NEW HANOVER COUNTY
PLANNING & INSPECTIONS

Application for
SPECIAL USE PERMIT

<table>
<thead>
<tr>
<th>Petitioner Information</th>
<th>Property Owner(s)</th>
<th>Subject Property</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Name</strong></td>
<td>Owner Name</td>
<td>Address</td>
</tr>
<tr>
<td>Cindee Wolf</td>
<td>YOSEF, Inc.</td>
<td>7957 Market Street</td>
</tr>
<tr>
<td><strong>Company</strong></td>
<td>Owner Name 2</td>
<td>Parcel ID(s)</td>
</tr>
<tr>
<td>Design Solutions</td>
<td></td>
<td>316905.18.8602</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>Address</td>
<td>Area</td>
</tr>
<tr>
<td>PO Box 7221</td>
<td>3811 Cottonwood Drive</td>
<td>1.783 acres +/-</td>
</tr>
<tr>
<td><strong>City, State, Zip</strong></td>
<td>City, State, Zip</td>
<td>Existing Zoning and Use</td>
</tr>
<tr>
<td>Wilmington, NC 28406</td>
<td>Durham, NC 27705</td>
<td>O&amp;I / Vacant</td>
</tr>
<tr>
<td><strong>Phone</strong></td>
<td>Phone</td>
<td>Proposed Use</td>
</tr>
<tr>
<td>910-620-2374</td>
<td>919-599-0301 / Khalid Saleh</td>
<td>Convenience Store</td>
</tr>
<tr>
<td><strong>Email</strong></td>
<td>Email</td>
<td>Land Classification</td>
</tr>
<tr>
<td><a href="mailto:cwolf@lobodemar.biz">cwolf@lobodemar.biz</a></td>
<td><a href="mailto:ksaleh3350@aol.com">ksaleh3350@aol.com</a></td>
<td>Urban Mixed-Use</td>
</tr>
</tbody>
</table>

**Application Tracking Information (Staff Only)**

- **Case Number**: SN-02
- **Date/Time received**: 3/8/2017
- **Received by**: BS

**APPLICATION OVERVIEW**

In order to assist petitioners through the process for obtaining a Special Use Permit, petitioners are highly encouraged to attend a pre-application conference prior to application submittal. Petitioners are requested to review the sections of the Zoning Ordinance specific to Special Use Permits prior to submission, and advised to contact Planning Staff with any questions. The following sections of the Zoning Ordinance pertain specifically to Special Use Permits:

- Section 70: Objectives and Purposes of Special Use Permits
- Section 71: General Requirements of Special Use Permits
- Section 72: Additional Restrictions Imposed on Certain Special Uses
- Section 111: Petitions

Applications for Special Use Permits (with the exception of single family dwellings on individual lots) must first be considered by the New Hanover County Planning Board at a public hearing. The Planning Board will make a recommendation to the County Commissioners which will take final action on the permit application in a quasi-judicial public hearing. Attendance at all public hearings is required. The public hearings will allow staff, the applicant, proponents and opponents to testify in regards to the request. Unless otherwise published or announced, Planning Board meetings are held on the first Thursday of each month at 6:00PM in the Commissioner’s Assembly Room at the Historic County Courthouse located at Third and Princess Streets, Wilmington, North Carolina. All meeting dates and application deadlines are published on the New Hanover County Planning website.
APPLICATION REQUIREMENTS

In order to assist petitioners through the process for obtaining a Special Use Permit, petitioners are highly encouraged to attend a pre-application conference prior to application submittal. Applications must be reviewed by Planning Staff for completeness prior to being officially accepted. Applications must be submitted to Planning Staff at least twenty (20) working days before the Planning Board meeting at which the application is to be considered. Once accepted, the Planning Board will consider the application at the assigned meeting unless the applicant requests a continuance.

