LeeLawFirm PLLC

May 23, 2019

To: Adjacent Property Owners

From: Robbie B. Parker

RE: Notice to Interested Parties of Community Meeting – Budget Storage

The purpose of this meeting is to cover the proposed modifications to the B-2 conditional zoning district to also allow for recreational vehicle and boat trailer storage on the land located at 7275 Carolina Beach Road, Wilmington, North Carolina. An exhibit of the concept site plan, including the proposed location of the recreation vehicle and boat trailer storage, is attached.

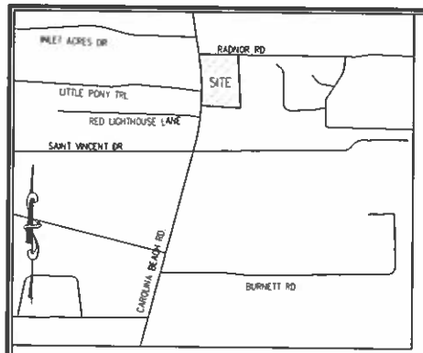
The County requires that the developer hold a meeting for all property owners within 500 feet of the tract boundary, and any and all other interested parties. This provides neighbors with an opportunity for explanation of the proposal and for questions to be answered concerning project improvements, benefits and impacts.

A meeting will be held on Thursday, June 6, 2019, at Harbor United Methodist Church, 4853 Masonboro Loop Rd., Room 226, Wilmington, NC, 28409 from 6:30-7:30 p.m. (Room 226 is located through the doors at the East Lighthouse on the back corner of the tall building) 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.

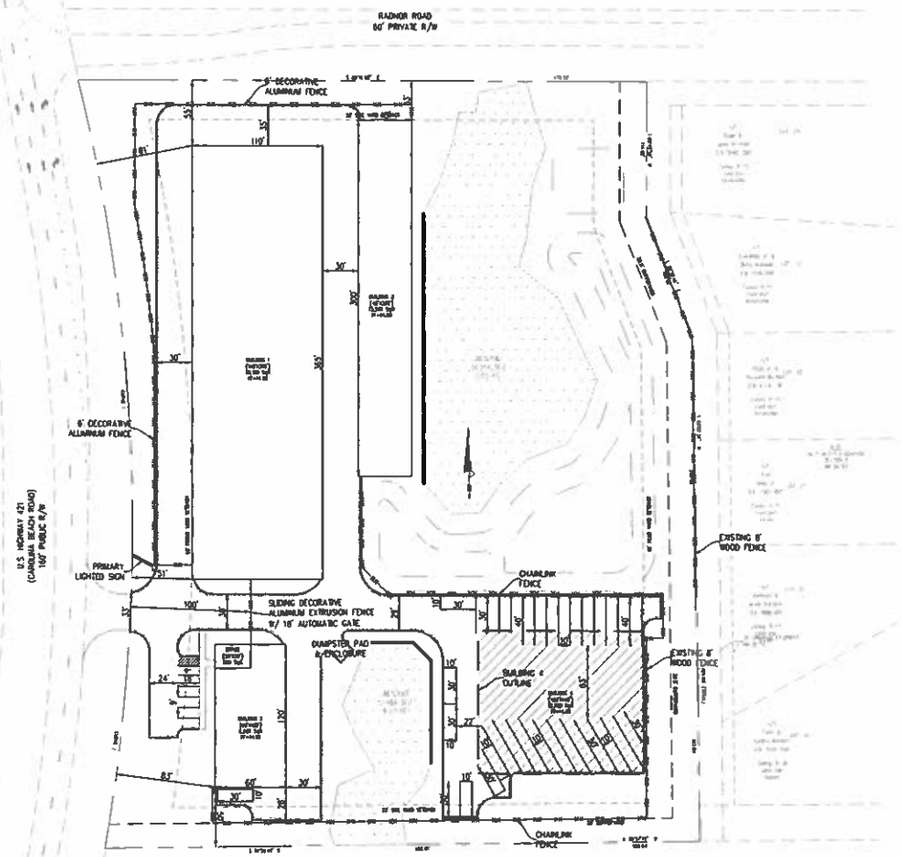
We appreciate your interest in the project and look forward to being a good neighbor and an asset to the community.

