

# 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 USE ZONING DISTRICT Application

Applicant/Agent Information		Property Owner(s) <i>If different than Applicant/Agent</i>
<b>Name</b> Hill Rogers	<b>Owner Name</b> Drypond Partners, LLC	
<b>Company</b> Cameron Management	<b>Owner Name 2</b>	
<b>Mailing Address</b> PO Box 3649	<b>Mailing Address</b> PO Box 3649	
<b>City, State, Zip</b> Wilmington, NC 28406	<b>City, State, Zip</b> Wilmington, NC 28406	
<b>Phone</b> 910-762-2676	<b>Phone</b> 910-762-2676	
<b>Email</b> hill@cameronco.com	<b>Email</b> hill@cameronco.com	
<b>Subject Property Information</b>		
<b>Address/Location</b> 5601 South College Road		
<b>Parcel Identification Number(s)</b> R07100-004-004-000		
<b>Total Parcel(s) Acreage</b> 63		
<b>Existing Zoning and Use(s)</b> R-15; vacant land		
<b>Future Land Use Classification</b> General Residential & Community Mixed Use		
<b>Application Tracking Information (Staff Only)</b>		
<b>Case Number</b> 219-03	<b>Date/Time received:</b> 2/5/2017	<b>Received by:</b> BS

## Proposed Zoning, Use(s), & Narrative

Proposed Conditional Use Zoning District: R-10 with SUP

Total Acreage of Proposed District: 20.70

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

Please see attached Exhibit "A".

## 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: 220 Multi-family housing (Low-Rise)

Trip Generation Variable (gross floor area, dwelling units, etc.): dwelling units

AM Peak Hour Trips: 146

PM Peak Hour Trips: 168

## CONSIDERATION OF A CONDITIONAL USE ZONING DISTRICT

Conditional Use District Zoning 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 but for which none of the general zoning classifications which would allow that use are acceptable. 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)

Please see attached Exhibit "A".

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

Please see attached Exhibit "A".

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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?

Please see attached Exhibit "A".

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4. How will this change of zoning serve the public interest?

Please see attached Exhibit "A".

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## CRITERIA REQUIRED FOR APPROVAL OF A SPECIAL USE PERMIT

Within a Conditional Use Zoning District, no use is allowed except by Special Use Permit. In order for a Special Use Permit to be issued, the Board of Commissioners must find that the application is meeting the following findings of fact. The applicant must explain, with reference to attached plans (where applicable), how the proposed use meets these required findings (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 required findings.

1. The use will not materially endanger the public health or safety if located where proposed and approved.

Considerations:

- Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersections with curb cuts
- Provision of services and utilities, including sewer, water, electrical, garbage collections, fire protection
- Soil erosion and sedimentation
- Protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater
- Anticipated air discharges, including possible adverse effects on air quality

Please see attached Exhibit "A".

2. The use meets all required conditions and specifications of the Zoning Ordinance.

Please see attached Exhibit "A".

## **CRITERIA REQUIRED FOR APPROVAL OF A SPECIAL USE PERMIT**

**(continued)**

3. The use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.

Considerations:

- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved (i.e. buffers, hours of operation, etc)
- Whether the proposed development is so necessary to the public health, safety, and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property

Please see attached Exhibit "A".

4. 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 New Hanover County Comprehensive Land Use Plan.

Considerations:

- The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved (i.e. buffers, hours of operation, etc)
- Consistency with the Comprehensive Plan's goals, objectives for the various planning areas, its definitions of the various land use classifications and activity centers, and its locational standards

Please see attached Exhibit "A".

## 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". Applications must be determined to be complete in order to process for further review.

Required Information		Applicant Initial	Staff Initial
1	Complete Conditional Use Zoning District application		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)		BS
3	Community meeting written summary		BS
4	Traffic impact analysis (for uses that generate more than 100 peak hour trips)		BS
5	Legal description (by metes and bounds) or recorded survey Map Book and Page reference of the property requested for rezoning.		BS
6	<u>Site Plan including the following elements:</u> <ul style="list-style-type: none"> <li>• Tract boundaries and total area, location of adjoining parcels and roads</li> <li>• 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.</li> <li>• Development schedule including proposed phasing.</li> <li>• 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.</li> <li>• All existing and proposed easements, reservations, required setbacks, rights-of-way, buffering and signage</li> <li>• The one hundred (100) year floodplain line, if applicable</li> <li>• Location and sizing of trees required to be protected under Section 62 of the Zoning Ordinance</li> <li>• 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.</li> <li>• Any other information that will facilitate review of the proposed change (Ref. Article VII, as applicable)</li> </ul>		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.		BS
8	1 PDF digital copy of ALL documents AND plans on a Compact Disk (CD).		BS

## ACKNOWLEDGEMENT AND SIGNATURES

By my signature below, I understand and accept all of the conditions, limitations and obligations of the Conditional Use District zoning for which I am applying. 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.

