NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE
230 Government Center Drive, Suite 110
Wilmington, North Carolina
Telephone (910) 798-7165
FAX (910) 798-7053
planningdevelopment.nhcgov.com

CONDITIONAL ZONING DISTRICT
Application

Applicant/Agent Information	**Property Owner(s)** *If different than Applicant/Agent*
Name CINDEE WOLF	**Owner Name** ACI PINE RIDGE, LLC
Company DESIGN SOLUTIONS	**Owner Name 2**
Address PO BOX 7221	**Address** P.O. BOX 540
City, State, Zip WILMINGTON, NC 28406	**City, State, Zip** GREENSBORO, NC 27402
Phone 910-620-2374	**Phone** 336-275-8586
Email CWOLF@LOBODEMAR.BIZ	**Email** JSANDLIN@SRPNC.COM (JOHN SANDLIN)

Subject Property Information
Address/Location 168 & 178 PORTERS NECK ROAD
Parcel Identification Number(s) 326014.42.9504 & 326015.52.0669
Total Parcel(s) Acreage 3.45 ACRES+/-
Existing Zoning and Use(s) B-1 / VACANT
Future Land Use Classification URBAN MIXED USE

Application Tracking Information *(Staff Only)*		
Case Number Z17-12	**Date/Time received:** 11/06/2017	**Received by:** BS

Proposed Zoning, Use(s), & Narrative

Proposed Conditional Zoning District: CZD B-2 **Total Acreage of Proposed District:** 3.45 AC.

Only uses allowed by right in the corresponding General Use District are eligible for consideration within a Conditional Zoning District. Please list the uses that will be allowed within the proposed Conditional Zoning District, the purpose of the district, and a project narrative (please provide additional pages if needed).

MULTI-STORY (6-FLOOR) / 150 ROOM HOTEL WITH ACCESSORY PARKING & HOSPITALITY AMENITIES

THERE IS CURRENTLY NO OVERNIGHT ACCOMODATION FACILITIES IN THE NORTHERN PART OF THE COUNTY.

THE PROPOSED LOCATION IS EASILY ACCESSSIBLE FROM MAJOR THOROUGHFARES, AND IS LOCATED IN A MAJOR COMMERCIAL NODE WITH A WEALTH OF OTHER SERVICES ATTRACTIVE TO TRANSIENT TRAVELERS.

Proposed Condition(s)

Within a Conditional Zoning District, additional conditions and requirements which represent greater restrictions on the development and use of the property than the corresponding General Use District regulations may be added. These conditions may assist in mitigating the impacts the proposed development may have on the surrounding community. Please list any conditions proposed to be placed on the Conditional Zoning District below. Staff, the Planning Board, and Board of Commissioners may propose additional conditions during the review process.

* INSTALL SIDEWALKS ON BOTH ROAD FRONTAGES FOR SAFE & CONVENIENT PEDESTRIAN CIRCULATION.

* MAKE CONNECTIONS FROM INTERIOR WALKWAYS TO THOSE PUBLIC SIDEWALKS FOR ACCESS TO SURROUNDING SERVICES.

Traffic Impact

Please provide the estimated number of trips generated for the proposed use(s) based off the most recent version of the Institute of Transportation Engineers (ITE) Trip Generation Manual. A Traffic Impact Analysis (TIA) must be completed for all proposed developments that generate more than 100 peak hour trips, and the TIA must be included with this application.

ITE Land Use: (310) HOTEL

Trip Generation Use and Variable (gross floor area, dwelling units, etc.): 150 ROOMS

AM Peak Hour Trips: @ 0.56 = 84 PM Peak Hour Trips: @0.59 = 89

CONSIDERATION OF A CONDITIONAL ZONING DISTRICT

The Conditional Zoning District procedure 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 and where only a specific use or uses is proposed. The procedure is intended primarily for use with transitions between zoning districts of very dissimilar character where a particular use or uses, with restrictive conditions to safeguard adjacent land uses, can create a more orderly transition benefiting all affected parties and the community-at-large. The applicant must explain, with reference to attached plans (where applicable), how the proposed Conditional Use Zoning District meets the following criteria.

1. How would the requested change be consistent with the County's policies for growth and development? (For example: the Comprehensive Plan and applicable small area plans)

   POLICIES FOR GROWTH & DEVELOPMENT ENCOURAGE CONTINUED EFFORTS TO ATTRACT AND RETAIN BUSINESSES. A VIBRANT ECONOMY IS BASED ON BUSINESS SUCCESS. INFILL ON VACANT TRACTS THAT ALREADT HAVE ACCESS TO URBAN SERVICES MAXIMIZES THE EFFICIENCY OF LAND USE BY ASSURING THAT THOSE USES ARE IN CLOSE PROXIMITY TO THE MARKETS THEY SERVE.

2. How would the requested Conditional Zoning District be consistent with the property's classification on the Future Land Use Map located within the Comprehensive Plan?