Enclosure

3414 Wrightsville Avenue | Post Office Box 4548 (28406) | Wilmington, NC | 28403
O: 910.399.3447 – F: 910.338.9162 | www.LeeLawFirm.com | Attorneys and Counselors at Law



VICINITY MAP
(NTS)



GENERAL NOTES:

1. NEW HANOVER COUNTY PARCEL NOS.:
   PID 8500-003-003-000, 8500-003-010-000 & 8500-003-006-000
   SITE ADDRESS: 7261 CAROLINA BEACH ROAD, WILMINGTON, NC 28412
2. TOTAL AREA: 306,257 SF = 7.03 AC ±
3. EXISTING ZONING: B-2 (CD)
4. THIS PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720393200J, EFFECTIVE DATE APRIL 3, 2006
5. CAMA LAND CLASSIFICATION TRANSITION
6. THIS PROPERTY DOES CONTAIN WETLANDS WHICH HAVE BEEN APPROVED BY THE USACOE

DEVELOPMENT DATA:

TOTAL TRACT AREA = 306,257 SF = 7.03 AC ±
- CLASS IV SOILS = 0 SF
- NATURAL WATER FEATURES - 0 SF

TOTAL DEVELOPMENT AREA = 7.03 AC

TOTAL DISTURBED AREA = 8.11 AC
PROPOSED LAND USE: CLIMATE-CONTROLLED/ ENCLOSED SELF MINI-STORAGE

TOTAL BLDG. AREA: 77,650 S.F.±
OFFICE = 900 S.F.±

HGT: ONE-STORY / 12'

PARKING - MIN REQ'D @ 1 SP./400 S.F.
GFA OFFICE = 2 SPACES REQ'D
** 6 SPACES PROV'D **
BOAT/RV PARKING - 33 SPACES
13-10'X30' SPACES
10-10'X40' SPACES
10-10'X50' SPACES

IMPERVIOUS SURFACES -
PROPOSED BUA -

BUILDINGS -	77,650 S.F.
PAVEMENT -	58,752 S.F.
PAVEMENT -	453 S.F.
TOTAL -	136,855 S.F. (16.3%)

UTILITY CAPACITY REQUESTS:
SEWER (125 GAL/PLUMBING FIXTURE) - ±375 GPD
WATER (125 GAL/PLUMBING FIXTURE) - ±375 GPD

PROPOSED CONDITIONS:

HOURS OF OPERATION
STAFFED OFFICE - 9 A.M.-6.00 P.M. WEEKDAYS
9 A.M.-4:00 P.M. SAT.
10 A.M.-2:00 P.M. SUN.

GATE BY SECURITY CODE - 6 A.M. - 10 P.M. DAILY

COMMERCIAL SIGNAGE ALONG CAROLINA BEACH ROAD WILL BE LIMITED TO A MONUMENT STYLE. NO POLE SIGN WILL BE PERMITTED.

SITE NOTES:

1. MINI-WAREHOUSE UNITS SHALL BE USED FOR "DEAD" STORAGE ONLY (NO COMMERCIAL ENTERPRISE CAN BE CONDUCTED FROM AN INDIVIDUAL UNIT OR UNITS)
2. THERE SHALL BE NO OUTSIDE STORAGE OF MATERIALS.
3. THERE SHALL BE NO STORAGE OF HAZARDOUS OR FLAMMABLE MATERIALS.
4. ALL PROPOSED VEGETATION WITHIN SIGHT TRIANGLES SHALL NOT INTERFERE WITH CLEAR VISUAL SIGHT LINE FROM 30"-10'. SIGNS SHALL NOT BE WITHIN THE SIGHT DISTANCE TRIANGLE AREA.
5. AUTOMATIC GATE SHALL PROVIDE SIREN ACTIVATED FEATURE FOR AFTER HOURS RESPONSE
6. THE LOCATION OF PROPOSED BUILDING 4 SHALL BE IN ACCORDANCE WITH THE EXISTING CONDITIONAL B-2, CASE NO. Z-965
7. RECREATIONAL VEHICLE AND BOAT STORAGE SHALL BE PERMITTED IN THE AREAS SHOWN HEREIN
8. THERE SHALL BE NO ENCLOSING OR OVERHEAD COVERING STRUCTURES INSTALLED IN THE RECREATIONAL VEHICLE AND BOAT STORAGE AREA
9. REPAIR, MAINTENANCE OR HABITATION OF RECREATIONAL VEHICLES OR BOATS ON-SITE WILL NOT BE PERMITTED

GRAPHIC SCALE
1 inch = 30 ft.

No.	Revision	Date	By

Designed: GSP | Scale: 1"=50'
Drawn By: GSP | Date: MAY 2016
Job No.: P-0718 | 2016-0011

BUDGET STORAGE

Wilmington — New Hanover County — North Carolina

PRELIMINARY PLAN

PREPARED FOR:
INLET WATCH DEVELOPMENT PARTNERS, LLC
6626-C GORDON ROAD
WILMINGTON, NC 28411
910-799-3696

GSP CONSULTING, PLLC
ENGINEERING
6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-642-7870 fax: 910-799-6689

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