Dry Pond Partners, LLC

  
 \_\_\_\_\_  
**Signature of Property Owner(s)**

By: Bruce B. Cameron, IV, Managing Member  
 \_\_\_\_\_  
**Print Name(s)**

  
 \_\_\_\_\_  
**Signature of Applicant/Agent**

Hill Rogers/Cameron Management  
 \_\_\_\_\_  
**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.

**\*The land owner or their attorney must be present for the application at the public hearings.**

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.

### For Staff Only

Application Received:	Completeness Determination Required By (date):	Determination Performed on (date):	Planning Board Meeting:
2/5/2019	2/18/2019	2/11/2019	MARCH 7, 2019





**NEW HANOVER COUNTY  
PLANNING & LAND USE  
AUTHORITY FOR  
APPOINTMENT OF AGENT**

230 Government Center Drive  
Suite 110  
Wilmington, NC 28403  
910-798-7165 phone  
910-798-7053 fax  
www.nhcgov.com

**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.

Agent Information	Property Owner(s)	Subject Property
<b>Name</b> Matthew A. Nichols	<b>Owner Name</b> Dry Pond Partners, LLC	<b>Address</b> 5601 S. College Rd.
<b>Company</b> Law Office of Matthew A. Nichols	<b>Owner Name 2</b>	<b>City, State, Zip</b> Wilmington, NC
<b>Address</b> 3205 Randall Pkwy, Suite 104	<b>Address</b> P.O. Box 3649	<b>Parcel ID</b> R07100-004-004-000
<b>City, State, Zip</b> Wilmington, NC 28403	<b>City, State, Zip</b> Wilmington, NC 28406	
<b>Phone</b> (910) 508-7476	<b>Phone</b> (910) 762-2676	
<b>Email</b> matt@mattnicholslaw.com	<b>Email</b> hill@cameronco.com	
<b>Application Tracking Information (Staff Only)</b>		
<b>Case Number Reference:</b>	<b>Date/Time received:</b>	<b>Received by:</b>

This document was willfully executed on the 5 day of FEB, 2019.

Dry Pond Partners, LLC

Owner 1 Signature

By: Bruce B. Cameron, IV, Managing Member

Owner 2 Signature





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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.

Agent Information	Applicant	Subject Property
<b>Name</b> Matthew A. Nichols	<b>Applicant Name</b> Hill Rogers	<b>Address</b> 5601 S. College Rd.
<b>Company</b> Law Office of Matthew A. Nichols	<b>Applicant Name 2</b> Cameron Management	<b>City, State, Zip</b> Wilmington, NC
<b>Address</b> 3205 Randall Pkwy, Suite 104	<b>Address</b> P.O. Box 3649	<b>Parcel ID</b> R07100-004-004-000
<b>City, State, Zip</b> Wilmington, NC 28403	<b>City, State, Zip</b> Wilmington, NC 28406	
<b>Phone</b> (910) 508-7476	<b>Phone</b> (910) 762-2676	
<b>Email</b> matt@mattnicholslaw.com	<b>Email</b> hill@cameronco.com	
<b>Application Tracking Information (Staff Only)</b>		
<b>Case Number Reference:</b>	<b>Date/Time received:</b>	<b>Received by:</b>

This document was willfully executed on the 5 day of FEB, 20 19.

\_\_\_\_\_  
Applicant I Signature  
Hill Rogers, Cameron Management

**Exhibit A**  
**to**  
**Conditional Use Zoning District Application**

**Proposed Use:**

The Applicant is requesting a conditional use district rezoning of a portion ( $\pm 20.70$  acres) of an approximately 64-acre tract located at 5601 South College Road from R-15 District to CUD(R-10), for the purpose of constructing a 324 unit, very high-quality apartment rental community with associated amenities, including a clubhouse, pool, fitness center, media room, dog park, grills and car wash.

**Consideration of a Conditional Use Zoning District:**

**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)**

According to the NHC Comprehensive Plan, "NHC is expected to experience a high level of employment and population growth...increasing by over 120,000 people in 2040". With this expected increase in growth, coupled with a very limited supply of land inventory, the proposed Conditional Use Zoning District would allow a more efficient use of the land and provide a wider array of residential living opportunities to meet the demands of the growing residential population.

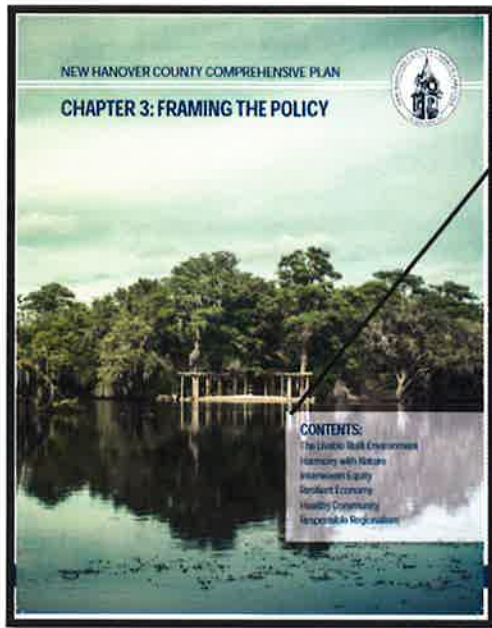
As stated in the Comprehensive Plan:

The vision of today reflects the need for a change in development patterns and includes switching from traditional sprawling development patterns to a **denser, mixed-use style of land use**. This will allow New Hanover County to **achieve higher levels of density where appropriate**, leaving room to preserve and protect the county's natural resources. Additionally, mixed-use development will **create more opportunities for citizens in terms of housing, jobs and shopping choices, as well as foster a more active lifestyle**.

Plan NHC 2016: Prologue "What the Plan Will Do" (emphasis added)

The proposed multi-family development coupled with the future development of the commercial node along College Road achieves this vision by creating a high-quality mixed-use development with direct access to a major transportation corridor.

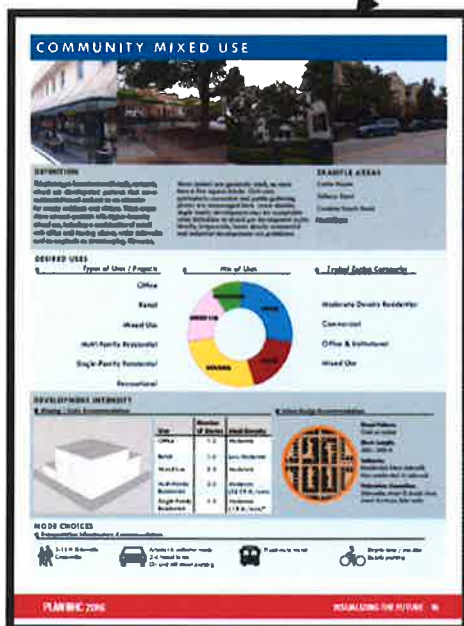
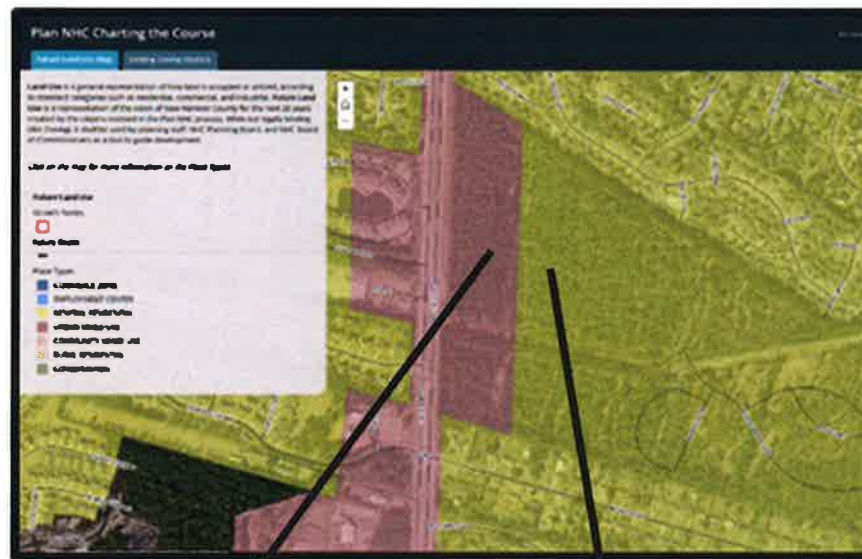
Further, the proposed development is consistent with the 6 Themes of the Comprehensive Plan:



Theme	Consistency
<b>The Livable Built Environment</b>	<ul style="list-style-type: none"> <li>• Allows the opportunity for multi-modal transportation into mixed land uses which encourages walkability.</li> <li>• Creates a mix of housing types.</li> <li>• Revitalizes an underused section of a major commercial corridor.</li> </ul>
<b>Harmony with Nature</b>	<ul style="list-style-type: none"> <li>• Encourages sustainable growth through an efficient use of land that supports higher density along a major transportation corridor, provides a variety of amenities onsite and will eventually tie into a commercial node residents can walk to.</li> </ul>
<b>Interwoven Equity</b>	<ul style="list-style-type: none"> <li>• Provides an additional housing type, choice and price point.</li> </ul>
<b>Resilient Economy</b>	<ul style="list-style-type: none"> <li>• Infill development of commercial corridor with a balance of uses.</li> <li>• Creates a unique community with a sense of place.</li> </ul>
<b>Healthy Community</b>	<ul style="list-style-type: none"> <li>• Walkable mixed-use communities promote a healthy, active lifestyle.</li> </ul>
<b>Responsible Regionalism</b>	<ul style="list-style-type: none"> <li>• Consistent with the policies and goals encouraging the creation of higher-density walkable communities along major transportation corridors.</li> </ul>

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

This request would be consistent with the property's classification on the Future Land Use Map, as the parent parcel is classified as both General Residential and Community Mixed Use as shown below. The General Residential classification calls for typical zoning categories of Low Density Residential, Medium Density Residential, Office & Institutional and Planned Unit Development with Single Family and Low Density Multi-Family uses. The Community Mixed Use classification allows for Moderate Density Residential zoning and Multi-Family Residential uses with an ideal density of 15 units/acre.



**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 original zoning of R-15 of the subject property was established when New Hanover County first zoned this area of South College Road more than forty years ago. Since that time, South College Road has evolved to become a primary vehicular north-south transportation corridor. As mentioned above, the entire County is experiencing and will continue to experience significant growth, and this land is now an infill urban site. Additionally, there have been significant improvements to infrastructure since the time of the initial zoning including improvements to College Road and the water/sewer system infrastructure, which facilitates infill development at higher densities than the original R-15 zoning designation.

**4. How will this change of zoning serve the public interest?**

In addition to the foregoing Comprehensive Plan consistency points, this proposed conditional use district rezoning will allow the rapidly growing population of New Hanover County to have a more diverse and more affordable range of housing opportunities along a major transportation corridor. The conditional use district framework and process will also allow the property to be designed and developed in a comprehensive manner pursuant to a specific site plan and special use permit along with conditions to mitigate impacts and ensure compatibility and consistency with the surrounding area.

**Criteria Required for Approval of a Special Use Permit:**

**1. The use will not materially endanger the public health or safety if located where proposed and approved.**

**Considerations:**

- **Traffic conditions in the vicinity, including the effect of additional traffic on streets and street intersections, and sight lines at street intersections with curb cuts**
- **Provision of services and utilities, including sewer, water, electrical, garbage collections, fire protection**
- **Soil erosion and sedimentation**
- **Protection of public, community, or private water supplies, including possible adverse effects on surface waters or groundwater**
- **Anticipated air discharges, including possible adverse effects on air quality**

The use will not materially endanger the public health or safety if located where proposed because development impacts, including traffic concerns and impacts, will be mitigated through the conditional use district review and approval process. Utility services are in place to serve the

proposed use. Civil engineering, design and permitting will prevent soil erosion, sedimentation and protect water supplies, and all required development permits, including stormwater permits, will be obtained. There will be no significant or extraordinary air discharges associated with the proposed use and development, which is residential.

**2. The use meets all required conditions and specifications of the Zoning Ordinance.**

The use will meet all required conditions and specifications of the Zoning Ordinance.

**3. The use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity.**

**Considerations:**

- **The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved (i.e. buffers, hours of operation, etc)**
- **Whether the proposed development is so necessary to the public health, safety, and general welfare of the community or County as a whole as to justify it regardless of its impact on the value of adjoining property**

The proposed residential use is in harmony and compatible with the surrounding uses and existing adjacent/nearby developments. The proposed transition and increase from lower density to higher density residential uses has proven to be successful throughout the incorporated and unincorporated areas of New Hanover County.

There will be adequate buffers and landscaping, and traffic calming devices will be utilized at connection points between neighborhoods. As proposed, the use will not substantially injure the value of adjoining or abutting property.

**4. 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 New Hanover County Comprehensive Land Use Plan.**

**Considerations:**

- **The relationship of the proposed use and the character of development to surrounding uses and development, including possible conflicts between them and how these conflicts will be resolved (i.e. buffers, hours of operation, etc)**
- **Consistency with the Comprehensive Plan's goals, objectives for the various planning areas, its definitions of the various land use classifications and activity centers, and its locational standards**



The Applicant respectfully contends 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 which it is to be located and in general conformity with the NHC Comprehensive Land Use Plan.

The general area in which the development is proposed includes single-family neighborhoods of varying densities, townhouse communities and multi-family developments as seen on the vicinity map below:



In addition to being consistent with many of the overall goals and objectives of the Comprehensive Plan and the six themes of the Plan, as stated previously in this application, the proposed use is consistent with many of the NHC Plan Goals found in Chapter 3: Framing the Policy (pp 11-19), including the following:

- Promote a mixture of uses, where appropriate, in an effort to cluster development and minimize impacts on natural resources
- Strengthen and direct development toward existing communities through encouraging infill and redevelopment
- Encourage development where existing infrastructure is available
- Encourage a walkable community that create more human interaction between neighbors, to promote eyes on the street and in social spaces
- Encourage a mixture of uses in developments that allow individuals to walk, rather than rely on vehicles.
- Promote compact development, mixture of uses and infill that minimizes trips and vehicle miles traveled.



**REPORT OF COMMUNITY MEETING**  
**Proposed Conditional Rezoning from R-15 to CUD (R-10)**  
**A portion of 5601 S. College Rd.**

The undersigned hereby certifies that written notice of a community meeting for the above-referenced conditional rezoning proposal was mailed via First Class Mail to all property owners within 500 feet of the subject properties as listed on the County tax records on January 16, 2019, and also submitted to the County Planning Department on January 16, 2019 for e-mail distribution via the "Sunshine List". A list of all adjacent property owners to whom written notice was mailed is attached hereto as Exhibit "A". A copy of the written notice is also attached as Exhibit "B". Copies of all envelopes that were returned undeliverable is attached hereto as Exhibit "C"

**The meeting was held at the following time and place:** Thursday, January 31, 2019, from 6:30 p.m. to 8:00 p.m. at Midtown YMCA, 709 George Anderson Dr., Wilmington, North Carolina.

**The persons in attendance were:**

For a list of persons in attendance, please see copy of sign-in sheets from the Community meeting attached hereto as Exhibit "D". On behalf of the Applicant the following people were in attendance: Hill Rogers, Cameron Management, Inc; Matt Maynard, Mark Maynard, Jr., Michael Maynard, Molly McDonough and Maria Pietroforte, Tribute Companies; Josh Mihaly, RLA, Mihaly Land Design; Rynal Stephenson, P.E., Ramey Kemp & Associates; Matt Nichols and Nikki Cooper, Law Office of Matthew A. Nichols.


**The following issues were discussed at the Community Meeting:**

- Proposed multi-family project including number of units and site design;
- Building elevations;
- Vehicle and pedestrian circulation through site;
- Likely timeline of rezoning submittal process and Planning Board hearing;
- Open house format of community meeting;
- Stormwater engineering of the site and neighbor concerns with ditch maintenance, mosquito control and impact to watershed regarding same;
- Buffers and setbacks from adjacent residences;
- Traffic movements, traffic counts, and neighbor concerns with overall traffic including along College Rd.;
- Neighbor objections to proposed interconnectivity with Bullitt Lane;
- Effect on property values in the area;
- Anticipated impacts to infrastructure of proposed rezoning;
- Single family vs. multi-family development.

**As a result of the meeting the following changes were made to proposed project:**

No proposed changes at this time.

Respectfully submitted,

By:   
Matthew A. Nichols, attorney and agent for the Applicant  
Law Office of Matthew A. Nichols

## ADJACENT PROPERTY OWNER MAILING LIST

PARID	Owner	Owner Mailing Address	
R07115-001-005-000	DEANS TIMOTHY	3988 AUTHOR ST	DELCO, NC 28436
R07115-002-003-000	PREDDY FRANKIE DEWAYNE DEBORAH	550 MOHICAN TRL	WILMINGTON, NC 28409
R07115-002-002-000	BROOKER SONYA M PAUL C II	154 BRIAR PATCH LN	TRENTON, NC 28585
R07111-006-016-000	GRAVES JONATHAN S	4829 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-005-009-000	JONZA TINA RENEE ALLEN	4722 TRIPLETT WAY	WILMINGTON, NC 28409
R07106-005-014-000	CHEN QIONG	327 GATEFIELD DR	WILMINGTON, NC 28412
R07111-005-010-000	WASHINGTON DAVID B WENDY D	4718 TRIPLETT WAY	WILMINGTON, NC 28409
R07107-010-015-000	CAPPS BRYANT V DEBORAH N	4719 TRIPLETT WAY	WILMINGTON, NC 28409
R07110-003-001-000	RINI JOSEPH M LORETTA C	4637 PINE HOLLOW RD	WILMINGTON, NC 28412
R07111-005-006-000	WILSON REBECCA GAINOUS	4729 WEYBRIDGE LN	WILMINGTON, NC 28409
R07115-002-001-000	ANKRUM MICHAEL B MARTHA A	558 MOHICAN TRL	WILMINGTON, NC 28409
R07115-001-004-000	JACOBS GREGORY KEITH JR	610 MOHICAN TRL	WILMINGTON, NC 28409
R07110-001-055-000	JAVORSKY KEVIN D AMY F	4640 PINE HOLLOW RD	WILMINGTON, NC 28412
R07111-005-005-000	JAY HAZEL HALE	1185 BROUGHAM DR	WILMINGTON, NC 28412
R07107-010-014-000	JPP HOLDINGS LLC	106 CROJACK LN	WILMINGTON, NC 28409
R07111-004-004-000	WILLIAMS RUTH N	4724 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-007-022-000	HYNES ESTHER C	4806 OBERBECK WAY	WILMINGTON, NC 28409
R07111-004-005-000	MCDOWELL RENTALS INC	2840 COLLEGE RD S UNIT 319	WILMINGTON, NC 28412
R07106-005-013-000	GEORGETOWNE HOA	1628 DOCTORS CIR	WILMINGTON, NC 28401
R07111-006-008-000	WILEMAN JAY T JULIE F	4809 WEYBRIDGE LN	WILMINGTON, NC 28409
R07106-008-019-000	OLANVICH TIMOTHY B	4616 REIGATE WAY	WILMINGTON, NC 28409
R07106-008-007-000	DUPUIS KIMBERLY	4906 TARHEEL CT APT 103	WILMINGTON, NC 28403
R07106-008-004-000	MONEY MATTHEW D	4612 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-005-008-000	TRACY CRYSTAL BOYCE	4726 TRIPLETT WAY	WILMINGTON, NC 28409
R07111-003-014-000	BROTHERS RYAN M	4207 MANGUM DR	WILMINGTON, NC 28409
R07111-003-024-000	SWANK TODD L	5000 WEYBRIDGE LN	WILMINGTON, NC 28409
R07106-008-015-000	HAGER JAMES LEE RHONDA LYLE	4600 REIGATE WAY	WILMINGTON, NC 28409
R07107-010-011-000	HOFLAND FREDERICK F ALAINE G	4703 TRIPLETT WAY	WILMINGTON, NC 28409
R07111-006-022-000	SPEAR TAYLOR C CAITLIN G WARD	4201 REEGAN CT	WILMINGTON, NC 28409
R07111-006-004-000	KENNEDY KYLE	4217 DEVONSHIRE LN	WILMINGTON, NC 28409
R07111-006-021-000	ENSTICE MAUREEN A	4200 REEGAN CT	WILMINGTON, NC 28409
R07111-007-007-000	ROPER KERRIGAN BETH ETAL	4820 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-003-015-000	SWANK PATRICIA ANN	4209 MANGUM DR	WILMINGTON, NC 28409
R07111-007-019-000	BOOLS LINDSAY M	4800 OBERBECK WAY	WILMINGTON, NC 28409
R07106-008-011-000	WIMBISH LEIGH ANNE	4613 REIGATE WAY	WILMINGTON, NC 28409
R07111-007-016-000	TAYLOR DAVID E	PO BOX 15167	WILMINGTON, NC 28408
R07111-004-002-000	NELSON TIMOTHY E	1714 MACKEREL LN	CAROLINA BEACH, NC 28428
R07110-003-003-000	WELCH MICHAEL W	PO BOX 154	WILMINGTON, NC 28412
R07111-006-011-000	SUNDQUIST MARIA A	4200 WINECOFF CT	WILMINGTON, NC 28409
R07106-007-005-000	LACE DAVID W CHRISTINE W	3405 UPTON CT	WILMINGTON, NC 28409
R07111-007-020-000	ANGERMEIER KELSEY L	4802 OBERBECK WAY	WILMINGTON, NC 28409
R07111-007-001-000	MANKE STEPHANIE N	5222 MARINA CLUB DR	WILMINGTON, NC 28409
R07111-006-002-000	BADEN DANIEL G ALINA M SZMANT ETAL	4805 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-003-013-000	GIROLAMI CONCETTINA	4205 MANGUM DR	WILMINGTON, NC 28409
R07106-008-014-000	PRIDGEN MARTHA L HEIRS	4601 REIGATE WAY	WILMINGTON, NC 28409
R07111-006-003-000	LONG KEVIN JACQUELINE REY	4215 DEVONSHIRE LN	WILMINGTON, NC 28409
R07111-006-027-000	MARSHALL MONIQUE	4905 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-004-006-000	WUENSCH MICHELE M	4732 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-006-030-000	MCDONALD ELIZABETH A CALEB P	4210 GERBE CT	WILMINGTON, NC 28409
R07111-008-002-000	FLOWERS DORIS H ARCHIE ELDRIDGE	402 SHUNEY ST	WILMINGTON, NC 28409
R07111-006-006-000	KARLOF BRIGITTE LEHMANN REV LIV TRUST	4221 DEVONSHIRE LN	WILMINGTON, NC 28409
R07106-008-006-000	DESHIELDS JAMES C	3201 AMBER DR	WILMINGTON, NC 28409
R07106-007-001-000	SHIPP WILLIE JAMES III	4605 IGLEHART CT	WILMINGTON, NC 28409
R07106-008-016-000	BLACKMON BOBBY DALE	7509 QUAIL WOODS RD	WILMINGTON, NC 28411
R07106-008-018-000	COOKE JOHN R ASTRID K	4612 REIGATE WAY	WILMINGTON, NC 28409
R07111-006-007-000	ROSENBAUM IAN	225 WINDY HILLS DR	WILMINGTON, NC 28409
R07111-006-028-000	MOSCILLO JEANNETTE L IRREV TRUST	2701 NEWKIRK AVE	WILMINGTON, NC 28412
R07111-007-014-000	SAUCIER EDWARD A HEIRS	PO BOX 4862	WILMINGTON, NC 28406

R07106-007-014-000	FOX RUN FARM HOA INC	PO BOX 4517	WILMINGTON, NC 28406
R07110-002-002-000	FOREMAN CONSTANCE C	4704 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-008-003-000	BABSON JOHN E	4731 TRIPLETT WAY	WILMINGTON, NC 28409
R07111-004-009-000	HENDERSON DANITA FOLTZ REVOCABLE TRUST	5737 REEF LANDING WAY	WILMINGTON, NC 28409
R07111-005-004-000	HENDERSON LADON JR REVOCABLE TRUST	5737 REEF LANDING WAY	WILMINGTON, NC 28409
R07111-004-001-000	HARRIETT GEORGE WILLIAM	4712 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-006-012-000	WILSON CARLY A	4201 WINECOFF CT	WILMINGTON, NC 28409
R07106-008-002-000	PINCKNEY SANDRA F	4604 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-006-019-000	CHACON JANE A	4204 REEGAN CT	WILMINGTON, NC 28409
R07111-006-035-000	MCCANN KATHLEEN	4200 GERBE CT	WILMINGTON, NC 28409
R07111-004-003-000	WADE LEON H III KRISTI W	4720 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-007-024-000	FIGLIOLIA NICHOLAS	4810 OBERBECK WAY	WILMINGTON, NC 28409
R07111-007-004-000	PATRICK ELIZABETH L	4307 BULLITT LN	WILMINGTON, NC 28409
R07111-006-026-000	UNIHOME INC	3901 BISHOP CT W	WILMINGTON, NC 28412
R07106-008-003-000	SMITH MARGARET H	4608 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-007-003-000	MCCLANAHAN BRADLEY K CATHY H	4305 BULLITT LN	WILMINGTON, NC 28409
R07111-006-034-000	COVINGTON DOROTHY C C	4202 GERBE CT	WILMINGTON, NC 28409
R07114-001-002-000	HUYNH MY TRAM THI	5511 CAROLINA BEACH RD # 9	WILMINGTON, NC 28412
R07110-001-057-000	ROUSE BRIAN MARSHA	4632 PINE HOLLOW DR	WILMINGTON, NC 28412
R07111-003-017-000	HUTCHINS JEFFREY W AGNES	2501 HERITAGE LOOP	MYRTLE BEACH, SC 29577
R07111-007-002-000	TOOMEY JOHN EDWARD JR COLLEEN	4303 BULLITT LN	WILMINGTON, NC 28409
R07111-006-001-000	PEPPER BRIAN A	4229 DEVONSHIRE LN	WILMINGTON, NC 28409
R07107-010-013-000	RUIZ MARTINEZ JULIO	4711 TRIPLETT WAY	WILMINGTON, NC 28409
R07106-005-016-000	RAYNOR JULIAN R PEGGY W	321 GATEFIELD DR	WILMINGTON, NC 28412
R07111-003-019-000	CAMPS CINDY	5009 WEYBRIDGE LN	WILMINGTON, NC 28409
R07106-008-005-000	LANE MARIANNA BREEN	4616 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-004-007-000	HENRIQUEZ ANA MANUEL	4736 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-005-012-000	ISLAND TIME PROPERTIES LLC	4710 TRIPLETT WAY	WILMINGTON, NC 28409
R07106-008-012-000	WHITMORE LYNN A	4609 REIGATE WAY	WILMINGTON, NC 28409
R07114-001-004-000	710 MOHICAN LLC	3518 WARWICK DR	GREENVILLE, NC 27858
R07110-002-003-000	SOLIS JEANNIE P EDUARDO	4708 WEYBRIDGE LN	WILMINGTON, NC 28409
