENANTS, CONDITIONS & RESTRICTIONS FILED FOR REGISTRATION ON THE 30 DAY OF APRIL, 2014 AT 3:15 PM AND DULY RECORDED IN DEED BOOK 5811 PAGE 900

Dill Date: 4/30/14

Sheet No. 1 of 1

Scale AS NOTED

Drawn By: *DR*

Checked By: *ACS*

Job No. 12-1061

PREPARED FOR: COLLEGE ROAD DEVELOPMENT PARTNERS 6626-C GORDON ROAD WILMINGTON, NC 28411

RECOMBINATION AND EASEMENT PLAT

CLAYTON LONG SUBDIVISION TRACTS 1-5 AND R03408-001-004-000 Cape Fear Township New Hanover County North Carolina

ATLANTIC COAST SURVEY, PLLC
P-0822
PO Box 12658 Wilmington, NC 28405
(910) 292-4888 www.atlanticcoastsurvey.com

JOB NO: 12-1061

MILES McCall 910 443-0808

Traffic Impact Worksheet

Prior to submission of nonresidential site plan, this worksheet must be prepared. A Traffic Impact Analysis will be required for all projects generating 100 peak hour trips or more. The scope of the TIA shall be determined by concurrence of the Planning Director, the MPO coordinator and NCDOT traffic engineer. Any mitigation measures required must be included in the final site plan submitted for review.

PROJECT NAME N. College Apartments

PROJECT ADDRESS 2608, 2618 & 2624 N. College Rd.

DEVELOPER/OWNER College Road Dev Partners, LLC

EXISTING ZONING R-15 & B-2 / (CZD) R-10 Proposed

~~GROSS FLOOR AREA~~ 88 Apartment Units ~~sq. ft.~~

NEAREST INTERSECTION Long Ridge Dr.

BEFORE PROPOSED PROJECT

Average Daily Traffic (Date) ?

LEVEL OF SERVICE (LOS) C (per 2013 TIA)

ITE MANUAL TRAFFIC GENERATION ESTIMATE:

*ITE Manual available at Planning Department

USE AND VARIABLES: ITE 8th Ed. 220 - Apartment (per dwelling unit)
(Example: Racquet Club; 8 courts; Saturday peaks)

AM PEAK HOUR TRIPS 45 PM PEAK HOUR TRIPS 55
(Traffic generation of 100 peak hour trips will require Traffic Impact Analysis Scoping meeting with Planning Department)

Cindee Wolf from ITE Manual
Person Providing Estimate

 01/13/16
Signature

Peak Hour estimate confirmed by Planning & Zoning on _____
(Date)

By _____

**REPORT OF COMMUNITY MEETING REQUIRED BY
NEW HANOVER COUNTY ZONING ORDINANCE
FOR CONDITIONAL DISTRICT REZONINGS**

Location: 2608, 2618 & 2624 N. College Road

Proposed Zoning: Conditional Use Zoning District R-10 / High-Density Residential

The undersigned hereby certifies that written notice of a community meeting on the above zoning application was given to the adjacent property owners set forth on the attached list by first class mail on January 15, 2016, and emailed to all parties registered on the County's "Sunshine List" on January 16, 2016. A copy of the written notice is also attached.

The meeting was held at the following time and place: Thursday, January 28, 2016;
5:30 – 6:30 p.m.; Murrayville Fire Station #17, 5901 Murrayville Rd, Wilmington

The persons in attendance at the meeting were: Reference Attached Sign-in List

The following issues were discussed at the meeting:

- ** A project introduction was given with an overview of Conditional Use Districts and of the site layout.
- ** Acknowledgement that there was an error in the letter, stating that a traffic signal had been installed at the intersection of Long Ridge Dr. Although there was some discussion of the warrant at the time of the McDonalds construction, there is no signal at that location.
- ** The primary concern was over the amount of traffic on N. College Rd., particularly in reference to left-turn movements out from the project access during morning school drop-off time.

As a result of the meeting, the following changes were made to the rezoning petition: _____
The rear pond boundary was adjusted to assure enough room for a minimum 20' buffer along the common boundary with the residential lots.