   THE PLACE-TYPE IS URBAN MIXED-USE. THESE AREAS ARE INTENDED FOR MORE INTENSIVE URBAN DEVELOPMENT. THEY ARE APPROPRIATE FOR VARIED USES. PORTERS NECK CROSSING IS A MAJOR COMMERCIAL NODE WITH DIRECT ACCESS TO MAJOR TRAFFIC CORRIDORS.

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 PROPERTY IS IN AN AREA WHICH HAS BECOME NOT ONLY AN EXTENSIVE COMMERCIAL NODE, BUT WHICH HAS ALSO BEEN DEVELOPED WITH HUGE NUMBERS OF RESIDENTIAL PROPERTIES. THERE ARE A MULTITUDE OF SERVICES FOR THESE USERS, BUT CURRENTLY NO OVERNIGHT ACCOMODATION FACILITIES WITHIN THIS AREA OF THE COUNTY.

APPLICATION REQUIREMENTS

Staff will use the following checklist to determine the completeness of your application. Please verify all of the listed items are included and confirm by initialing under "Applicant Initial". If an item is not applicable, mark as "N/A". Applications must be complete in order to process for further review.

	Required Information	Applicant Initial	Staff Initial
1	Complete Conditional Zoning District application.	CAW	BS
2	Application fee – ($600 for 5 acres or less, $700 for more than 5 acres. An additional $300 fee must be provided for applications requiring TRC review).	CAW	BS
3	Community meeting written summary.	CAW	BS
4	Traffic impact analysis (for uses that generate more than 100 peak hour trips).	N/A	N/A BS
5	Legal description (by metes and bounds) or recorded survey Map Book and Page reference of the property requested for rezoning.	CAW	BS
6	Site Plan including the following elements: • 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).	CAW	BS
7	1 hard copy of ALL documents AND 8 hard copies of the site plan. Additional hard copies may be required by staff depending on the size of the document/site plan.	CAW	BS
8	1 PDF digital copy of ALL documents AND plans.	CAW	BS

ACKNOWLEDGEMENT AND SIGNATURES

By my signature below, I understand and accept all of the conditions, limitations and obligations of the Conditional Zoning District zoning for which is being applied. 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.

If applicable, I also appoint the applicant/agent as listed on this application to represent me and make decisions on my behalf regarding this application during the review process. The applicant/agent is hereby authorized on my behalf to:

1. Submit an application including all required supplemental information and materials;
2. Appear at public hearings to give representation and commitments; and
3. Act on my behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of this application.

11/06/17
Signature of Property Owner(s)

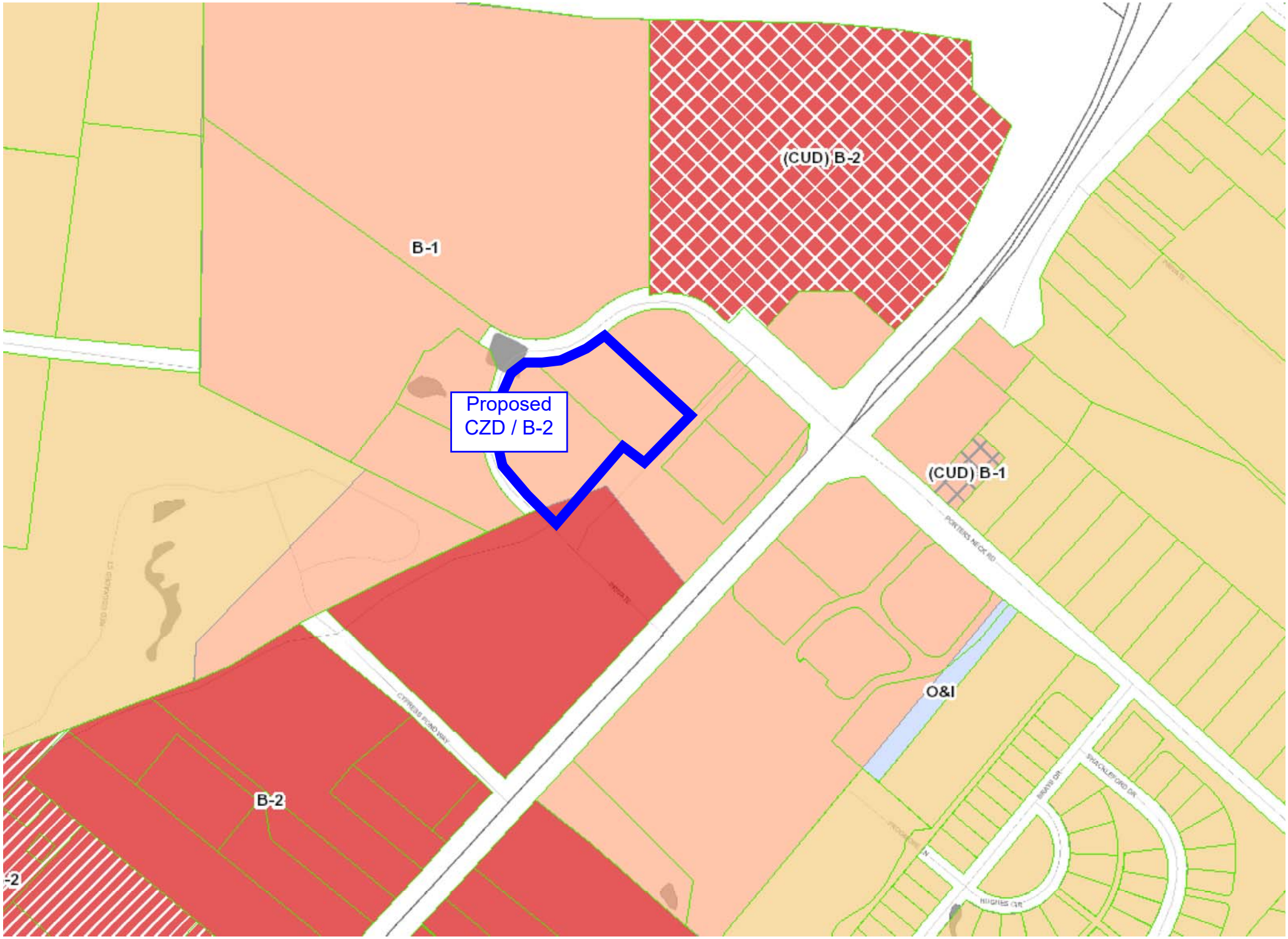
JAMES A BLACK, JR. / ACI PINE RIDGE, LLC
Print Name(s)