Applications for single-family dwellings, including mobile homes, on individual lots do not require Planning Board review and must be submitted to Planning Staff twenty (20) working days before the Commissioners meeting. For High Density Residential projects, a High Density Residential application and High Density Checklist must also accompany this application. The New Hanover County Technical Review Committee (TRC) must also review a High Density Residential project prior to submitting this application.

For all proposals, in addition to this application, the following supplemental information and materials are required:

<table>
<thead>
<tr>
<th>Required Information</th>
<th>Applicant Initial</th>
<th>Staff Initial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Narrative of Proposed Use</td>
<td>CM</td>
<td>BS</td>
</tr>
<tr>
<td>Traffic Impact Worksheet</td>
<td>CM</td>
<td>N/A - TIA</td>
</tr>
<tr>
<td>Traffic Impact Analysis (if applicable)</td>
<td>CM</td>
<td>BS</td>
</tr>
<tr>
<td>Site Plan (8-24x36 copies for Planning Board; 8-24x36 copies for Commissioners)</td>
<td>CM</td>
<td>BS</td>
</tr>
<tr>
<td>• Tract boundaries and total area, location of adjoining parcels and roads</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• 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.</td>
<td></td>
<td></td>
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<tr>
<td>• Development schedule including proposed phasing.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• 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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• All existing and proposed easements, reservations, required setbacks, rights-of-way, buffering and signage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• The one hundred (100) year floodplain line, if applicable</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Location and sizing of trees required to be protected under Section 62 of the Zoning Ordinance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• 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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Any other information that will facilitate review of the proposed change (Ref. Article VII, as applicable)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Authority for Appointment of Agent Form (if applicable)        | CM                | BS           |
| Fee - $500; $250 if application pertains to a residential use (i.e. mobile home, duplex family child care home) | CM | BS |
CRITERIA REQUIRED FOR APPROVAL OF A SPECIAL USE PERMIT
(As Outlined in Section 71 of the New Hanover County Zoning Ordinance)

The applicant should explain, with reference to attached plans (where applicable), how the proposed use satisfies these requirements (please use additional pages if necessary). The applicant has the burden of proof and must provide sufficient evidence in order for the required findings to be met. Planning Staff, the Planning Board, and the Board of County Commissioners reserve the right to require additional information, if needed, to assure that the proposed Special Use Permit meets the following requirements:

1. The Board must find “that the use will not materially endanger the public health or safety if located where proposed and developed according to the plan as submitted and approved.”

   The project fronts Market Street, a major thoroughfare, but will be accessed from Bum Along road. A traffic impact analysis has been completed and recommended improvements will be conditions of any approval. The currently sub-standard road will be improved for two-way traffic width and a right turn lane added on its Market Street approach. The project is in the Ogden fire services district. The project will be serviced by public water & sewer utilities.

2. The Board must find “that the use meets all required conditions and specifications” of the Zoning Ordinance.

   A conceptual site plan has prepared in accordance with the SUP criteria. Detailed design and permitting for construction authorization will assure full compliance with all zoning ordinance requirements, technical standards and any pertinent State & Federal regulations.

3. The Board must find “that the use will not substantially injure the value of adjoining or abutting property or that the use is a public necessity.”

   There has been no evidence that other similar projects located along busy traffic thoroughfares have had an adverse effect on the values of properties in neighbors beyond the commercial corridor if mitigating efforts have been incorporated into the design and approval. The plan does not propose connection to Raintree Road, so that traffic from the project could not impact the neighborhood streets. Buffer plantings will be installed along the residential boundary. Streetyard, interior parking area and foundation plantings will add to the visual appeal of the project.

4. The Board must find “that the location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the plan of development for New Hanover County.”