Date: February 3, 2016
Applicant: Design Solutions
By: Cindee Wolf



REF 324017.01.
6369

**Tax Map
323020**

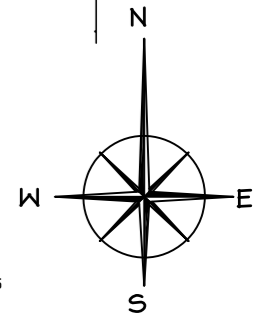
**Tax Map
324017**

**Tax Map
313908**

**Tax Map
314905**

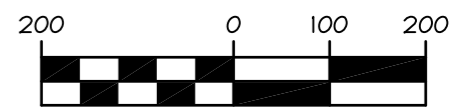
REF 323019.70.
3800

500' Perimeter Boundary



8540.000
TO
8540.825

Graphic Scale



**Adjacent Property
Owners Map**

Name	Address	City	State	Zip	Property Address	TaxParcel # (PIN)	PID
NHCo Board of Education	6410 Carolina Beach Rd	Wilmington	NC	28412	2700 N College Rd	324017.01.6369	3400-002-003-000
Keith & Fairy Hales	144 Long Ridge Dr	Wilmington	NC	28405	152 Long Ridge Dr	324017.10.3593	3408-002-001-000
Keith & Fairy Hales	144 Long Ridge Dr	Wilmington	NC	28405	148 Long Ridge Dr	342017.10.3463	3408-002-002-000
Keith & Fairy Hales	144 Long Ridge Dr	Wilmington	NC	28405	144 Long Ridge Dr	324017.10.3342	3408-002-003-000
Keith & Fairy Hales	144 Long Ridge Dr	Wilmington	NC	28405	140 Long Ridge Dr	324017.10.3223	3408-002-004-000
William Lawrence Bass	136 Long Ridge Dr	Wilmington	NC	28405	136 Long Ridge Dr	324017.10.2193	3408-002-005-000
Phillip & Patricia Raynor	132 Long Ridge Dr	Wilmington	NC	28405	132 Long Ridge Dr	324017.10.2074	3412-002-001-000
Phillip & Patricia Raynor	132 Long Ridge Dr	Wilmington	NC	28405	128 Long Ridge Dr	314905.19.2963	3412-002-002-000
Peggy Ann Springer	124 Long Ridge Dr	Wilmington	NC	28405	124 Long Ridge Dr	314905.19.2833	3412-002-003-000
Alfonso & Rita Williams	5012 Crosswinds Dr	Wilmington	NC	28409	122 Long Ridge Dr	314905.19.1698	3412-003-001-000
Alfonso & Rita Williams	5012 Crosswinds Dr	Wilmington	NC	28409	118 Long Ridge Dr	314905.19.1567	3412-003-002-000
Walter & Teresa Mueller	83 N 400	Valparaiso	IN	46383	114 Long Ridge Dr	314905.19.0560	3412-003-003-000
Spiro Macris	2926 Cambridge Dr	Wilmington	NC	28403	2520 N College Rd	314905.09.8424	3412-003-004-000
Johnson DG, LLC	370 E Maple Rd, Flr 4	Birmingham	MI	48009	93 Long Ridge Dr	314905.09.6688	3412-001-004-000
Johnson Venita & Douglas	105 Long Ridge Rd	Wilmington	NC	28405	105 Long Ridge Dr	314905.09.9759	3412-001-007-000
Shawn & Wendy Beistel	164 Tallow Wood Dr	Garner	NC	27529	109 Long Ridge Dr	314905.09.9899	3412-001-008-000
Henry Weaver	133 Long Ridge Dr	Wilmington	NC	28405	129 Long Ridge Dr	3149.05.19.0927	3412-001-009-000
Henry Weaver	133 Long Ridge Dr	Wilmington	NC	28405	133 Long Ridge Dr	324017.10.0029	3412-001-010-000
Dennis Marshall Trite	137 Long Ridge Dr	Wilmington	NC	28405	137 Long Ridge Dr	324017.10.0149	3408-001-005-000
Wrightsboro United Methodist	3300 N Kerr Ave	Wilmington	NC	28405	141 Long Ridge Dr	324017.10.0279	3408-001-006-000
Marty Rowe	145 Long Ridge Dr	Wilmington	NC	28405	145 Long Ridge Dr	324017.10.0399	3408-001-007-000
Keith Hales	144 Long Ridge Dr	Wilmington	NC	28405	149 Long Ridge Dr	324017.10.1532	3408-001-008-000
Bell Carolina LLC	8930 Bash St, Ste L	Indianapolis	IN	46256	2610 N College Rd	314905.09.6886	3412-001-002-000
Northside Baptist Church	2501 N College Rd	Wilmington	NC	28405	2501 N College Rd	314905.09.4000	3400-001-013-005
Trask Farms of New Hanover	2725 Old Wrightsboro Rd	Wilmington	NC	28405	N Kerr Ave	323019.70.3800	3400-001-013-000
Wade Pope	4311 Parmele Rd	Castle Hayne	NC	28429	2619 N College Rd	324017.00.1038	3400-001-014-000
All Saints Anglican Parish	2623 N College Rd	Wilmington	NC	28405	2623 N College Rd	323020.90.9204	3400-001-015-000
Nicholas & Maura Strance	2605 Cranbrook Dr	Wilmington	NC	28405	2605 Cranbrook Dr	323020.90.6397	3408-004-018-000
Drusilla Farrar	2601 Cranbrook Dr.	Wilmington	NC	28405	2601 Cranbrook Dr	323020.90.7434	3408-004-017-000
NorthChase HOA, Inc.	P.O. Box 5585	Wilmington	NC	28406	Henson Dr	324017.00.0431	3408-004-001-000
Tommy & Sarah Norris	108 Tall Oaks Dr	Castle Hayne	NC	28429	4300 Henson Dr	323020.90.9427	3408-004-002-000
Tommy & Sarah Norris	108 Tall Oaks Dr	Castle Hayne	NC	28429	4304 Henson Dr	323020.90.8681	3408-004-003-000
Tommy & Sarah Norris	108 Tall Oaks Dr	Castle Hayne	NC	28429	4308 Henson Dr	323020.90.8760	3408-004-004-000
East Carolina Real Estate	5422 Shinwood Rd	Wilmington	NC	28409	4312 Henson Dr	323020.90.8737	3408-004-005-000



