

SIGN UP SHEET

Corbett Property Rezoning Community Meeting

June 6, 2017

NAME

1 HENRY & GAIL HOUSLY

2 FLORENCE TOWNSEND

3 BRAD SCHULER

4 Ann Marquino

5 Sherry O'Daniell

6 Jack Dund

7 Matt Carlisle

8 Bill Jayne

9

10

11

12

13

14

15

16

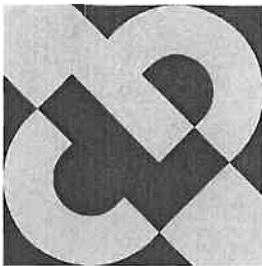
17

18

19

20

21



Coastal Land Design, PLLC
Civil Engineering/Landscape Architecture
Land Planning/Construction Management

Corbett Island / River Breeze Property - Community Rezoning Information Meeting
June 6, 2017

1. Site introduction: Rezoning efforts will be focused on the tract of land currently zoned I-2 within the greater parcel # R04100-001-002-000 owned by Corbett Package Company. The tract consists mostly of natural marshland but also contains a wooded island (7.45 AC upland). The rezoning of the island to R-15 would afford the desired low impact recreational use when connected to the residential development planned to occur on the adjacent mainland.
2. Proposed uses of Corbett Island: open air pavilion with covered seating area and restrooms, picnic areas, access to the community boating facility, 2 canoe/kayak launches, hiking/biking trails winding through wooded terrain, accessible only by foot/bike/golf cart via a 10' boardwalk connected to River Breeze Community. Island development and boardwalk would be dependent upon future submittals and CAMA permits.
3. River Breeze Community Residential Development: 98 wooded lots to support custom designed upscale homes and amenity center. Private neighborhood. Each lot also includes a personal boat slip.
4. Additional Concerns Discussed:
 - a. Stormwater – treated above ground with bio-retention swales and ponds. The site is located downhill of all existing neighboring residences. Runoff will be filtered before returning to surrounding wetlands. Case studies which display successful green infrastructure will be taken into account during the stormwater system design process.
 - b. Existing Tree Removal – outside of the required clearing of the ROW, residential lots can be individually developed around existing trees and topographical features. Island development will also be conservative.
 - c. Island wildlife – an ecological survey is being conducted of the existing habitat on and around Corbett island. Design and development will be conscious of the existing ecosystem, striving to integrate proposed island uses with minimum disturbance.
 - d. Access to the River Breeze community, Corbett Island, and its boat slips will be private, for use and access by residents only.
 - e. It was confirmed by Gail Hough that the on-site wetland existing between the mainland and Cape Fear River was previously used for rice production.
5. Future Submissions:
 - a. Rezoning of Tract A (+/- 129.3 AC) from I-2 to R-15. The planning board for which is to occur next month.
 - b. Special Use Permit for Corbett Island.
 - c. Wilmington Technical Review Committee.