   The project is in the “community mixed-use” land classification, intended for more intensive urban development. Policy 4.1 suggests designating sufficient land area and suitable locations for various uses, and 4.3 suggests maximizing effectiveness of commercial uses by assuring that land is available within close proximity to the markets they serve. We believe that this proposal is relevant to the policies and our County’s strategies for growth and economic development which continue to encourage efforts to attract and retain businesses. It is reasonable and in the public interest because it will provide a service that will minimize vehicle trips and miles traveled.
Section 72 of the Zoning Ordinance provides additional requirements for the following Special Use Permits. Please supplement your application with all necessary material to meet any additional requirements if your use is any of the following:

- Cemetery
- **Convenience Food Store**
- Hospital or Nursing and Personal Care Facilities
- Private Club or Lodge and Fraternal and Social Organizations
- Sanitary Landfill
- Travel Trailer Park
- Family Child Care Home
- Kennel
- Mobile Home
- Non-Residential Off-Street Parking
- Commercial Marina
- Septage and Sludge Disposal
- Outdoor Shooting Ranges
- Adult Entertainment Establishment
- Indoor/Outdoor Recreation Establishments
- Community Boating Facility
- Residential Uses within Commercial Districts
- Bed and Breakfast Inn
- Electronic Gaming Operation
- Farmers Market or Produce Stands in Residential Zoning Districts
- Mining
- High Density Development
- Senior Living Options

If an applicant requests delay of consideration from the Planning Board or Board of County Commissioners before notice has been sent to the newspaper, 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.

In granting a Special Use Permit, conditions may be designated to assure that the use in its proposed location is harmonious with the spirit of the Zoning Ordinance, CAMA Land Use Plan and any other adopted plans that are applicable. All conditions become part of the special use permit and run with the land. A Special Use Permit shall become null and void if construction or occupancy of the proposed use as specified and approved is not commenced within 24 months of the date of issuance.

By my signature below, I certify that this application is complete and that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

[Signature]

Cindee Wolf / Design Solutions

Signature of Petitioner and/or Property Owner

Print Name
NEW HANOVER COUNTY
PLANNING & INSPECTIONS

AUTHORITY FOR
APPOINTMENT OF AGENT

Please note that for quasi-judicial proceedings, either the land owner or an attorney must be present for the case at the public hearing.

The undersigned owner does hereby appoint an authorized the agent described herein as their exclusive agent for the purpose of petitioning New Hanover County for a variance, special use permit, rezoning request, and/or an appeal of Staff decisions applicable to the property described in the attached petition. The Agent is hereby authorized to, on behalf of the property owner:

1. Submit a proper petition and the required supplemental information and materials
2. Appeal at public meetings to give representation and commitments on behalf of the property owner
3. Act on the property owner’s behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition applicable to the New Hanover County Zoning Ordinance.

<table>
<thead>
<tr>
<th>Agent Information</th>
<th>Property Owner(s)</th>
<th>Subject Property</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name</td>
<td>Owner Name</td>
<td>Address</td>
</tr>
<tr>
<td></td>
<td>Cindee Wolf</td>
<td>7957 Market Street</td>
</tr>
<tr>
<td>Company</td>
<td>Owner Name 2</td>
<td>City, State, Zip</td>
</tr>
<tr>
<td>Design Solutions</td>
<td>Khalid Saleh - President</td>
<td>Wilmington, NC</td>
</tr>
<tr>
<td>Address</td>
<td>Owner Name 2</td>
<td>City, State, Zip</td>
</tr>
<tr>
<td>P.O. Box 7221</td>
<td>Khalid Saleh - President</td>
<td>Durham, NC</td>
</tr>
<tr>
<td>City, State, Zip</td>
<td>Address</td>
<td>Parcel ID</td>
</tr>
<tr>
<td>Wilmington, NC 28406</td>
<td>3811 Cottonwood Drive</td>
<td>316905.18.8602</td>
</tr>
<tr>
<td>Phone</td>
<td>Phone</td>
<td></td>
</tr>
<tr>
<td>910-620-2374</td>
<td>919-599-0301</td>
<td></td>
</tr>
<tr>
<td>Email</td>
<td>Email</td>
<td></td>
</tr>
<tr>
<td><a href="mailto:cwolf@lobodemar.biz">cwolf@lobodemar.biz</a></td>
<td><a href="mailto:ksaleh3350@aol.com">ksaleh3350@aol.com</a></td>
<td></td>
</tr>
</tbody>
</table>

Application Tracking Information (Staff Only)

Case Number Reference:

Date/Time received:

Received by:

This document was willfully executed on the 13th day of FEBRUARY, 2017.