Transmittal

January 15, 2016

To: Adjacent Property Owners

From: Cindee Wolf

Re: N. College Apartments

The property owner is interested in developing an 88-unit apartment complex on land within the proximity of your property. This proposal would require Conditional Zoning District and Special Use Permit approvals from New Hanover County.

You may recall that a previous plan for 120 units, in a four-story building along with some commercial space, was proposed back in 2012. That project never proceeded. In the meantime, both the Dollar General store and Taco Bell restaurant have been constructed. Road improvements, including a traffic signal at Long Ridge Drive, have also been completed.

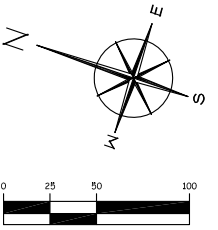
These approvals allow particular uses to be established only in accordance with specific standards and conditions pertaining to each individual development project. Essentially, this means that only that use, structures and layout of an approved proposal can be developed. This is a much less intensive proposal. A plan of the project is enclosed.

The County requires that the developer hold a meeting for all property owners within 500 feet of the tract boundary, and any and all other interested parties. This provides neighbors with an opportunity for explanation of the proposal and for questions to be answered concerning project improvements, benefits and impacts.

A meeting will be held on Thursday, January 28th, at the Murrayville Fire Station #17, 5901 Murrayville Rd., 5:30 – 6:30 p.m. If you cannot attend, you are also welcome to contact me at telephone # 620-2374, or email cwolf@lobodemar.biz with comments and/or questions.

We appreciate your interest in the project and look forward to being a good neighbor and an asset to the community.

North College Apartments



Wrightsboro
United
Methodist

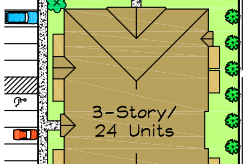
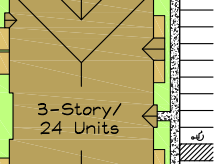
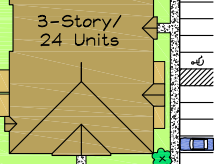
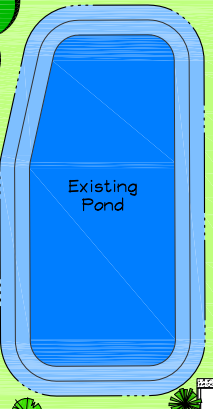
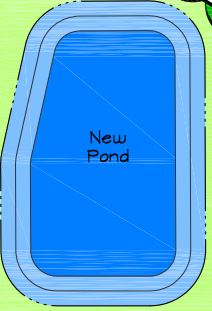
Dennis
Marshall
Trite