11/06/17
Signature of Applicant/Agent

CINDEE WOLF / DESIGN SOLUTIONS
Print Name

NOTE: Form must be signed by the owner(s) of record. If there are multiple property owners a signature is required for each owner of record.

If an applicant requests delay of consideration from the Planning Board or Board of County Commissioners before notice has been sent to the newspaper (approximately 2-3 weeks before the hearing), 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.


(CUD) B-2
B-1
Proposed
CZD / B-2
(CUD) B-1
O&I
B-2

Legal Description for
CZD / B-2 Rezoning of
Lots 3 & 4 – Porters Neck Crossing

Beginning at a point at the southernmost corner of Lot 3 – Porters Neck Crossing, a division recorded among the land records of the New Hanover County Registry in Map Book 53, at Page 308; said point being along the northern boundary of a 40' private right-of-way; and running thence:

North $45^0$57'19" West, 116.20 feet to a point; thence
Along a curve to the right, having a Radius of 230.00 feet and Length of 254.25 feet, a Chord of North $14^0$17'13" West, 241.50 feet to a point; thence
North $17^0$22'53" East, 97.39 feet to a point; thence North $54^0$55'59" East, 52.81 feet to a point; thence
North $54^0$55'59" East, 52.81 feet to a point; thence
Along a curve to the left, having a Radius of 274.50 feet and Length of 228.61 feet, a Chord of North $71^0$22'19" East, 222.06 feet to a point; thence
South $47^0$17'37" West, 318.43 feet to a point; thence
South $42^0$39'18" West, 183.07 feet to a point; thence
North $47^0$17'37" West, 76.93 feet to a point; thence
South $42^0$30'22" West, 285.68 feet to the point ad place of beginning, containing 3.45 acres, more or less.

VICINITY MAP
Not To Scale

State of North Carolina
County of New Hanover

I, SAM BURGESS, Review Officer of New Hanover County, certify that this map or plat to which this certification is affixed meets all statutory requirements for recording.

12/12/08 — S. Burgess — Review Officer
Date

Certificate of Ownership, Dedication and Jurisdiction

We hereby certify that we are the owners of the property shown and described hereon and that we hereby adopt this plan of subdivision with our own free consent and dedicate all streets, alleys, walks, parks, conservation space and other areas to public or private use as noted. All roads and drainage easements are dedicated for public utility purposes. Further, we certify the land as shown hereon is located within the subdivision jurisdiction of New Hanover County.

12-10-08 — David B. Leeder — ACPR Leasehold, LLC — Manager
Date

12-8-08 — ACI—Pine Ridge, LLC — Manager
Date

12-8-08 — Scarafoni Associates NC, Inc. — President
Date

12-8-08 — Porter's Neck Center, Inc. — President
Date

12/4/08 — Subordination Consent of Mortgagee Wachovia Bank, N.A.
Date

Subordination Consent of Mortgagee
First Citizens Bank

State of North Carolina
County of New Hanover

Filed for registration on the 12th day of Dec 2008, at 12:11 am/pm, and duly recorded in Map Book 53, at Page 308

Drawn by : Jennifer H. Nacpesh
Register of Deeds
By: Jacqueline E. Moore
#2008046226

ABBREVIATIONS

ACPR	–	ACPR LEASEHOLD, LLC
ACI	–	ACI–PINE RIDGE, LLC
SA	–	SCARAFONI ASSOCIATES NC, INC.
PNC	–	PORTER'S NECK CENTER, INC.
NCDOT	–	NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