Owner 1 Signature

Khalid Saleh -
President

Owner 2 Signature
This proposal is to develop a convenience store with fuel sales and an automatic car wash. Market Street is an extremely busy thoroughfare. The tract is already zoned for business use, but is an office & institutional district. The proposed use is permitted only by special use permit.

Service industries need to be located close to the users they provide for. There is a long distance between the convenience store at Porter’s Neck Road and the next facility to the south which is beyond the intersection of Gordon Road.

The project fronts Market Street, a major thoroughfare, but will be accessed from Bump Along road. A traffic impact analysis (TIA) has been completed and recommended improvements will be conditions of any approval. The currently sub-standard road will be improved for two-way traffic width and a right turn lane added on its Market Street approach. The project is in the Ogden fire services district and will be serviced by public water & sewer utilities.

A survey and environmental assessment was completed for the tract. There is a pocket of wetlands within the project area, but it is less than ½ acre and thereby eligible for a nationwide permit to fill for essential site improvements.

Mitigating efforts have been incorporated into the design to avoid any adverse effects to the adjacent Brickstone Estates community. The plan does not propose connection to Raintree Road, so that traffic from the project could not impact those neighborhood streets. The properties back Bump Along Road will benefit from the improvement of the intersection of Bump Along Road at Market Street, and back the entire frontage of the project. Buffer plantings will be installed along the residential boundary. Streetyard, interior parking area and foundation plantings will add to the visual appeal of the project.

The project is in the “community mixed-use” land classification, intended for more intensive urban development. Policy 4.1 suggests designating sufficient land area and suitable locations for various uses, and 4.3 suggests maximizing effectiveness of commercial uses by assuring that land is available within close proximity to the markets they serve. We believe that this proposal is relevant to the policies and our County’s strategies for growth and economic development which continue to encourage efforts to attract and retain businesses. It is reasonable and in the public interest because it will provide a service that will minimize vehicle trips and miles traveled.
BUSINESS CORPORATION ANNUAL REPORT

NAME OF BUSINESS CORPORATION: YOSEF INC.

SECRETARY OF STATE ID NUMBER: 0455633 STATE OF FORMATION: NC

REPORT FOR THE FISCAL YEAR END: 12/31/2014

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: SALEH, KHALID

2. SIGNATURE OF THE NEW REGISTERED AGENT:

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED OFFICE STREET ADDRESS & COUNTY
3811 Cottonwood Drive
Durham, NC 27705-5363 All County

4. REGISTERED OFFICE MAILING ADDRESS
3811 Cottonwood Drive
Durham, NC 27705-5363

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: Store

2. PRINCIPAL OFFICE PHONE NUMBER: (919) 599-0301

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS & COUNTY
3811 Cottonwood Drive
Durham, NC 27705-5363

5. PRINCIPAL OFFICE MAILING ADDRESS
3811 Cottonwood Drive
Durham, NC 27705-5363

SECTION C: OFFICERS (Enter additional officers in Section E.)

NAME: Khalid Saleh NAME: NAME:
TITLE: President TITLE:
ADDRESS: 3811 Cottonwood Drive ADDRESS:

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Khalid Saleh
7/10/2015

Print or Type Name of Officer

Khalid Saleh
President

Print or Type Title of Officer

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Corporations Division, Post Office Box 29525, Raleigh, NC 27626-0525
REPORT OF COMMUNITY MEETING REQUIRED BY
NEW HANOVER COUNTY ZONING ORIDINANCE
FOR CONDITIONAL DISTRICT REZONINGS

Location: 7957 Market Street

Proposed Zoning: Existing O&I / add SUP for Convenience Center

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 August 16, 2016. A copy of the written notice is also attached.

