

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

Location: 4702, 4706, 4714 & 4718 Gordon Road

Proposed Zoning: R-15 High Density

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, and provided to the Planning Department for notice of the Sunshine List on May 26, 2017. A copy of the written notice is also attached.

The meeting was held at the following time and place: June 8, 2017 6:00 p.m. to 7:00 p.m. at the Hilton Garden Inn at Mayfaire located at 6745 Rock Spring Road, Wilmington

The persons in attendance at the meeting were: See attached sign-in list.

The following issues were discussed at the meeting: A brief introduction was made explaining the proposed development for single and multi-family development and large-scale site plan was made available for review. The following items were discussed at the meeting:

1. What will be size and price of the homes? The size and price of the homes were not available at the meeting however the applicant did refer those in attendance to other projects of the applicant both in New Hanover county and elsewhere to confirm applicant's quality of work and general price points for homes on similar lots.

2. Several questions were asked regarding proposed regarding traffic on Gordon Road. Applicant was unable to answer many of the questions definitively as the TIA was still in process. Applicant did discuss at length that the TIA would require the NCDOT's recommendations/requirements as to access requirement and traffic related matters. A discussion was also had as to the current zoning of B-2 and potential impact of a more intensive use under the current zoning.

3. Several questions were asked regarding what actions the applicant would take to ensure that any environmental concerns were addressed including preservation of trees, wetlands and treatment of stormwater on site? As to tree preservation, applicant indicated that they understood the current owner (not the applicant) had previously acquired a permit to log the property and any significant trees would have been removed at that time. As to wetlands, the applicant identified those general areas identified as 404 wetlands based on the site plan. As to stormwater, applicant went in great detail to explain the DEQ's requirement for 100% of the stormwater to be treated on-site.

4. A question was posed by a concerned citizen after the meeting regarding the name of the proposed development. Applicant understood their concern and agreed to change the name.

As a result of the meeting, the following changes were made to the rezoning petition:

The name of the proposed development was changed to "The Landing at Lewis Creek Estates".

Date:

6/8/17

Applicant:

[Signature]

By:

Robbie H. Parker, Agent



May 26, 2017

To: Adjacent Property Owners

From: Robbie B. Parker

RE: Notice to Interested Parties of Community Meeting – The Landing at Lewis Plantation

