



## **Transmittal**

April 11, 2017

To: Adjacent Property Owners

From: Cindee Wolf

Re: 5301, 5307 & 5311 Castle Hayne Road

Since our previous information meeting in December, the property owners at 5233 Castle Hayne Road decided not to participate in the rezoning request. However, SouthBay Roofing would still like to pursue building their new office at 5301 Castle Hayne Road, and the Volunteer Fire Department has decided to include their parcels in the petition. The proposal will still require a Conditional Zoning District approval from New Hanover County. Nothing has changed in the original layout for SouthBay, and there are no changes proposed for the vacant lot at 5307 or the existing fire station at 5311.

Again, a Conditional Zoning District allows 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. A plan of the site layouts is enclosed.

Because of the change in participating properties, the County requires that we hold another meeting for all property owners within 500 feet of the petition 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, April 26<sup>th</sup>, 5:30 p.m., at the Castle Hayne Fire Station #13, 5311 Castle Hayne Road. 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.



Prince George Ave.

Existing Fire Station

Vacant Lot

Southbay Roofing

Fenced/ Graveled Equipment

Garden Place Dr.

Castle Hayne Rd