The meeting was held at the following time and place: Tuesday, August 30, 2016.

In the Azalea Room of the New Hanover County Executive Center, 1241 Military Cutoff Road, 6:00 – 7:00 p.m.

The persons in attendance at the meeting were: Reference attached sign-in List & supplemental contact by email

The following issues were discussed at the meeting: A brief synopsis of the proposed Development of the tracts was given. There was extensive discussion about the status of Raintree Road and that the community of Brickstone Estates would not want a connection to this project.

As a result of the meeting, the following changes were made to the rezoning petition: The Access drive connection to Raintree Road was eliminated, but a pedestrian walk provided. Rather than pursue a business district rezoning of both tracts, a Special Use Permit has been proposed for the frontage tract, and the rear tract will remain zoned for office & institutional uses for the present.

Date: March 9, 2017
Applicant: Design Solutions
By: Cindee Wolf
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Email (Optional)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reid Jackson</td>
<td>118 Bump Alley Rd.</td>
<td><a href="mailto:reid.jackson@ncino.com">reid.jackson@ncino.com</a></td>
</tr>
<tr>
<td>Raymond Broussard</td>
<td>201 Mendenhall Dr.</td>
<td>910-686-2107</td>
</tr>
<tr>
<td>Dennis McGee</td>
<td>138 Bump Alley Rd.</td>
<td><a href="mailto:dennismcgu42@gmail.com">dennismcgu42@gmail.com</a></td>
</tr>
<tr>
<td>Kevin Cassel</td>
<td>7820 Sansbury Court</td>
<td><a href="mailto:kevin.cassell@gmail.com">kevin.cassell@gmail.com</a></td>
</tr>
<tr>
<td>Rachel Cassel</td>
<td>7820 Sansbury Court</td>
<td><a href="mailto:urbaek.rachael@gmail.com">urbaek.rachael@gmail.com</a></td>
</tr>
<tr>
<td>Kelly Cromartie</td>
<td>7839 Plantree</td>
<td><a href="mailto:kellyanne.cromartie@gmail.com">kellyanne.cromartie@gmail.com</a></td>
</tr>
<tr>
<td>Chevalier Cromartie</td>
<td>11</td>
<td><a href="mailto:crromartie@ec.ni.net">crromartie@ec.ni.net</a></td>
</tr>
<tr>
<td>Jani Andy Fazzari</td>
<td>7831 Sansbury Ct</td>
<td><a href="mailto:fazzari49@yahoo.com">fazzari49@yahoo.com</a></td>
</tr>
<tr>
<td>James Furr</td>
<td>79 46 Market</td>
<td><a href="mailto:bendo.jfurr@earthlink.net">bendo.jfurr@earthlink.net</a></td>
</tr>
<tr>
<td>Needleth &amp; Paul Lawson</td>
<td>7827 Sansbury Ct</td>
<td><a href="mailto:pcoke121@gmail.com">pcoke121@gmail.com</a></td>
</tr>
<tr>
<td>Buddy Green</td>
<td>6643 Gordon Rd</td>
<td><a href="mailto:Buddy@Ccs2ofnc.com">Buddy@Ccs2ofnc.com</a></td>
</tr>
</tbody>
</table>
Mr. Jackson,
I understand your interest, and can certainly will try to answer your questions. I've inserted my responses below in **Bold Red**. Your representative is welcome to attend, but be assured that I will also include our correspondence in my required report of the meeting. This project scope has tripped the need for a Traffic Impact Analysis, which is also required prior to the rezoning process. It is underway, but time for completion is vague. My best guess for a process schedule would be petition submittal in October, a Planning Board public hearing in November, and Board of Commissioners public hearing for final approval in December or January. I will keep everyone that has responded to my letter and attends the meeting informed. You will also receive notice for both of those hearings directly from the County. Please don't hesitate to continue the dialogue after reviewing my answers below. Thanks! Cindee