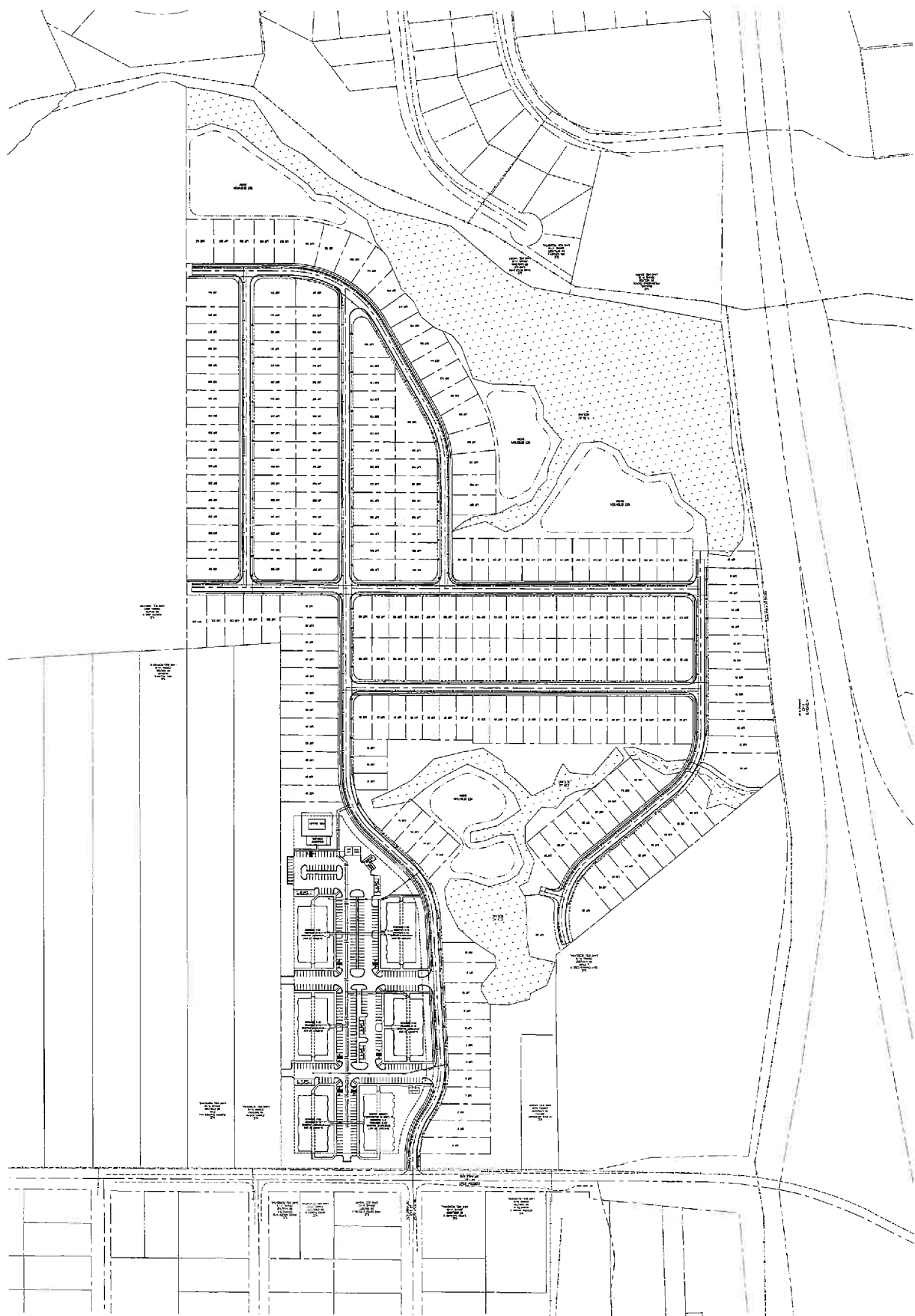
The purpose of this meeting is to cover the proposed conditional zoning district, special use permit and/or re-zoning of 5 parcels of land located at 4702, 4706, 4714, 4718 Gordon Road, Wilmington, North Carolina from B-2 and O&I to R-15 High Density providing for 236 single family lots and 192 multi-family units. An exhibit of the plan layout and surrounding area 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 Thursday, June 8, 2017 at the Hilton Garden Inn at Mayfaire, 6745 Rock Spring Road, 6:00-7:00p.m. If you cannot attend, you are also welcome to contact me at telephone (910) 399-3447, or email at Robbie@leelawfirm.com 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.

