

**College Road Development Partners, LLC
6626-C Gordon Road
Wilmington, NC 28411**

July 11, 2018

VIA HAND DELIVERY

New Hanover County Planning & Land Use Department
c/o Wayne Clark, Planning & Land Use Director
230 Government Center Drive, Suite 110
Wilmington, NC 28403

RE: Request for Hearing and Revocation of Special Use Permit and rezoning of Conditional Use District of property located at 2608, 2618 and 2624 N. College Road, Wilmington NC ("Property").

This letter serves as a request on behalf of College Road Development Partners, LLC, as Owner of the Property and pursuant to section 55.2-6 of the New Hanover County Zoning Ordinance, that the Planning and Land Use Department schedule a hearing with the New Hanover County Planning Board ("Planning Board") on August 2, 2018 at 6:00 p.m. to consider the progress made under the R-10 Conditional Use District ("CUD") and related Special Use Permit ("SUP" together with the CUP, collectively, the "Apartment Complex Rezoning") approved by New Hanover County on May 2, 2016 allowing for an 88 unit high density apartment complex on the Property.

After the Apartment Complex Rezoning, and as a result of rising cost of materials associated with pending changes anticipated in the flood zone located on the Property, Owner caused a market study to be completed to determine what other uses might be suited for the Property. The market study indicated that a quality temperature controlled self-storage would be well suited for the Property. Thereafter, Owner requested that the Property be rezoned to a B-2 Conditional Zoning District ("B-2 CZD Request") in order to develop the Property for self-storage. The B-2 CZD Request was approved by the Planning Board by a vote of 6-0 on March 2, 2017, however on April 3, 2017, the New Hanover County Board of Commissioners ("County Commissioners") denied the B-2 CZD Request by a vote of 4-1.

No active efforts to development the 88 unit high density apartment complex have or are proceeding on Property because it is not economically feasible to do so and more than twenty-four (24) months have passed since the Apartment Complex Rezoning. Prior to the Apartment Complex Rezoning, the Property was zoned both B-2 and R-15, with the B-2 being located along those portions of Property abutting North College Road and R-15 being located behind the B-2. Owner requests that the Planning Board send a recommendation to the County Commissioners for simultaneous revocation of the SUP and rezoning of the CUD to the B-2 and R-15 classifications in place prior to Apartment Complex Rezoning.

With regards,

COLLEGE ROAD DEVELOPMENT PARTNERS, LLC


ADAM SOSNE

cc: GSP Consulting, PLLC