---

From: Reid Jackson [mailto:reid.jackson@ncino.com]
Sent: Monday, August 29, 2016 5:07 PM
To: cwolf@lobodemar.biz
Subject: Bump Along Road Commercial Center

Hello Cindee,

I received a letter in the mail a few days ago outlining the proposed rezoning and development of a commercial center on Bump Along Rd. I purchased my property and home in February of this year at 118 Bump Along Rd., so I admittedly have some concerns around the impact of my property value due to the rezoning and completion of a commercial center so close to my residential property. I am unfortunately going to be out of town traveling for work tomorrow August 30th when the scheduled meeting will take place. I may send someone to represent me at the meeting, but was hoping I could get some questions answered over email and hopefully keep the dialogue open as things move along. Thank you in advance for addressing my questions and concerns. If there are any questions that I should direct to another party, please let me know.

Is there any contact information or way for me to contact the party that is interested in developing the land?
The owner / developer is Khalid Saleh. He can be contacted at email ksaleh3350@aol.com - and I am copying him with this response.
Can I get a copy of the application from the developer/interested party?
There is no application as yet because the County requires that we have the community information meeting prior to acceptance of a rezoning submittal.
How can I determine the economic impact to my property value if something like this is put in place?
The subject property is obviously along the busy road corridor, and I feel sure that its current non-residential zoning was taken into consideration when your appraisal was done. The existing conditions are the sub-standard Bump Along roadway & the Church with little to no plantings or buffering from your property - while your yard is fenced and well-landscaped. If approved, this project will provide an expanded width of roadway back to the Raintree Road connector drive, a properly designed street intersection to Market Street, and full buffering and landscaping to meet County regulations. In my experience, residential subdivision developers these days are anxious to have small-scale retail opportunities at the entry points to their projects as a convenience selling point for new home owners.
I noticed the subject property would need to be rezoned, what type of rezoning would need to take place and what is the property zoned as of today?
The property is currently zoned Office & institutional (O&I) which allows a reasonably wide range of uses, such as drug stores, banks & boat / RV storage by right. The convenience store would be permitted by Special Use Permit. With the purpose of a more transparent & comprehensive project, and to allow a few more complimentary retail uses, we felt that a "Conditional Zoning District" to Neighborhood Business (B-1) would be the more appropriate process to pursue. As explained in my letter, a CZD rezoning shows you what the layout will be, guarantees improvements, and can limit the uses.

Has the land been sold to the party that is thinking about developing it?
My client has owned the property since 2013.

What is the projected timeline for the project if it were to move forward?
I will defer to him, but I believe that the convenience facility would move forward as soon as possible. The rear commercial strip would probably be a second phase - usually pending pre-leasing of users.

What kind of barriers/buffers have been discussed around the subject property?
The boundary facing your property, and also the rear & opposite side adjacent to residential zones, would have a 20' bufferyard. That can include dense plantings or both a solid fence & evergreen plantings to provide visual screening. The Bump Along frontage towards Market Street from the Raintree Road connector, and the Market Street frontage, will meet the County streetyard planting requirements. There are also requirements for shading and decorative plantings interior to the sites.

What kind of businesses/retail offices have been discussed or have any?
The convenience store is fairly straightforward as a use. Part of the self-imposed conditions we intend to offer for the rear commercial center are limiting those uses to the basics of office, restaurant, miscellaneous retail, and personal services.

Regards,

Reid Jackson
Senior Sales Engineer  |  www.ncino.com
m. 919.631.7376
Transmittal

August 16, 2016

To:    Adjacent Property Owners

From:  Cindie Wolf

Re:    Bump Along Road Commercial Center

The owner of a property within 500 feet of yours is interested in developing a convenience store and retail center at the corner of Market Street and Bump along Road. This proposal would require a Conditional Zoning District rezoning 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. 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 Tuesday, August 30th, in the Azalea Room of the New Hanover County Executive Center, 1241 Military Cutoff Road (behind the County Library), 6:00-7:00 p.m. If you cannot attend, you are also welcome to contact me at telephone # 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.