Enclosure



OBJECT#	PARID	OWNR	MAPI	MAPIX	ADD_STR	CITY_ST	MAIL_ADDR	MAIL_CITY_ST
1	R04305-001-004-000	BANISTER WILLIAM KSMINDRA DELANE	314914.33.4923.000	314914.33.4923	1014 KINGS GRANT RD	WILMINGTON NC 28405	121 BLOUNT DR	WM NC 28411
2	R04305-008-007-000	FLOWERS DELRES ANN	314914.42.4660.000	314914.42.4660	PO BOX 1000	OXON HILL MD 27408	476 GORDON RD	WM NC 28411
3	R04305-008-007-000	EVANS ROBERT JR ET AL	314914.23.8843.000	314914.23.8843	1054 LENOXTON AVE	LELAND NC 28451	4621 GORDON RD	WM NC 28411
4	R04305-002-011-000	REDD HUBERT YVONNE M L	314914.33.8862.000	314914.33.8862	4631 REDWOOD RD	DURHAM NC 27704	121 ROGERS DR	WM NC 28411
5	R04305-007-022-000	KINGS GRANT WILM LAND LLC	314914.33.1783.000	314914.33.1783	1200 EASTWOOD RD	WILMINGTON NC 28403	118 BLOUNT DR	WM NC 28411
6	R04305-008-011-000	GARRISON WADE DOROTHY F	314914.33.6742.000	314914.33.6742	115 BLOUNT RD	WILMINGTON NC 28411	416 BLOUNT DR	WM NC 28405
7	R04305-003-009-000	JENNIS GENEH	314914.32.7656.000	314914.32.7656	4772 GORDON RD	WILMINGTON NC 28411	422 GORDON DR	WM NC 28405
8	R04305-008-011-000	CLAY CHARLES ESSIE R TRUST	314914.23.6136.000	314914.23.6136	4618 GORDON RD	WILMINGTON NC 28411	4666 GORDON DR	WM NC 28405
9	R04305-001-004-000	WAY OCK RICHARD W ET AL	314917.20.4376.000	314917.20.4376	1300 KINGS GRANT RD	WILMINGTON NC 28405	1300 KINGS GRANT RD	WM NC 28405
10	R04309-001-014-000	JACKSON DON A	314918.20.5620.000	314918.20.5620	309 PETERGREW DR	WILMINGTON NC 28412	1333 AVON CT	WM NC 28405
11	R04309-001-011-000	WENZLER BETHANNE J	314918.20.6386.000	314918.20.6386	1321 AVON CT	WILMINGTON NC 27557	1321 AVON CT	WM NC 28405
12	R04313-002-021-000	SMITH MICHAEL LOUISE	314806.39.1547.000	314806.39.1547	50178 CLAUD LEWIS RD	MIDDLESEX NC 27557	5001 LORD BYRON DR	WM NC 28405
13	R04313-002-025-000	MONK THOMAS C	314806.39.5545.000	314806.39.5545	10147 LORD BYRON DR	WILMINGTON NC 28412	5017 LORD BYRON DR	WM NC 28405
14	R04313-002-025-000	TAYLOR HERBERT A	314918.20.8130.000	314918.20.8130	4859 RED HEART DR	WILMINGTON NC 28412	1310 AVON CT	WM NC 28405
15	R04309-002-002-000	WAFORD KIM LEM	314806.39.6937.000	314806.39.6937	1305 CARLYLE LN	WILMINGTON NC 28405	1305 CARLYLE LN	WM NC 28405
16	R04313-002-026-000	WILLIAMS SARA JANE	314806.29.9926.000	314806.29.9926	4927 RYE LN	WILMINGTON NC 28405	4927 RYE LN	WM NC 28405
17	R04313-002-003-000	TALLEY CHRISTOPHER SHANE	314806.29.9752.000	314806.29.9752	4926 RYE LN	WILMINGTON NC 28405	4926 RYE LN	WM NC 28405
18	R04313-002-007-000	ROOT PROPERTIES LLC	314917.20.8022.000	314917.20.8022	401 NEW PT DR	WILMINGTON NC 28405	1306 AVON CT	WM NC 28405
19	R04313-002-001-000	RICHARDSON A RAY	314917.20.4270.000	314917.20.4270	3031 JOY PL	WILMINGTON NC 28403	1314 AVON CT	WM NC 28405
20	R04309-001-006-000	THE HOLDINGS LIMITED PARTNERSHIP	314918.20.8139.000	314918.20.8139	1702 EASTWOOD RD	WILMINGTON NC 28403	1302 AVON CT	WM NC 28405
21	R04313-002-002-000	CARR PAMELA TRACY	314806.39.0856.000	314806.39.0856	4934 RYE LN	WILMINGTON NC 28405	4934 RYE LN	WM NC 28405
22	R04313-002-005-000	STEVENS MICHAEL W ET AL	314806.39.9873.000	314806.39.9873	235 GOVERNMENT CENTER DR SUITE 30	WILMINGTON NC 28405	5097 LORD BYRON DR	WM NC 28405
23	R04313-002-007-000	NEW HAN CNTY	314806.39.3525.000	314806.39.3525	3009 LORD BYRON DR	WILMINGTON NC 28405	5009 LORD BYRON DR	WM NC 28405
24	R04313-002-054-000	BECKERIA MATHIAS A JULIE L	314806.39.5252.000	314806.39.5252	4930 RYE LN	WILMINGTON NC 28405	4930 RYE LN	WM NC 28405
25	R04313-002-025-000	WALKER PERRY McDONALD MARY	314806.39.5252.000	314806.39.5252	PO BOX 15667	WILMINGTON NC 28402	4742 GORDON RD	WM NC 28405
26	R04313-002-026-000	LEWIS FAMILY TRACT LLC	314914.42.8620.000	314914.42.8620	3883 INGLESIDE TER NW	WASHINGTON DC 20010	4742 GORDON RD	WM NC 28405
27	R04305-008-007-001	WILSON WILLIAM H JUDY F	314914.33.8686.000	314914.33.8686	1031 FORTWOOD DR	DURHAM NC 27708	4601 GORDON RD	WM NC 28411
28	R04305-002-008-000	WILSON WILLIAM H JUDY F	314914.33.8686.000	314914.33.8686	1031 FORTWOOD DR	DURHAM NC 27708	4601 GORDON RD	WM NC 28411
29	R04305-002-008-000	PENNINGTON BRUCE E REV TRUST	314914.33.8686.000	314914.33.8686	1031 FORTWOOD DR	DURHAM NC 27708	4601 GORDON RD	WM NC 28411
30	R04305-002-008-000	LOOKMAN MCHAMMED S	314917.20.4377.000	314917.20.4377	6086 SHAW DR	WILMINGTON NC 28409	1309 AOK CT	WM NC 28405
31	R04305-001-004-000	ANDOLSON CECILIAUX J	314917.20.4377.000	314917.20.4377	PO BOX 12067	WILMINGTON NC 28405	1326 KINGS GRANT RD	WM NC 28405
32	R04305-001-005-000	DAUGHERTY JOHN DENNIS	314917.20.3695.000	314917.20.3695	1337 AVON CT	WILMINGTON NC 28405	1337 AVON CT	WM NC 28405
33	R04305-001-005-000	DAUGHERTY JOHN DENNIS	314917.20.3695.000	314917.20.3695	1337 AVON CT	WILMINGTON NC 28405	1337 AVON CT	WM NC 28405
34	R04305-001-015-000	FLOWERS DOLORES ANN ET AL	314914.43.3283.000	314914.43.3283	PO BOX 1000	OXON HILL MD 20750	4726 GORDON RD	WM NC 28405
35	R04305-008-010-000	GRACE BAPTIST CHURCH OF	314914.33.0393.000	314914.33.0393	1401 COLLEGE RD N	WILMINGTON NC 28405	4647 GORDON RD	WM NC 28411
36	R04302-002-020-000	MCCLENN WILLIAM A HENRIETTA W	314914.33.4686.000	314914.33.4686	4647 GORDON RD	WILMINGTON NC 28405	4647 GORDON RD	WM NC 28411
37	R04305-002-005-000	FREEMAN THOMAS R	314914.33.8793.000	314914.33.8793	117 ROGERS DR	WILMINGTON NC 28405	117 ROGERS DR	WM NC 28411
38	R04305-002-007-000	JONES THOMAS R	314914.33.7435.000	314914.33.7435	PO BOX 12084	WILMINGTON NC 28405	4799 GORDON DR	WM NC 28411
39	R04305-007-001-000	JOHNSON LILLIE B	314914.43.1375.000	314914.43.1375	1014 KINGS GRANT RD	WILMINGTON NC 28405	4799 GORDON DR	WM NC 28411
40	R04305-003-009-000	WOLFSON STEPHEN M	314914.43.1375.000	314914.43.1375	PO BOX 12646	WILMINGTON NC 28405	4733 GORDON DR	WM NC 28411
41	R04305-003-009-000	WOLFSON STEPHEN M	314914.43.1375.000	314914.43.1375	PO BOX 12646	WILMINGTON NC 28405	4733 GORDON DR	WM NC 28411
42	R04305-008-005-000	VENTERS JANE B	314914.33.0393.000	314914.33.0393	PO BOX 7305	WILMINGTON NC 28406	4646 GORDON RD	WM NC 28405