Henry
Weaver

Henry
Weaver

Shawn &
Wendy
Beistel

Anita Jo
Meier



Laney
High
School

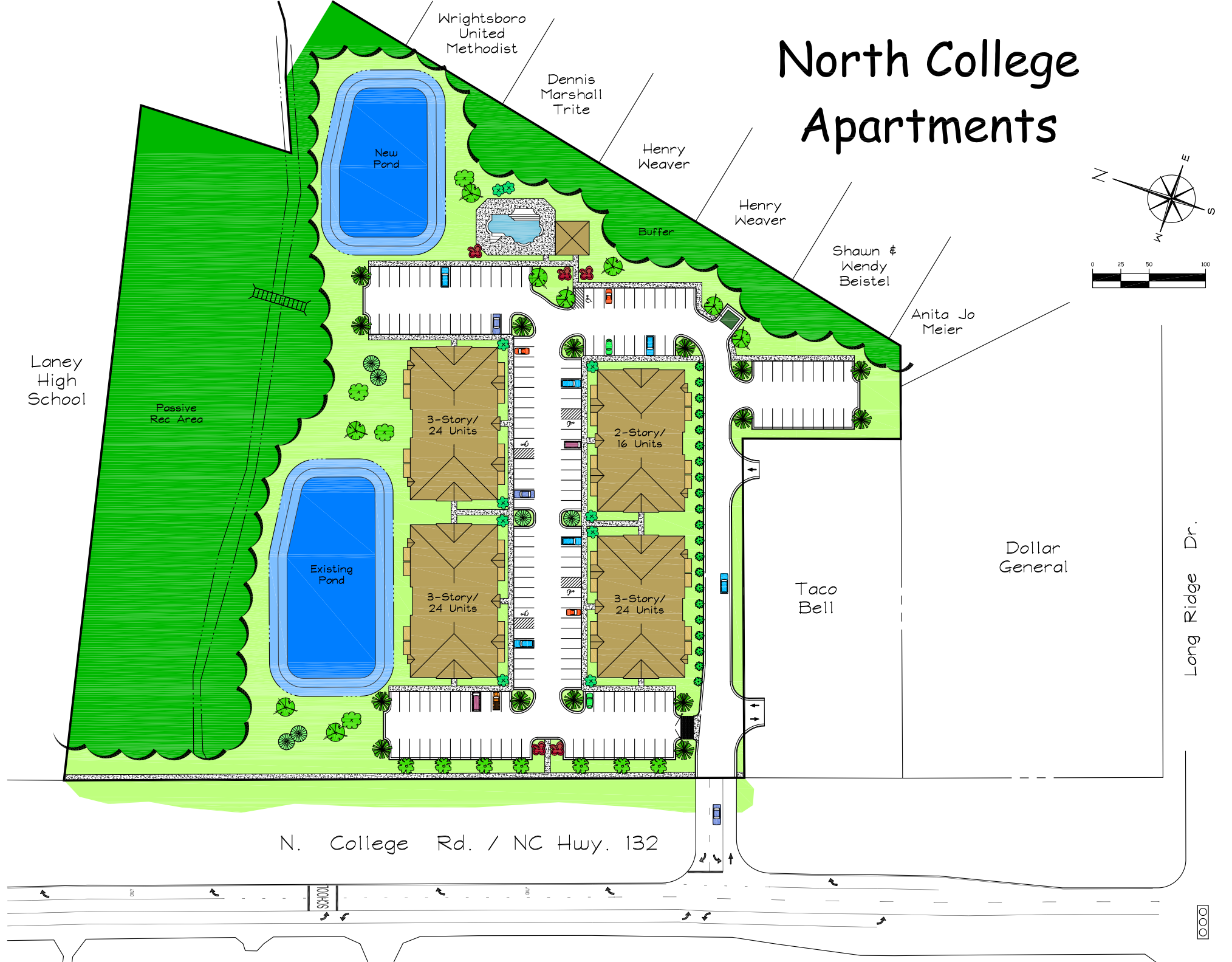
Passive
Rec Area

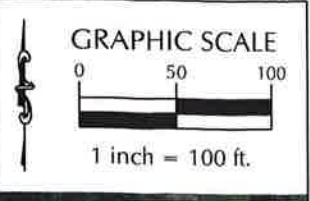
N. College Rd. / NC Hwy. 132

Taco
Bell

Dollar
General

Long Ridge Dr.





N. COLLEGE RD PROPERTY
WILMINGTON NEW HANOVER COUNTY NORTH CAROLINA

AERIAL PHOTO - 2010

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS