

June 13, 2017

VIA UPS NEXT DAY

Brad Schuler
New Hanover County Planning and Land Use
230 Government Center Drive, Suite 110
Wilmington, NC 28403

Re: Application for Conditional Zoning District Request, 7957 Market Street

Dear Brad:

Enclosed is the completed Application for Conditional Zoning District to rezone the Liberty Baptist Church Property at 7957 Market Street from O&I to CZD B-2 for the construction of a self-storage facility. The documents include:

Charleston
Charlotte
Columbia
Greensboro
Greenville
Hilton Head
Myrtle Beach
Raleigh

1. Check for the \$600 fee
2. Appointment of Agent
3. Application for Conditional Zoning District
4. Traffic Impact Worksheet
5. Three (3) copies of the proposed site plan
6. Elevation of similar facility in Greensboro. Elevation of this facility will be provided before the Planning Board meeting.
7. Overlay showing the additional right of way DOT will need on this property related to the Market Street TIP project
8. Copy of property from the tax map
9. Tax card

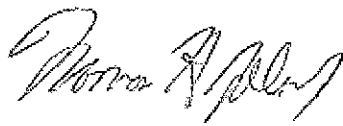
Brad Schuler
June 13, 2017
Page 2

10. Deed with metes and bounds of property. Property is Tract 3 in the deed.

11. Summary of Community Meeting held on June 12

Once you review the enclosed, please let me know if you have any questions or concerns. I look forward to working with you on this project.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Thomas H. Johnson, Jr.", written in black ink.

Thomas H. Johnson, Jr.
Member
Enclosures

cc: Ian Phillips
Tim Clark



NEW HANOVER COUNTY
PLANNING & INSPECTIONS

**AUTHORITY FOR
APPOINTMENT OF AGENT**

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

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 Thomas H. Johnson, Jr.	Owner Name Liberty Baptist Church of Wilmington, Inc.	Address 7597 Market St.
Company Nexsen Pruet, PLLC	Owner Name 2	City, State, Zip Wilmington, NC 28411
Address 4141 Parklake Ave., Suite 200	Address 7597 Market St.	Parcel ID R03600-003-042-006
City, State, Zip Raleigh, NC 27512	City, State, Zip Wilmington, NC 27411	
Phone 919-786-2764	Phone	
Email TJohnson@nexsenpruet.com	Email	
Application Tracking Information		
(Staff Only)		
Case Number Reference:	Date/Time received:	Received by:

This document was willfully executed on the 15th day of June, 2017.

Liberty Baptist Church of Wilmington, Inc.

By: [Signature]
Owner 1 Signature

Owner 2 Signature



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 ZONING DISTRICT

Petitioner Information	Property Owner(s) <i>If different than Petitioner</i>	Subject Property
Name Thomas H. Johnson, Jr.	Owner Name Liberty Baptist Church of Wilmington	Address 7957 Market Street
Company Nexsen Pruet, PLLC	Owner Name 2	Parcel ID(s) R03660-003-042006
Address 4141 Parklake Ave, Suite 200	Address 7957 Market Street	Area 2.01 acres
City, State, Zip Raleigh, NC 27612	City, State, Zip Wilmington, NC 28411	Existing Zoning and Use O&I, 866 Religious Activities
Phone 919-653-7807	Phone	Proposed Use B-2, Mini-Storage Warehouse
Email tjohnson@nexsenpruet.com	Email	Land Classification REL- Exempt Religious
Application Tracking Information (Staff Only)		
Case Number 217-07	Date/Time received: 6/14/17	Received by: BS

APPLICATION OVERVIEW

In order to assist petitioners through the 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 and conditional zoning districts prior to submission, and advised to contact Planning Staff with any questions. The following sections of the Zoning Ordinance pertain specifically to zoning amendments and conditional zoning districts:

- Section 55.3: Conditional Zoning Districts
- 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. 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 rezoning process, 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 least 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 all proposals, in addition to this application, the following supplemental information and materials are required:

Required Information	Applicant Initial	Staff Initial
Copy of the New Hanover County Tax Map, which delineates the property requested for rezoning.	TAM	BS
Legal description (by metes and bounds) of property requested for rezoning.	TAM	BS
Copy of the subdivision map or recorded plat which delineates the property.	N/A	BS
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. • Any other information that will facilitate review of the proposed change (Ref. Article VII, as applicable) 	TAM	BS
A report of the required public information meeting outlined in Section 111-2.1.	TAM	BS
Authority for Appointment of Agent Form (if applicable)	TAM	BS
Fee - For petitions involving 5 acres or less, \$600. For petitions involving greater than 5 acres, \$700	TAM	BS

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?

This property is located in the Transition Land Classification according to the 2006 Coastal Area Management Plan. This proposal is consistent with the transition to the provision of urban services. The property is on a major corridor with apartments and single family residential nearby who need access to a storage facility.

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

See answer to #1 above. Also, the property adjoins multiple properties at the intersection of Marsh Oaks Drive and Market Street that are zoned B-2 which has created a commercial node to serve the residents in the area.

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 entire area surrounding the intersection of Marsh Oaks Drive and Market Street has been transitioning to B-2 allowing for commercial uses to serve area residents, and this request is consistent with that transition. Convenient access of this property to Market Street and the growth of residential in this area are generating the need for more commercial uses/services here.

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

To mitigate traffic concerns, the ingress and egress from the proposed site will be on the minor arterial road, Bump A Long Road. The traffic generated by this use is small (no TIA required) and much less concentrated than the existing use. All storage units are interior with access by interior hallways. The building appears to be an office building unlike traditional self storage. Access to the units is limited to 6 am to 10 pm daily. Increased landscape buffers and setback from the rear of the property are proposed to lessen the visual impact on neighboring residential properties.

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.



Thomas H. Johnson, Jr.

Signature of Petitioner and/or Property Owner

Print Name

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 Bee Safe Storage Facility

PROJECT ADDRESS 7957 Market Street Wilmington NC

DEVELOPER/OWNER CIP Construction Company

EXISTING ZONING O & I

GROSS FLOOR AREA 85,480 sq. ft.

NEAREST INTERSECTION Bump Along Road

NOTE: ITE TRIP GENERATION RATES, 8TH EDITION AND GROSS FLOOR AREA USED TO DETERMINE PEAK HOUR TRIPS.

BEFORE PROPOSED PROJECT

Average Daily Traffic (Date) _____

LEVEL OF SERVICE (LOS) _____

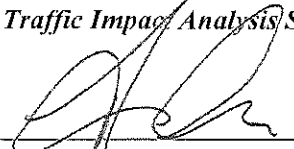
ITE MANUAL TRAFFIC GENERATION ESTIMATE:

*ITE Manual available at Planning Department

USE AND VARIABLES: Self Storage, 600 units
(Example: Racquet Club; 8 courts; Saturday peaks)

AM PEAK HOUR TRIPS 13 PM PEAK HOUR TRIPS 22
(Traffic generation of 100 peak hour trips will require Traffic Impact Analysis Scoping meeting with Planning Department)

Timothy Clark
Person Providing Estimate


Signature

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

By _____



BEE SAFE



STORAGE
AND WINE CELLAR

1010

BEE SAFE
STORAGE AND WINE CELLAR

BEE SAFE

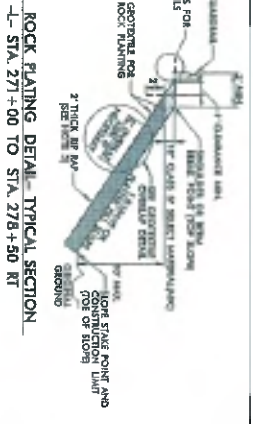
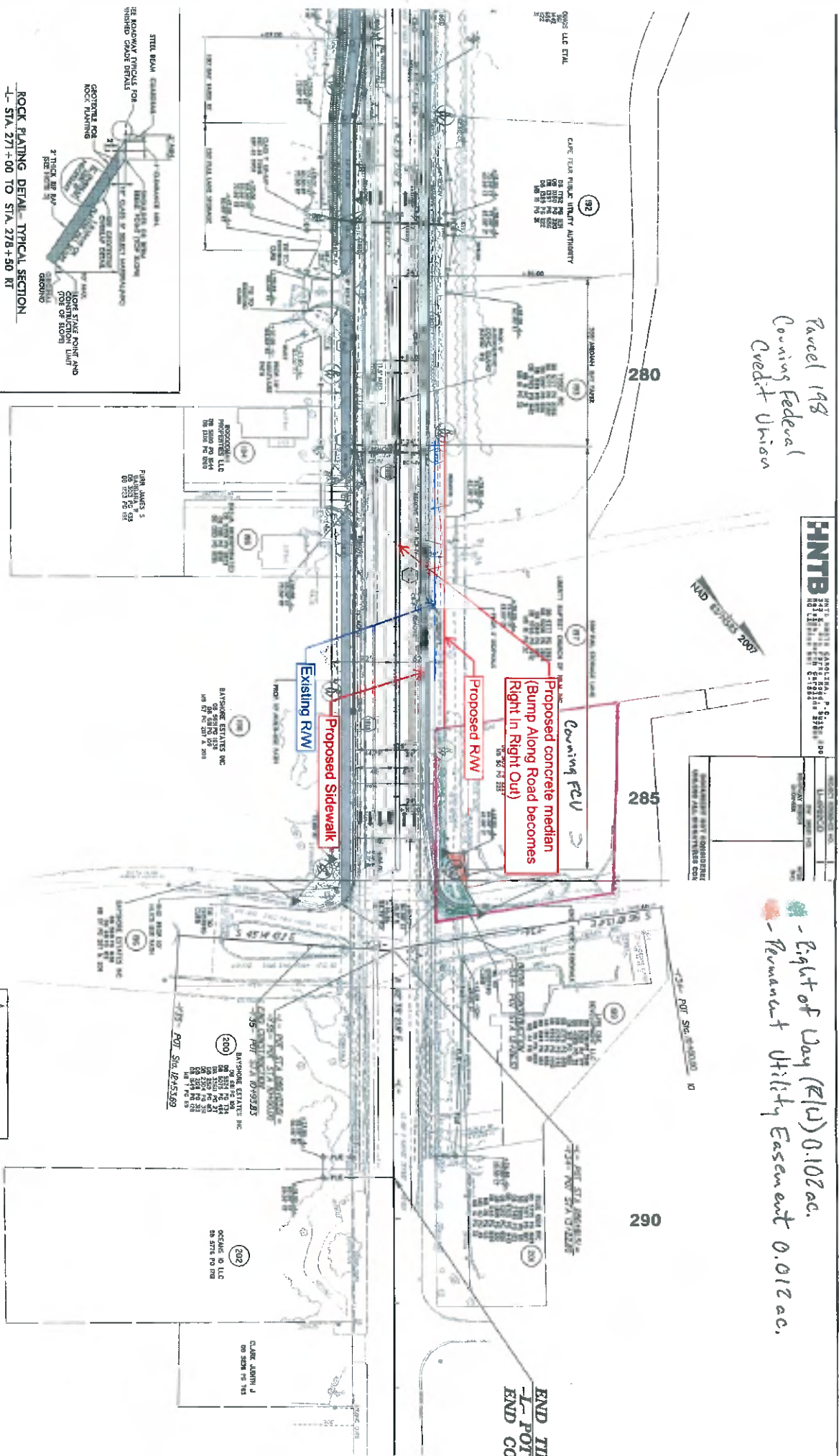


STORAGE
AND WINE CELLAR

Parcel 198
 Covings Federal
 Credit Union

HNTB
 HNTB ENGINEERING, P.C.
 224 E. 17th Street, Suite 100
 Durham, NC 27601
 Tel: 919.286.8100
 Fax: 919.286.8101
 www.hntb.com

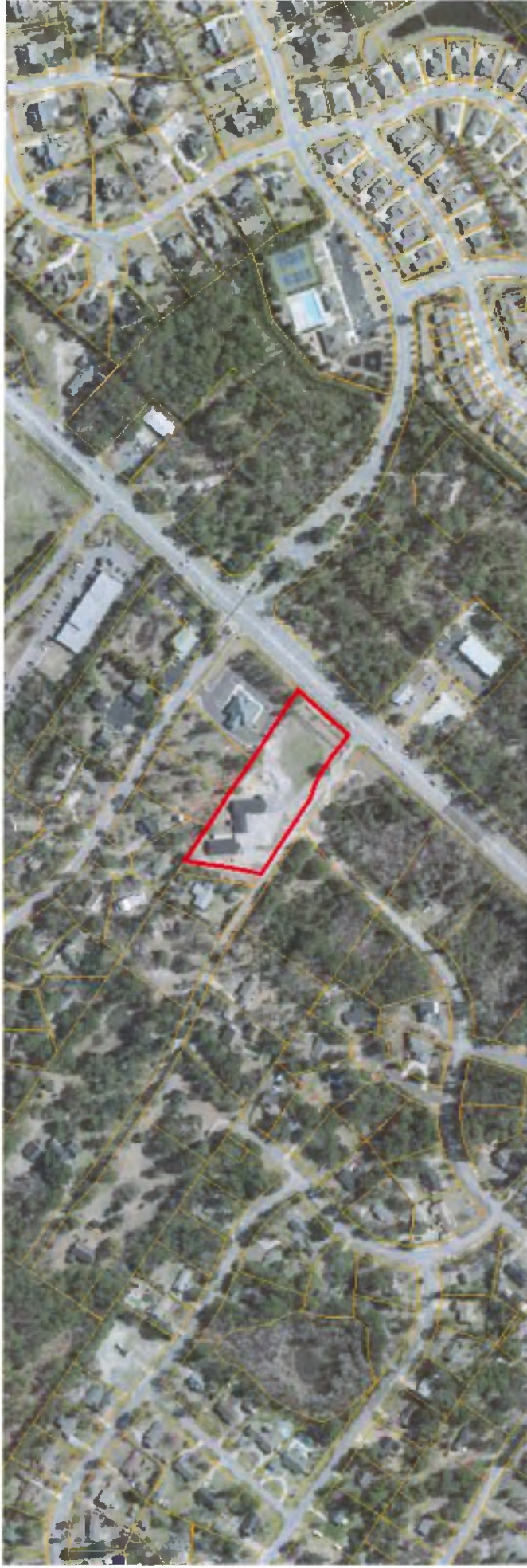
- Right of Way (R/W) 0.102 ac.
 - Remnant Utility Easement 0.012 ac.