43	R04305-008-016-000	ST PAUL MISSIONARY BAPTIST	314914.33.0393.000	314914.33.0393	4646 GORDON RD	WILMINGTON NC 28405	4646 GORDON RD	WM NC 28405
44	R04305-002-008-000	MCKAY ROBERT W SR GWENDOLYN F	314914.33.8424.000	314914.33.8424	4721 SHAW DR	WILMINGTON NC 28411	4713 GORDON DR	WM NC 28411
45	R04305-002-009-000	COKY ARLETON PERCY HRS	314914.33.8604.000	314914.33.8604	113 ROGERS DR	WILMINGTON NC 28405	113 ROGERS DR	WM NC 28411
46	R04305-002-004-000	HANLEY ELIGH HRS	314914.33.6527.000	314914.33.6527	106 BLOUNT DR	WILMINGTON NC 28405	106 BLOUNT DR	WM NC 28411
47	R04305-001-004-000	GORDON ROAD INVESTMENTS LLC	314910.34.3553.000	314910.34.3553	PO BOX 10189	WILMINGTON NC 28404	4646 GORDON DR	WM NC 28411
48	R04313-002-030-000	THE HOLDINGS LIMITED PARTNERSHIP	314806.39.2998.000	314806.39.2998	1202 EASTWOOD RD	WILMINGTON NC 28403	1326 CARLYLE LN	WM NC 28405
49	R04305-002-031-000	GOODMAN DOREE M	314917.20.2598.000	314917.20.2598	1001 NEW KENT DR	WILMINGTON NC 28405	1342 KINGS GRANT RD	WM NC 28405
50	R04313-002-004-000	ROOT PROPERTIES LLC	314806.39.0914.000	314806.39.0914	PO BOX 15667	WILMINGTON NC 28402	4933 RYE LN	WM NC 28405
51	R04305-008-012-000	LEWIS FAMILY TRACT LLC	314918.21.1150.000	314918.21.1150	PO BOX 1000	OXON HILL MD 20750	4726 GORDON RD	WM NC 28405
52	R04305-008-008-000	FLOWERS DELORES ANN	314914.42.1681.000	314914.42.1681	PO BOX 1000	OXON HILL MD 20750	4726 GORDON RD	WM NC 28405
53	R04305-008-015-001	LEWIS FAMILY TRACT LLC	314914.33.3283.000	314914.33.3283	6086 SHAW DR	WILMINGTON NC 28409	4799 GORDON DR	WM NC 28405
54	R04313-002-022-000	TITLER CAROL O	314806.39.6769.000	314806.39.6769	9195 COLLEGE RD N	WILMINGTON NC 28401	5055 LORD BYRON DR	WM NC 28405
55	R04305-003-003-000	GEORGE EARL ET AL	314917.20.3682.000	314917.20.3682	1835 HONORSVILLE ST	WILMINGTON NC 28405	1330 CARLYLE LN	WM NC 28405
56	R04305-003-003-000	GEORGE EARL ET AL	314917.20.3682.000	314917.20.3682	1835 HONORSVILLE ST	WILMINGTON NC 28405	1330 CARLYLE LN	WM NC 28405
57	R04305-003-003-000	EVANMUEL PRESBYTERIAN CHURCH	314917.20.1800.000	314917.20.1800	1402 COLLEGE RD N	WILMINGTON NC 28405	1402 COLLEGE RD N	WM NC 28405
58	R04305-003-003-000	ALLEN CHARLES WILSON	314914.43.6033.000	314914.43.6033	100 HARGROVE DR	WILMINGTON NC 28405	117 BLOUNT DR	WM NC 28405
59	R04305-002-005-000	HANKINS ROBERT EDWARD	314914.33.6528.000	314914.33.6528	102 BLOUNT DR	WILMINGTON NC 28405	102 BLOUNT DR	WM NC 28405
60	R04305-003-005-000	JOHNSON LILLIE B	314914.43.0927.000	314914.43.0927	116 ROGERS DR	WILMINGTON NC 28405	116 ROGERS DR	WM NC 28411
61	R04305-001-013-000	HOHOS PAUL JAMES ET AL	314918.20.5554.000	314918.20.5554	1329 AVON CT	WILMINGTON NC 28405	1329 AVON CT	WM NC 28411
62	R04305-003-007-000	DESHIELDS JAMES CALVIN	314914.43.0411.000	314914.43.0411	3201 AMBER DR	WILMINGTON NC 28409	4771 GORDON DR	WM NC 28411
63	R04305-008-013-000	SECRETARY OF HUD	314914.33.8311.000	314914.33.8311	PO BOX 15667	WASHINGTON DC 20410	4714 GORDON DR	WM NC 28411
64	R04305-001-001-000	PRIOR FRANCIS B ET AL	314806.39.2699.000	314806.39.2699	451 7TH ST	WILMINGTON NC 28411	4653 GORDON DR	WM NC 28411