CURVE TABLE				
CURVE #	RADIUS	ARC	CHORD	BEARING
C1	369.34	141.90	141.03	N 63°12'07" W
C2	275.00	120.89	119.92	N 86°16'37" W
C3	275.00	75.95	75.71	S 73°12'59" W
C4	28[illegible].50	102.63	102.09	S 55°04'39" W
C5	214.50	300.75	276.71	N 85°01'02" E
C6	270.01	125.46	124.34	S 04°04'08" W
C7	270.01	173.00	170.06	S 27°35.54" E
C8	230.00	254.23	241.50	N 14°17'13" W
C9	274.50	18.54	18.54	S 86°42'16" E
C10	274.50	210.07	204.98	N 69°26'13" E
C11	274.50	12.76	12.76	N 46°10'56" E
C12	225.38	76.40	76.04	N 54°28'15" E
C13	204.50	162.60	158.35	N 86°57'05" E
C14	274.50	37.75	37.72	S 58°36'29" E

CURVE TABLE - @ ROAD R/W				
CURVE #	RADIUS	ARC	CHORD	BEARING
C23	275.00	120.89	119.92	S86°16'37"E
C24	369.40	141.90	141.03	S63°12'00"E

CURVE TABLE - DETENTION EASEMENT #1				
CURVE #	RADIUS	ARC	CHORD	BEARING
C15	40.70	64.75	58.13	S44°26'29"W
C16	42.00	55.20	51.31	N37°38'54"W
C17	40.00	57.34	52.56	N41°04'13"E
C18	40.00	81.90	68.33	S58°39'32"E

CURVE TABLE - DETENTION EASEMENT #2				
CURVE #	RADIUS	ARC	CHORD	BEARING
C19	41.22	57.55	52.99	N40°07'05"W
C20	24.02	18.27	17.84	S44°48'02"E
C21	33.64	41.50	38.92	S60°53'42"W

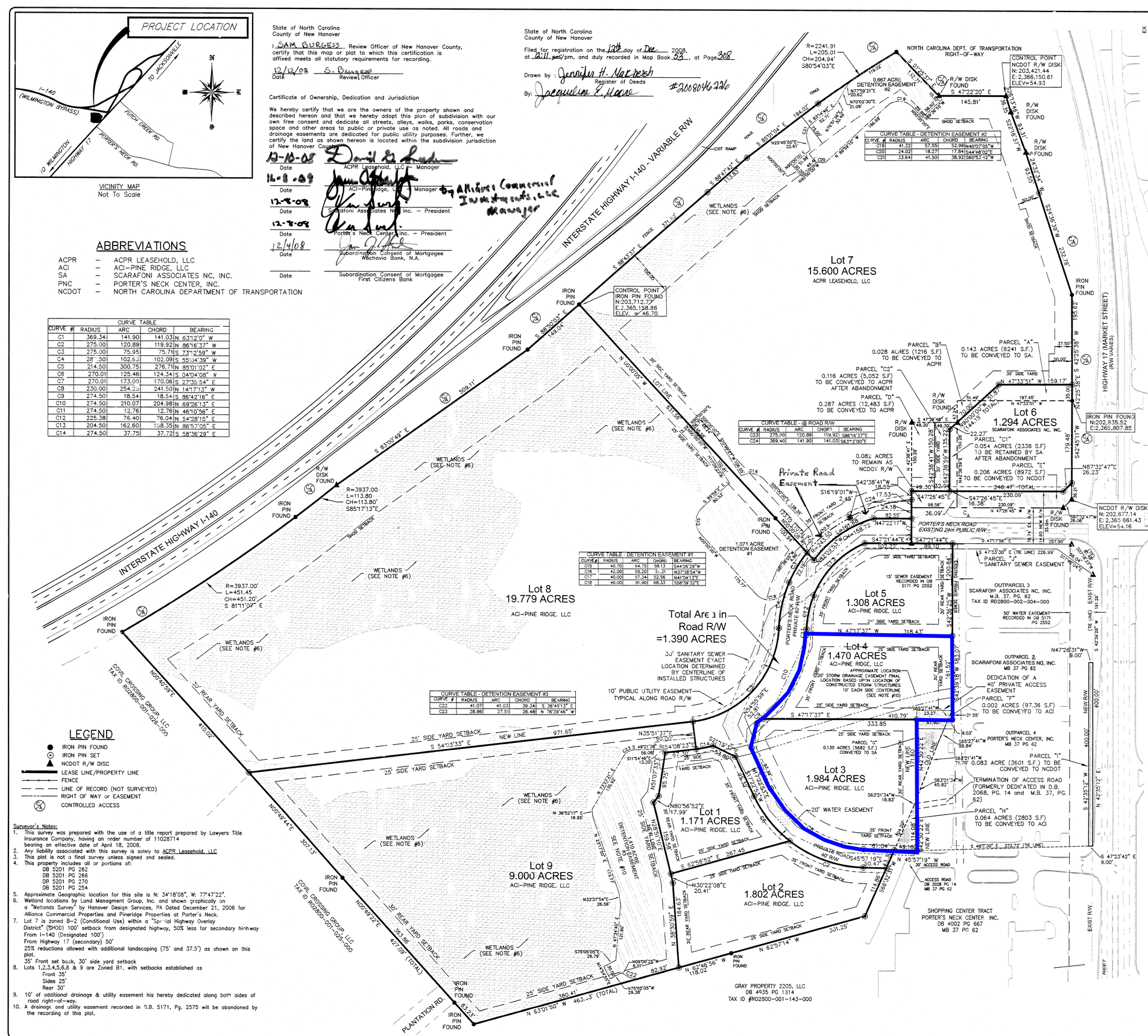
CURVE TABLE - DETENTION EASEMENT #3				
CURVE #	RADIUS	ARC	CHORD	BEARING
C22	41.07	41.03	39.34	S 36°45'13" E
C23	28.86	27.51	26.48	N 76°39'46" W

