



## **Transmittal**

January 12, 2017

To: Adjacent Property Owners

From: Cindee Wolf

Re: North College Storage Facility

You may recall that a plan for an 88-unit apartment complex was approved for this property in May, 2016. The traffic generation from that kind of use was certainly a topic of much of the discussion. The project has not yet proceeded into detailed design and permitting.

The owner has re-evaluated the highest and best use for the property, and is now interested in the alternative of developing a self-storage facility. The trip generation for a self-storage facility would be much lower than the current plan or than many of the more intense business uses that might be appropriate for this location. This modification of the existing approval would require a new Conditional Zoning District approval from New Hanover County.

Again, conditional zoning allows only a particular use to be established 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. A plan of the new project is attached.

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 Wednesday, January 25<sup>th</sup>, at the Murrayville Fire Station #17, 5901 Murrayville Rd., 6:00 – 7:00 p.m. If you cannot attend, you are also welcome to contact me at telephone # 620-2374, or email [cwolf@lobodemar.biz](mailto: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 Storage



Long Ridge Dr.

Dollar General

Taco Bell

Laney High School

N. College Rd. / NC Hwy. 132

10' Multi-Use Trail

Shawn & Wendy Beistel

Anita Jo Meier

Henry Weaver

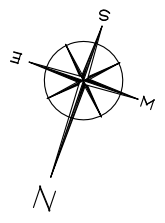
Henry Weaver

Dennis Marshall Tritte

Wrightsboro United Methodist

New Pond

Existing Pond



100' 50' 0' 50'