65	R04313-002-028-000	LEWIS FAMILY TRACT LLC	314914.32.4937.000	314914.32.4937	PO BOX 15667	WILMINGTON NC 28405	1313 CARLYLE LN	WM NC 28405
66	R04305-008-014-000	WATERS CAROLYN W	314806.39.7700.000	314806.39.7700	1306 CARLYLE LN	WILMINGTON NC 28405	4705 GORDON DR	WM NC 28405
67	R04313-002-032-000	CHURCH OF GOD OF PROPHECY	314917.20.0386.000	314917.20.0386	3914 WINSTON BLV	WILMINGTON NC 28403	1380 COLLEGE RD	WM NC 28405
68	R04305-004-001-000	RAMSEY JAMES C	314917.20.4455.000	314917.20.4455	109 GRIMSBY PL	JACKSONVILLE NC 28540	1334 KINGS GRANT RD	WM NC 28405
69	R04309-001-003-000	RAYMOND DEWEY SR REBECCA T	314917.20.3765.000	314917.20.3765	1808 GRIMSBY PL	JACKSONVILLE NC 28540	1334 KINGS GRANT RD	WM NC 28405
70	R04305-001-015-000	DAVIS MARY C	314914.43.1717.000	314914.43.1717	1008 GRIMSBY PL	JACKSONVILLE NC 28540	1341 AVON CT	WM NC 28405
71	R04305-003-004-000	DENWARD JILL CATHERINE	314918.20.6258.000	314918.20.6258	1317 AVON CT	WILMINGTON NC 28411	120 ROGERS DR	WM NC 28411
72	R04305-001-001-000	MIRIS WILLIAM D BARBARA	314914.42.0645.000	314914.42.0645	1317 AVON CT	WILMINGTON NC 28405	1317 AVON CT	WM NC 28405
73	R04305-002-006-000	TRIGGS LEROY V STEVIA L	314914.33.9479.000	314914.33.9479	4106 SCEPTOR DR	GREENSBORO NC 27407	4705 GORDON DR	WM NC 28411
74	R04305-002-002-000	BARBS DANIEL W JULIA C	314914.33.6866.000	314914.33.6866	1202 EASTWOOD RD	WILMINGTON NC 28403	4705 GORDON DR	WM NC 28411
75	R04305-003-001-000	BARBS DANIEL W JULIA C	314914.33.6866.000	314914.33.6866	117 HARGROVE DR	WILMINGTON NC 28403	117 HARGROVE DR	WM NC 28405
76	R04305-003-006-000	NEESBIT BEATRICE R	314914.33.2388.000	314914.33.2388	117 HARGROVE DR	WILMINGTON NC 28403	117 HARGROVE DR	WM NC 28405
77	R04309-001-013-000	BARSHAW JERRY BARBARA ANN	314914.40.0693.000	314914.40.0693	113 ROGERS DR	WILMINGTON NC 28409	1349 AVON CT	WM NC 28411
78	R04309-001-013-000	BARSHAW JERRY BARBARA ANN	314914.40.0693.000	314914.40.0693	113 ROGERS DR	WILMINGTON NC 28409	1349 AVON CT	WM NC 28411
79	R04309-001-013-000	BARSHAW JERRY BARBARA ANN	314914.40.0693.000	314914.40.0693	113 ROGERS DR	WILMINGTON NC 28409	1349 AVON CT	WM NC 28411
80	R04313-002-029-000	LOOKMAN MCHAMMED S	314806.39.1783.000	314806.39.1783	1317 CARLYLE LN	WILMINGTON NC 28405	1326 CARLYLE	

COMMUNITY MEETING SIGN-IN SHEET

The Landing at Lewis Plantation

Meeting Date: June 8, 2017

Place/Room: Hilton Garden Inn - Mayfaire

Name	Address	E-Mail (optional)
R. FISHER	4613 507 NORWICH RD.	REOROADTANDEL@ ^{704.204.204}
S. Wolfson	PO Box 12646, 28405 4723 Gordon, Rd	suewolfson@msu.com
Susan Brown	124 Amyliss Dr #206, Wilm ²⁸⁴¹¹	susanbrownathomes@grad.ca
Marie S. Davis	120 Rogers Dr. Wilm 28711	md120e@allsouth.net
Grady Gordon	2119 Washington Ave rd	
Suzanne Jenkins	4722 Gordon Rd / Shiloh rd	910 232 3184
Sherry Daniell	Wilmington, NC	SherryDaniell@gmail!
William McAllen	4647 Gordon Rd	W.McAllen@AAL
	2120 Forest Loop Rd	
Carolyn P. Wells	128 Rogers Dr W.N.C. ²⁸⁴⁰⁴	
John		MAIL JOHNMAIL@ YAHOO.COM
Karen Clay Beatty		kbeatty09@att.net