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- NCDOT R/W DISC
- LEASE LINE/PROPERTY LINE
- FENCE
- LINE OF RECORD (NOT SURVEYED)
- RIGHT OF WAY or EASEMENT
- CONTROLLED ACCESS

Surveyor's Notes:

1. This survey was prepared with the use of a title report prepared by Lawyers Title Insurance Company, having an order number of 11028714 bearing an effective date of April 18, 2008.
2. Any liability associated with this survey is solely to ACPR Leasehold, LLC
3. This plat is not a final survey unless signed and sealed.
4. This property includes all or portions of:
   DB 5201 PG 262
   DB 5201 PG 266
   DB 5201 PG 270
   DB 5201 PG 254
5. Approximate Geographic location for this site is N: 34°18'08", W: 77°47'22".
6. Wetland locations by Land Managment Group, Inc. and shown graphically on a "Wetlands Survey" by Hanover Design Services, PA Dated December 21, 2006 for Alliance Commercial Properties and Pineridge Properties at Porter's Neck.
7. Lot 7 is zoned B–2 (Conditional Use) within a "Special Highway Overlay District" (SHOD) 100' setback from designated highway, 50% less for secondary highway From I–140 (Designated 100')
   From Highway 17 (secondary) 50'
   25% reductions allowed with additional landscaping (75' and 37.5') as shown on this plat.
   35' Front set back, 30' side yard setback
8. Lots 1,2,3,4,5,6,8 & 9 are Zoned B1, with setbacks established as
   Front 35'
   Sides 25'
   Rear 30'
9. 10' of additional drainage & utility easement his hereby dedicated along both sides of road right–of–way.
10. A drainage and utility easement recorded in D.B. 5171, Pg. 2575 will be abandoned by the recording of this plat.



Certificate Disclaiming Water/Sewer Suitability and Water/Sewer Availability

Notwithstanding New Hanover County approval of this plat, lots shown on said plat may not receive Health Department approval for on site disposal systems, nor for individual water supply systems, nor does such approval guarantee the availability of water or sewer services from New Hanover County.

MAP NOT SUBJECT TO NEW HANOVER COUNTY SUBDIVISION ORDINANCE

12/12/08 — C. D. Watts/SD — DATE / PLANNING DIRECTOR

I (We) the owner(s) of ACPR Leasehold, LLC, by my (our) free act and consent hereby convey the property shown on this plat.

David B. Leeder 12-10-08
Manager: date:

I (We) the owner(s) of Scarafoni Associates, NC, Inc., by my (our) free act and consent hereby convey the property shown on this plat.

12-8-08
President: date:

I (We) the owner(s) of ACI–Pine Ridge, LLC, by my (our) free act and consent hereby convey the property shown on this plat. By Alliance Commercial Investments, LLC, Manager

James A. Blake 12-8-08
Manager: date:

I (We) the owner(s) of Porter's Neck Center, Inc, by my (our) free act and consent hereby convey the property shown on this plat.

12-8-08
President: date:

Flood Hazard Statement:
This property lies within a special flood hazard zone described as Zone X Other areas. (areas determined to be outside the 0.2% annual chance floodplain) according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community–Panel #3720326000J, dated April 3, 2006.

GPS Certification
I, Ronald A. Bell, Jr., certify that this map was drawn under my supervision from an actual GPS survey made under my supervision; that this GPS survey was performed to Class "A" FGCC specifications; that I used static GPS field procedures and coordinates were obtained by least squares adjustment; that this survey was performed on 08–08–07 using (3) Ashtech Promark–2 receivers; and that all coordinates are based on NAD '83.

The N.C. Grid coordinates shown on this plat were derived by static differential GPS observations using (3) Ashtech Promark–2 receivers tied to NCGS station "DASTLEY" having published NAD '83 grid coordinates of N=670,25.1 meters, E=710,737.588 meters. The vectors were adjusted using the fixed station(s) shown using Ashtech Solutions software producing a weighted least squares adjustment of the NAD '83 positions. The median vector error is computed to be less than 0.08' ± 1ppm. A loop of the unadjusted vectors passing through the fixed and derived control stations yields a loop precision of 1:>250,000.

Plat Certification:

I, Ronald A. Bell, Jr. PLS, L–3452 certify to one of the following:

☐ That this survey creates a subdivision of and within the area of a county or municipality that has an ordinance that regulates land.