FOR -L- PROFILE, SEE SHEET 22

★ EXISTING SIGNAL

END T/I
 -L- POT
 END CO



PARID: R03600-003-042-006
 LIBERTY BAPTIST CHURCH OF WLM INC

7957 MARKET ST

Parcel

Alt ID 316905.18.9900.000
 Address 7957 MARKET ST
 Unit
 City WILMINGTON
 Zip Code -
 Neighborhood CFBM1
 Class REL-Exempt Religious
 Land Use Code 866-Religious Activities (Churches)
 Living Units
 Acres 2.0176
 Zoning O&I-OFFICE & INSTITUTION

Legal

Legal Description (2.01 ACRES) PT TR A ALEXANDER HARNETT & RR RW
 Tax District FD

Owners (On January 1st)

Owner LIBERTY BAPTIST CHURCH OF WLM INC
 City WILMINGTON
 State NC
 Country
 Zip 28405

THE DATA IS FROM 2017

Sales

Sale Date	Sale Price	Grantee	Grantor	Book	Page	Sale Key
21-OCT-13		LIBERTY BAPTIST CHURCH OF WLM INC	LIBERTY BAPTIST CHURCH OF WLM INC	5777	2392	491429
26-NOV-12		CAPE FEAR PUBLIC UTILITY AUTHORITY	LIBERTY BAPTIST CHURCH OF WILMINGTON	5690	2878	479231
25-MAY-07	\$0	LIBERTY BAPTIST CHURCH OF WLM INC	OCEAN HWY BAPTIST CHURCH	9805	2507	423353
09-SEP-87	\$0	DECLARATION OF ABANDONMENT OF	CSX	1389	1122	45888
19-JUN-87	\$0	OCEAN HWY BAPTIST CHURCH	CSX	9700	1442	45889
23-APR-79	\$0	OCEAN HIGHWAY BAPTIST CHURCH	WILMINGTON INDEPENDENT BAPTIST CHURCH	1148	1550	45887

Sale Details

1 of 6

Sale Date 21-OCT-13
 Sale Key 491429
 Sale Price
 Grantee LIBERTY BAPTIST CHURCH OF WLM INC
 Grantor LIBERTY BAPTIST CHURCH OF WLM INC
 Sale Source -
 Book 5777
 Page 2392
 Sale Type IMPROVED
 Sale Validity -
 Sale Flag
 STEB
 Instrument #
 Instrument Type Warranty Deed
 Adj. Reason
 Adj. Price
 Adj. Amount
 Link [Click Here to view the deed for this parcel](#)

Commercial 1 of 2

Card 1
 Building Number 1
 Structure Code/Description REL-REL
 Improvement Name LIBERTY BAPTIST CHURCH
 Units
 Year Built 1978
 Effective Year Built
 Grade C+
 Class E-EXMPT
 Other Improvements
 Other Imp Value
 Total Under Roof 4578
 Building Factor 1
 Percent Complete %
 Percent Good 62%
 Notes

Other Feature Details

Card 2
 Int/Ext Line 1
 Area
 Measurement 1 12
 Measurement 2 8
 Identical Units 1

Summary of Interior/Exterior Data

Card	Line Number	Section	From Floor	To Floor	Area
1	1	1	01	01	4,578
2	1	1	01	01	2,592

Interior/Exterior Details 1 of 2

Card 1
 Line Number 1
 Section 1
 From Floor 01
 To Floor 01
 Area 4,578
 Use Group REL
 Class
 Physical Condition A
 Construction 1-1
 Wall Height 12
 Interior Wall 2-2
 Air 1-1
 Plumbing 0-0
 Units
 Functional Depr.
 Economic Depr.

Summary of All Other Features

Card	Int/Ext Line	Area
2	1	

THE DATA IS FROM 2016

Misc. Improvements

Card	Desc	Year Built	Grade	Width	Length	Area
------	------	------------	-------	-------	--------	------

1 PA-PA 1978 D 9,500

THE DATA IS FROM 2017

Permits

Permit #	Permit Date	Flag	Purpose	Amount
TN-6320	21-JUL-2006	C	RCSN	\$100.00

Land

Line Number	1
Land Type	S-SQUARE FOOT
Land Code	OI3
Square Feet	87885
Acres	2.0176

THE DATA IS FROM 2017

Values

Year	2017
Total Land	\$293,200
Total Buildings	\$580,600
Appraised Total	\$873,800

MARKET VALUE SHOWN - EXEMPTIONS TO BE REFLECTED IN AUG BILLS

THE DATA IS FROM 2017

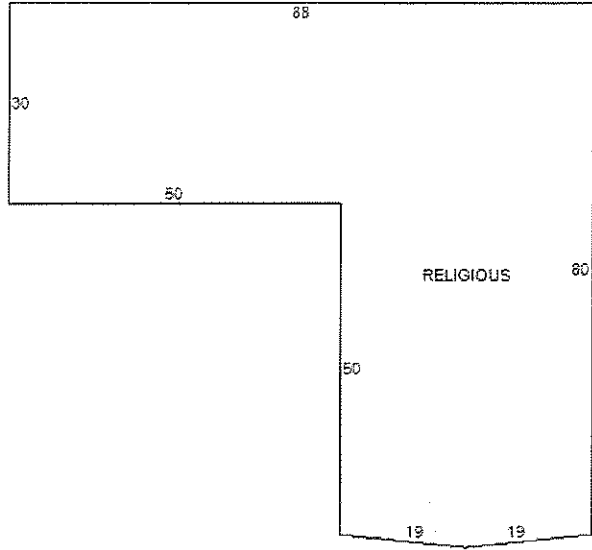
Legal Description

Legal Description	(2.01 ACRES) PT TR A ALEXANDER HARNETT & RR R/W
Tax District	FD
Subdivision Code	
Subdivision Name	

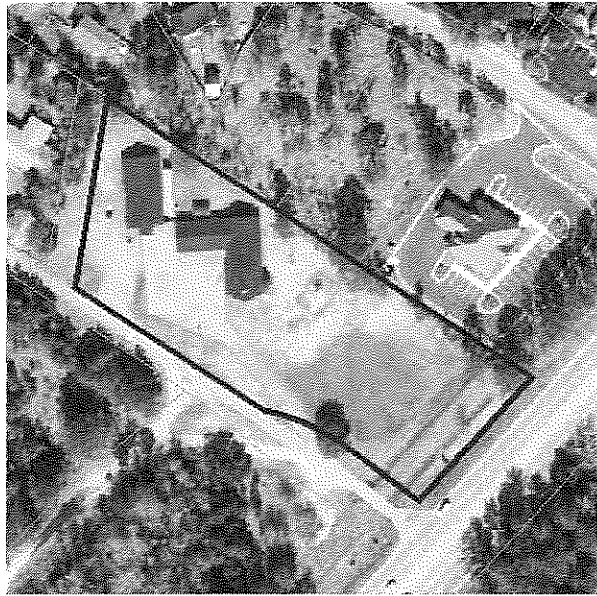
Exemption Code EX

Exemption Amount 873800





Item	Area
RELIGIOUS - REL:RELIGIOUS	4578



3
25
R1



FOR REGISTRATION REGISTER OF DEEDS
TAMMY THEUSCH BEASLEY
NEW HANOVER COUNTY, NC
2013 OCT 21 04 33 05 PM
BK 5777 PG 2392-2395 FEE \$26 00

INSTRUMENT # 2013037769

RETURNED TO Siegel & Rhodenhiser, PLLC

PREPARED BY ^{*}SIEGEL & RHODENHISER, PLLC
STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER
REVENUE STAMPS: \$0.00

Tax ID No.: R03600-003-042-004
and R03600-003-042-005
and R03600-003-042-006

This property was not the Grantor's primary residence. Property Taxes are paid thru 2012

WARRANTY DEED

THIS DEED, made this 17th day of October, 2013, by **KARL EUGENE TILLY, EDWARD RANDALL LEDFORD, and JAMES WILLIAM MALAY, JR.,** as **TRUSTEES OF LIBERTY BAPTIST CHURCH,** formerly known as **OCEAN HIGHWAY BAPTIST CHURCH,** of 7957 MARKET ST, WILMINGTON, NC 28411, GRANTOR, to **LIBERTY BAPTIST CHURCH OF WILMINGTON, INC.,** a North Carolina non-profit corporation, of 7957 MARKET STREET, WILMINGTON, NC 28411, GRANTEE,

WITNESSETH:

That said Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, tract, or parcel of land situated in the County of NEW HANOVER and State of North Carolina, and more particularly described as follows:

SEE EXHIBIT A

TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land, and all privileges and appurtenances thereto belonging to the said Grantee in fee simple; subject, however, to the exceptions, reservations and conditions herein referred to.

And the Grantor covenants with the Grantee, that Grantor is seized of said premises in fee and has the right to convey in fee simple; that the title is marketable and free and clear of all encumbrances; and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: (a) subject to County and Local Zoning Ordinances; (b) subject to standard easements for utilities; (c) restrictive covenants of record, if any; (d) ad valorem taxes for current year

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written

LIBERTY BAPTIST CHURCH

 (SEAL)
BY KARL EUGENE TILLY - TRUSTEE

 (SEAL)
BY: EDWARD RANDALL LEDFORD - TRUSTEE

 (SEAL)
BY JAMES WILLIAM MALAY, JR. - TRUSTEE

STATE OF NORTH CAROLINA

COUNTY OF NEW HANOVER

I, STEVEN F. SIEGEL, a Notary Public in and for the State and County aforesaid, certify that KARL EUGENE TILLY, EDWARD RANDALL LEDFORD, and JAMES WILLIAM MALAY, JR. personally came before me this day and acknowledged that they are the Trustees of LIBERTY BAPTIST CHURCH, formerly known as OCEAN HIGHWAY BAPTIST CHURCH, and that by authority duly given and as the act of the church, the foregoing instrument was signed in its name by its Trustees.

Witness my hand and official seal this 17th day of October, 2013.

Notary Public

(Notary Seal)

My commission expires

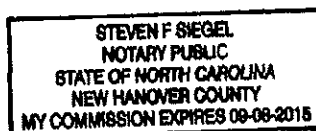


EXHIBIT "A"

TRACT 1

BEGINNING at an old iron pipe in the Northwestern line of the S.C.L.R.R. right of way (Newbern Branch, 125 feet in width), said pipe being the Southernmost corner of Tract A as shown on the map of Division of Portion of Alberta C Beall Property, dated April, 1975, by Howard M. Loughlin, Registered Land Surveyor, and recorded in Map Book 16 at Page 32 of the New Hanover County Registry, running thence from said Beginning point North 52 degrees 52 minutes West along the Southwestern line of said Tract A 141 41 feet to an iron pipe in the Southeastern line of a sixty (60) foot road, thence North 45 degrees 45 minutes East along said line of said road 127 77 feet to an iron pipe at the beginning of a curve, thence Northeastwardly and Eastwardly along said line of said road as it curves to the East to an iron pipe at the end of said curve that is North 85 degrees 37 ½ minutes East a chord distance of 217 50 feet from the preceding point, said pipe being in the Northwestern line of said railroad right of way, thence South 45 degrees 45 minutes West along said line of said right of way 273 34 feet to the point of Beginning; the same containing 0 79 acres and being a portion of Tract A according to the aforementioned map

TRACT 2

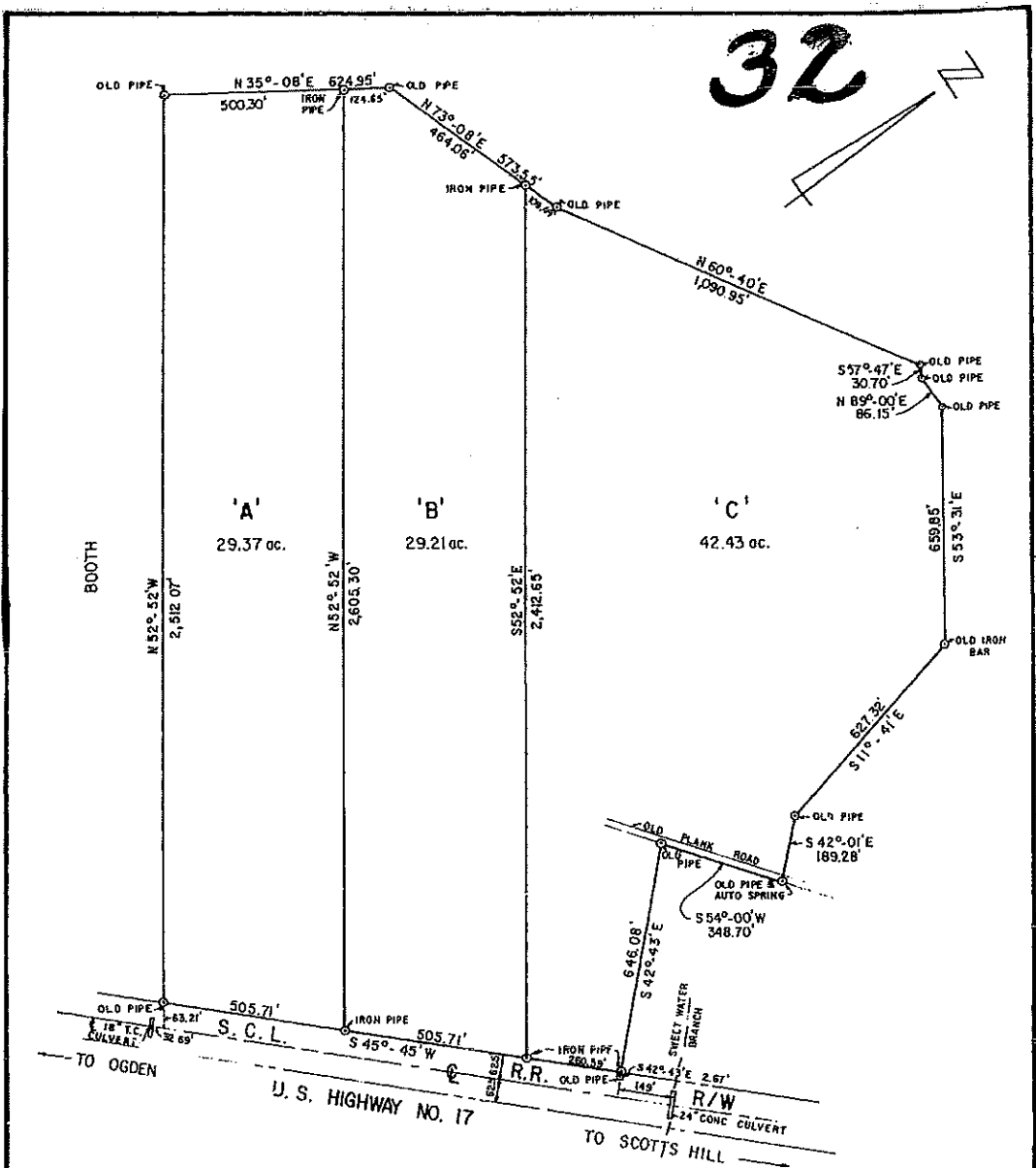
BEGINNING at an iron pipe where the Northwestern line of a sixty (60) foot road is intersected by the Southwestern line of Tract A as shown on the map of Division of Portion of Alberta C Beall property, dated April, 1975, by Howard M. Loughlin, Registered Land Surveyor, and recorded in Map Book 16 at Page 32 of the New Hanover County Registry, said pipe being North 52 degrees 52 minutes West along the Southwestern line of said Tract A 202.09 feet from an old iron pipe at the Southernmost corner of said Tract A in the Northwestern line of the S.C.L.R.R. right of way (Newbern Branch, 125 feet in width), running thence from said Beginning point North 52 degrees 52 minutes West along the Southwestern line of said Tract A 218.34 feet to an iron pipe; thence North 37 degrees 08 minutes East 281 07 feet to an iron pipe in the Southwestern line of a thirty (30) foot road, thence South 53 degrees 25 minutes East along said line of said thirty foot road 337 45 feet to an iron pipe at its intersection with the Northwestern line of the aforementioned sixty foot road, thence Southwestwardly along the Northwestern line of said sixty foot road as it curves to the South to an iron pipe at the Southwestern end of said curve that is South 67 degrees 55 minutes West a chord distance of 173.28 feet from the preceding point; thence South 45 degrees 45 minutes West along said line of said sixty foot road 136 86 feet to the point of Beginning; the same containing 1 60 acres and being a portion of Tract A according to the aforementioned map

TRACT 3

BEGINNING at an old iron pipe in the Northwestern line of the S.C.L.R.R. right of way (Newbern Branch 125 feet in width), said pipe being the Eastern-most corner of Tract A as shown on the map of Division of Portion of Alberta C Beall Property, dated April, 1975, by Howard M. Loughlin, Registered Land Surveyor, and recorded in Map Book 16 at Page 32 of the New Hanover County Registry, running thence from said Beginning point South 45 degrees 45 minutes West along said line of said right of way 171 59 feet to an iron pipe at its intersection with the Northeastern line of a sixty (60) foot road, thence North 53 degrees 25 minutes West along the Northeastern line of said road 6 48 feet to an iron pipe at the Beginning of a curve, thence Northwestwardly along said line of said road as it curves to the West to an iron pipe at its intersection with the Northeastern line of a thirty (30) foot road, said pipe being North 63 degrees 51 ½ minutes West a Chord distance of 83.23 feet from the preceding point, thence North 53 degrees 25 minutes West along the Northeastern line of said thirty foot road 244 17 feet to an iron pipe at its interaction with the Eastern line of another thirty (30) foot road, thence North 13 degrees 13 minutes East along the Eastern line of the last mentioned thirty (30) foot road 205 61 feet to an iron pipe in the Northeastern line of said Tract A, thence South 52 degrees 52 minutes East along the Northeastern line of said Tract A 441 56 feet to the point of Beginning, the same containing 1 62 acres and being a portion of Tract A according to the aforementioned map

Together with rights-of-way or easements, for ingress and egress, over and across, the aforementioned roads that lead from the above described tracts to U S Highway No 17

32



INCHES 1 2 3 4 5 6 7 8

I, HOWARD M. LOUGHLIN, REGISTERED LAND SURVEYOR, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE BY ME; THAT THE PRECISION OF THE SURVEY AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:5000+; AND THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

WITNESS MY HAND AND SEAL THIS 11th DAY OF APRIL, 1975. *Howard M. Loughlin*
SURVEYOR

NORTH CAROLINA PERSONALLY APPEARED BEFORE ME, HOWARD M. LOUGHLIN, REGISTERED LAND SURVEYOR, WHO BEING DULY SWORN SAYS THAT THIS MAP IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND IS THE RESULT OF AN ACTUAL SURVEY MADE BY HIM.

SWORN BEFORE ME THIS 11th DAY OF APRIL, 1975. *Peggy S. Hinson*
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-5-79

NORTH CAROLINA THE FOREGOING CERTIFICATE OF PEGGY S. HINSON, NOTARY PUBLIC OF NEW HANOVER COUNTY, IS CERTIFIED TO BE CORRECT.

FILED FOR REGISTRATION ON THE 11th DAY OF APRIL, 1975, AT 12:45 P.M. AND DULY RECORDED IN MAP BOOK 16 AT PAGE 32.

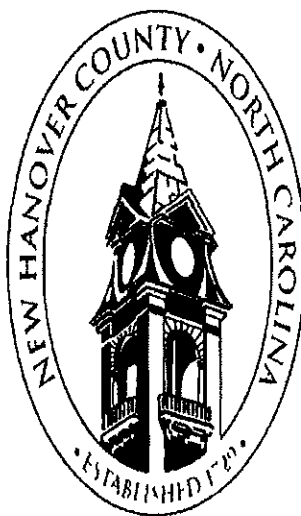
LOIS C. LERAY, REGISTER OF DEEDS
By Charles C. Gillespie, DEPUTY

DIVISION OF PORTION OF ALBERTA C. BEALL PROPERTY PART OF OLD C.H. ALEXANDER LAND HARNETT TOWNSHIP NEW HANOVER COUNTY SCALE: 1" = 300'



Howard M. Loughlin
HOWARD M. LOUGHLIN
REGISTERED LAND SURVEYOR #470
WILMINGTON, N.C.

APR 11 12 45 PM '75
NEW HANOVER COUNTY, N.C.



TAMMY THEUSCH BEASLEY
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

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Summary of Community Meeting
June 12, 2017, 6 – 7 pm
Liberty Baptist Church Fellowship Hall
7957 Market Street, Wilmington, NC

The required Community Meeting for the Conditional Zoning District request by The Carroll Companies for Bee Safe Storage-Wilmington, was held in the Fellowship Hall of Liberty Baptist Church on the site. The following were in attendance:

Brad Schuler, New Hanover County Planning

Representatives of the Applicant:

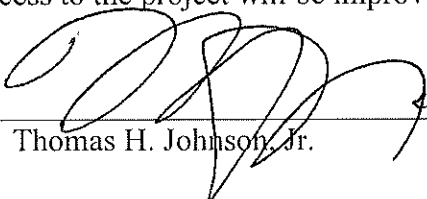
Tom Johnson – Nexsen Pruet, PLLC – 919-786-2764
Tim Clark – McKim & Creed – 910-343-1048
Tara Murphy – McKim & Creed – 910-343-1048
Ray Holt – Broker for Carroll Companies – 704-634-9591
Ian Phillips – Bee Safe/Carroll Companies – 336-314-4454
Cody Cress – Broker for Carroll Companies – 910-409-8421

Neighbors:

Belinda Wilson – 7961 Market Street – 336-970-3784
Jim Furr – 7946 Market Street – 910-520-4655
Kate Wilson – 118 Bump Along Road – 828-582-9758
Reid Jackson – 118 Bump Along Road – 919-631-7376
Dennis McCall – 138 Bump Along Road – 910-686-0077
Linda McCall – 138 Bump Along Road – 910-686-0077
Kevin Cassel – 7820 Sansberry Court – 847-902-6872
Rachael Cassel – 7820 Sansberry Court – 847-902-6872
Andy Fazzari – 7831 Sansberry Court – 910-599-8514

Elevations and the proposed site plan for the development were presented and questions answered. Questions concerned traffic, placement of the building on the site, buffers, storm water, maintenance of Bump Along Road, operational hours of Bee Safe Storage and timeline of construction. It was shared that traffic will be minimal and hours of operation are limited to 6 am to 10 pm. The building placement is based upon meeting the required setbacks. The storage facility will be enclosed, three stories in height and will have the appearance of an office building. The neighbors were assured that the project will meet all buffer and storm water requirements. The timeline for construction is 7 to 8 months from plan approval by the county and issuance of a building permit. It was shared that the portion of Bump Along Road that will be used for access to the project will be improved and maintained by the Applicant.

Submitted by:



Thomas H. Johnson, Jr.