☐ That this survey is located in a portion of the county or municipality that is unregulated as to an ordinance that regulates parcels of land.

☐ That the survey is of an existing parcel or parcels of land and does not create or change an existing street.

☐ That the survey is of an existing building or other structure, or natural feature, such as a watercourse

☐ That the survey is a control survey.

☑ That the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or an exception to the definition of a subdivision.

☐ That the information available to the surveyor is such that the surveyor is unable to make a determination as to the provisions above.

I, Ronald A. Bell, Jr. certify that this plat was drawn under my supervision from an actual survey made under my supervision, that the boundaries not surveyed are clearly indicated as drawn from the information noted on the plat of survey; that the ratio of precision as calculated is 1:>10,000; that this plat was prepared in accordance with NCGS 47–30 as amended. Witness my hand and seal this 25th day of November, 2008.

Ronald A. Bell, Jr., PLS L–3452 — 11/25/08 Date

NORTH CAROLINA PROFESSIONAL SEAL L-3452 LAND SURVEYOR RONALD A. BELL, JR.

520-7522

REVISIONS

PREPARED FOR:
ACPR Leasehold, LLC
1400 W. Northwood Street
Greensboro, NC 27408

MAIN ST SERVICES
Main Street Services PLLC
529 Main Street
North Wilkesboro, NC 28659
(336) 838-2500
(336) 838-4179 Fax

PORTER'S NECK CROSSING
RECOMBINATION AND DIVISION PLAT
ACPR Leasehold, LLC, ACI-Pine Ridge, LLC, Scarafoni Associates NC, Inc. and Porter's Neck Center, Inc.
Harnett Township, New Hanover County, North Carolina

PROJECT #	SHEET
7015.02	1
DATE	of 1
11/25/08	
SCALE	
1"=100'	
DRAWN BY	
DAL	

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MAP Book #53 Page 308

REPORT OF COMMUNITY MEETING REQUIRED BY NEW HANOVER COUNTY ZONING ORIDINANCE FOR CONDITIONAL DISTRICT REZONINGS

Location: 168 & 178 Porters Neck Road
Proposed Zoning: B-1 to (CZD) B-2

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 October 19, 2017. A copy of the written notice is also attached.

The meeting was held at the following time and place: Wednesday, November 1, 2017; 6:00 p.m.; 107 Stokley Drive, Unit 101, Wilmington, 28403.

The persons in attendance at the meeting were: Reference attached sign-in List

The following issues were discussed at the meeting: A brief synopsis of the proposed development and of the conditional district rezoning process was given. A variety of questions were answered concerning the hotel brand and style, height & effect it might have on the surrounding businesses – both existing and proposed.

As a result of the meeting, the following changes were made to the rezoning petition: None

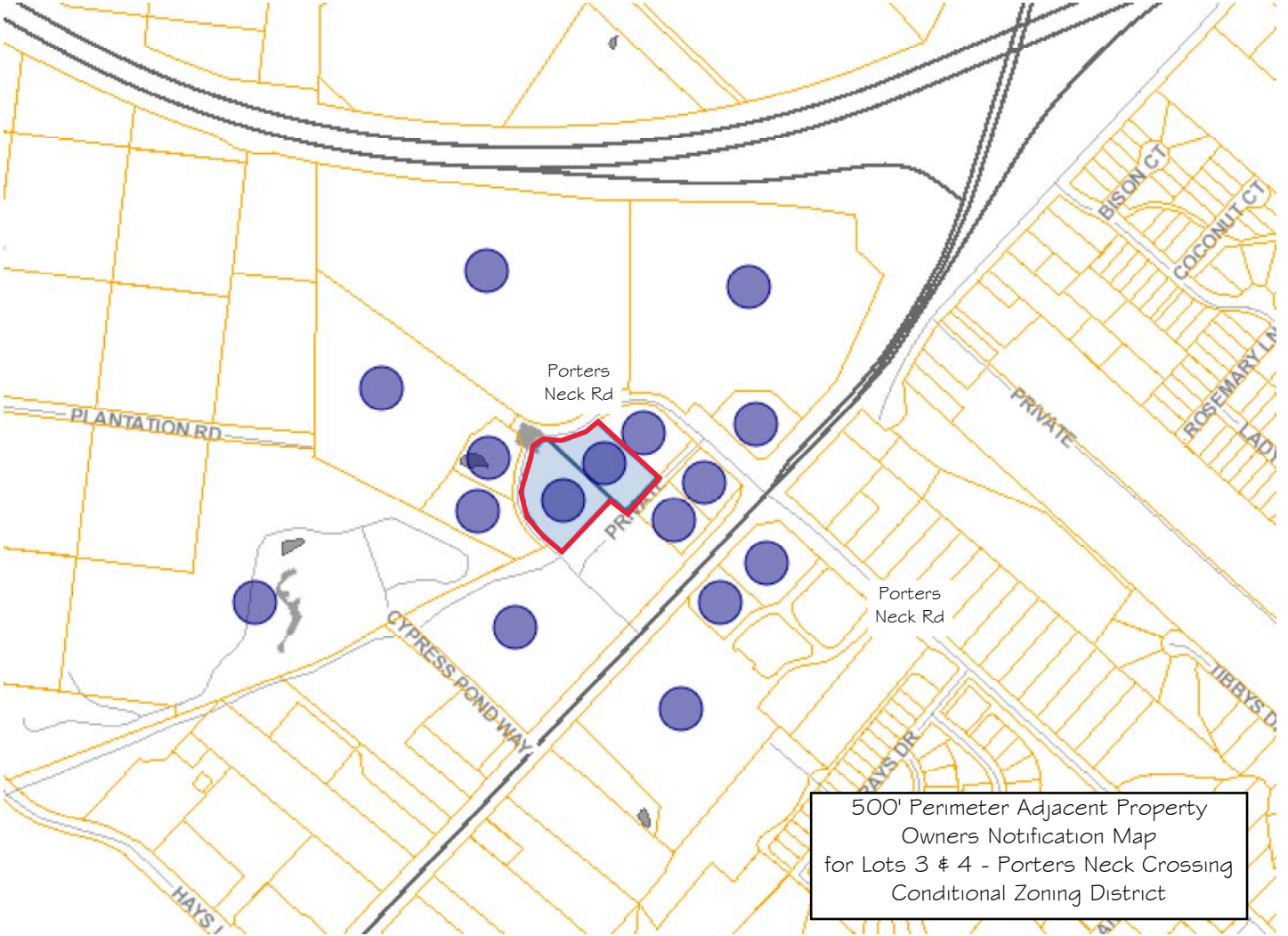
Date: November 3, 2017
Applicant: Design Solutions
By: Cindee Wolf

Community Information Meeting

Lots 3 & 4 - Porters Neck Crossing

Wednesday, November 1, 2017

Name	Address	Email (Optional)
Dan Scarfoni	8215 & 8219 Market St.	Telephone Inquiry 910-538-5855
John Young	188 Porters Neck Rd.	Telephone Inquiry 704-488-0238
Jason James	8211 Market St	italianbistro ncag mail.com
Ray Worrell	125 Market St. 28401	rworrell1@hotmail.com
Brad Schuler	230 Government Center	BSchuler@NHCGov.com
James & Janece Stone	Marshfield Dr. Wilm.	jstone4794@Charter.net
Stephen Fortlouis	618 Wild Dunes Circle	sfortlouis@mindspring.com



500' Perimeter Adjacent Property
Owners Notification Map
for Lots 3 & 4 - Porters Neck Crossing
Conditional Zoning District

500' Perimeter Adjacent Owners List for Lots 3 & 4 - Porters Neck Crossing

NHCO PIN MAPID	OWNER	OWNER ADDRESS	CITY / STATE / ZIP	SITUS ADDRESS
326014.42.5570.000	163 PORTERS NECK ROAD LLC	125 MARKET ST	WILMINGTON NC 28401	163 PORTERS NECK RD
326015.53.6328.000	ACPR LEASEHOLD LLC	519 MARKET ST	WILMINGTON NC 28401	191 PORTERS NECK RD
326014.43.6404.000	DUKE ENERGY PROGRESS LLC	PO BOX 1007	CHARLOTTE NC 28201	179 PORTERS NECK RD
326014.42.1998.000	DUKE ENERGY PROGRESS LLC	550 TRYON ST S	CHARLOTTE NC 28202	175 PORTERS NECK RD
326018.32.7105.000	GRAY PROPERTY 2205 LLC	5004 MONUMENT AVE STE 200	RICHMOND VA 23230	200 LOOSESTRIFE CT
326014.42.6711.000	J STONE PROPERTIES LLC	201 MARSHFIELD DR	WILMINGTON NC 28411	165 PORTERS NECK RD
326019.52.6390.000	OAK RIDGE PROP @ PNECK LLC	PO BOX 1159	DEERFIELD IL 60015	8290 MARKET ST
326019.51.3763.000	OAK RIDGE PROP @ PNECK LLC	1051 MILITARY CUTOFF RD STE 200	WILMINGTON NC 28405	8258 MARKET ST
326019.52.5115.000	OAK RIDGE PROP @ PNECK LLC	PO BOX 600	WILMINGTON NC 28402	8286 MARKET ST
326018.42.7015.000	PORTERS NECK CENTER INC	1430 COMMONWEALTH DR STE 102	WILMINGTON NC 28403	8205 MARKET ST
326015.52.6854.000	SCARAFONI ASSOCIATES INC	5 ALLEN AVE	MANCHESTER MA 01944	8311 MARKET ST
326015.52.4651.000	SCARAFONI ASSOCIATES NC INC	5 ALLEN AVE	MANCHESTER MA 01944	8219 MARKET ST
326019.52.3437.000	SCARAFONI ASSOCIATES NC INC	5 ALLEN AVE	MANCHESTER MA 01944	8215 MARKET ST
326015.52.2811.000	YOUNG JOHN A PEGGY D	227 COLVILLE RD	CHARLOTTE NC 28207	188 PORTERS NECK RD

Design Solutions

Transmittal

October 19, 2017

To: Adjacent Property Owners

From: Cindee Wolf

Re: 168 & 178 Porters Neck Road

My clients are interested in developing a hotel facility on these commercial lots. The parcels are within the proximity of your property.

This proposal would require a Conditional Zoning District approval from New Hanover County. 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.

The County requires that the developer hold a meeting for all property owners within 500 feet of the development 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, November 1st, 6:00 p.m. at the offices of Clarendon Properties, 107 Stokley Drive, Unit 101, Wilmington, NC 28403.

If you cannot attend, you are also welcome to contact me at telephone # 910-620-2374, or email 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.

P.O. Box 7221, Wilmington, NC 28406 * Telephone: 910-620-2374 * Email: cwolf@lobodemar.biz

Lowes
Porters Neck Rd
3.45 ac.+/- Proposed Hotel Site
First Citizens Bank
Wendys
Italian Bistro
K38 Baja Grill
Port City Java
Cypress Pond Apts
Walgreens
Market Street / Hwy. 17
Food Lion
Harris Teeter

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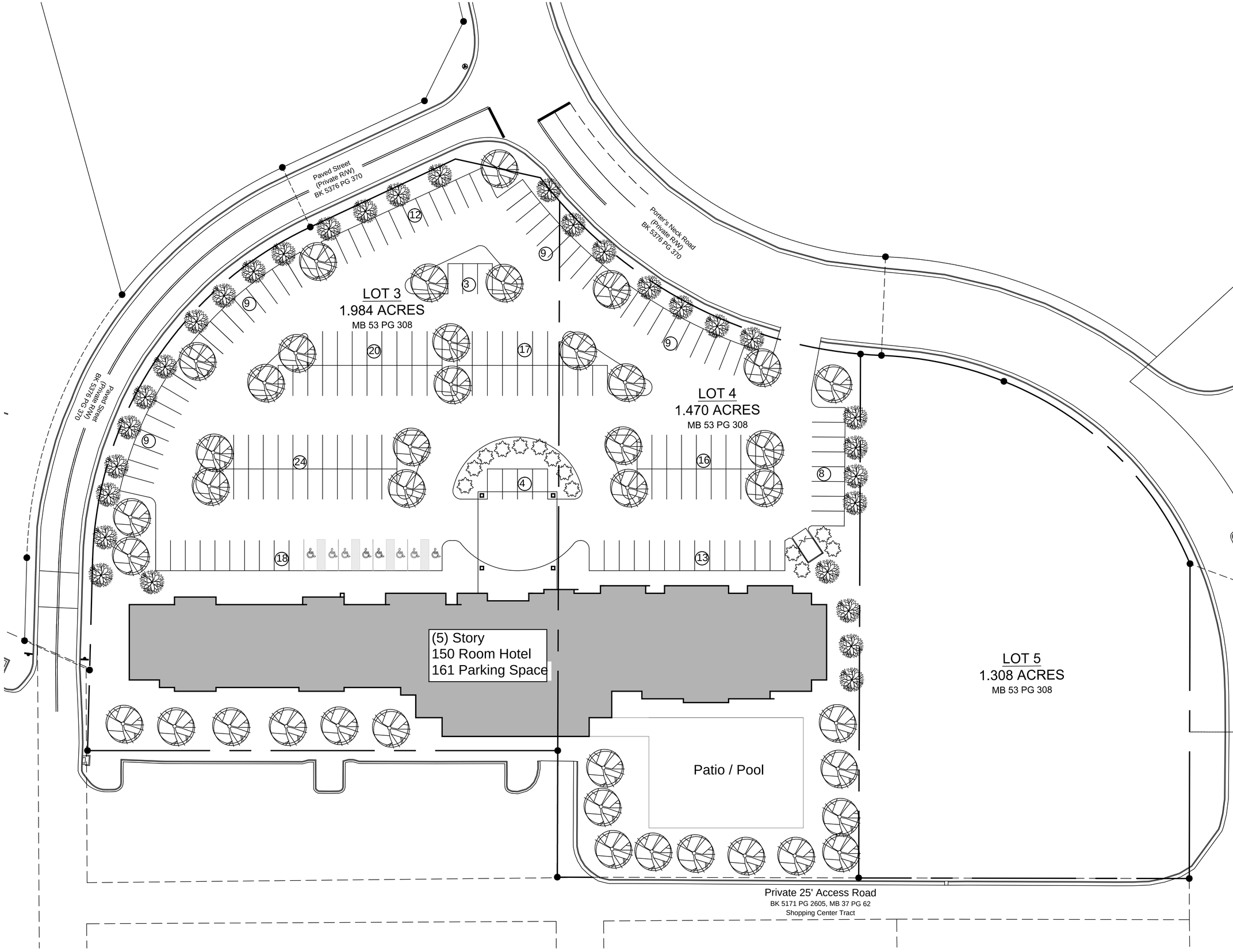

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