R07110-001-056-000	HARRISON WILLIAM JUDY F	2102 REDWOOD TER	TEMPLE HILLS, MD 20748
R07107-010-012-000	GODWIN JAMES Z II	7231 MASONBORO SOUNDS	WILMINGTON, NC 28409
R07111-008-001-000	BOOS DIANE	2301 GLENEAGLES DR	MONROE, NC 28110
R07111-005-002-000	GEORGE PATRICIA JOSEPH A	4713 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-007-008-000	WRIGHT FRANK T	4824 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-005-014-000	WAYNE SEAN P	4702 TRIPLETT WAY	WILMINGTON, NC 28403
R07111-006-025-000	PARIKH RAJAVI ETAL	4901 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-005-013-000	ALLEN TERRELL T JESSICA M	4706 TRIPLETT WAY	WILMINGTON, NC 28409
R07106-007-012-000	MOORE ROBERT P CAROLYN K	306 NOTTINGHAM LN	WILMINGTON, NC 28409
R07111-007-021-000	MARTIN EMILY E	4804 OBERBECK WAY	WILMINGTON, NC 28409
R07107-010-005-000	CLEMMER MELVIN E	4657 GRINNELLS CT	WILMINGTON, NC 28409
R07111-006-010-000	WILLIAMS JULIE	4202 WINECOFF CT	WILMINGTON, NC 28409
R07114-002-001-000	HUGHES JEFFREY PHILLIP EMILY BURTON	626 MOHICAN TRL	WILMINGTON, NC 28409
R07111-006-009-000	KACHUR JOHN JOSEPH	4204 WINECOFF CT	WILMINGTON, NC 28409
R07111-006-033-000	EDWARDS JAMES JR TERRY	4204 GERBE CT	WILMINGTON, NC 28409
R07110-001-024-000	ARAB SHRINE CLUB H CORP	4510 COLLEGE RD S	WILMINGTON, NC 28412
R07111-007-010-000	RYAN EDWARD R MELINDA M	4832 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-003-022-000	DEMPSEY ADAM B ETAL	5004 WEYBRIDGE LN	WILMINGTON, NC 28409
R07106-007-003-000	BRADLEY BRIAN CHARLES ETAL	4613 IGLEHART CT	WILMINGTON, NC 28409
R07111-003-016-000	STEINER BRETT	4211 MANGUM DR	WILMINGTON, NC 28409
R07106-008-013-000	SHADY PINES MANAGEMENT LLC	1822 MISSION HILLS DR	WILMINGTON, NC 28405
R07111-006-015-000	GONZALEZ ANA MARIA	4825 WEYBRIDGE LN	WILMINGTON, NC 28409
R07106-010-018-000	MCCORQUODALE IRA S LIV TRUST	4308 CHADSFORD CT	WILMINGTON, NC 28412
R07111-004-008-000	JOHNSON DONNA LEE	4800 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-003-020-000	BROWN CLEO	5008 WAYBRIDGE LN	WILMINGTON, NC 28409
R07111-006-013-000	BERTRAND ROBERT J DEBORAH L	125 GERTRUDE ST	SYRACUSE, NY 13212
R07111-007-027-000	MAUME MICHAEL OWEN SHERAN MOORE	920 TIDEWATER LANE	CAROLINA BEACH, NC 28428
R07111-003-021-000	CANNON JEFFREY D DENISE B	5036 OUTISLAND DR	WILMINGTON, NC 28409
R07106-010-027-000	GEORGETOWNE HOA	2502 17TH ST S	WILMINGTON, NC 28401
R07111-006-032-000	COX DANE T	4206 GERBE CT	WILMINGTON, NC 28409

R07111-005-001-000	HARTLEY ROGER S DORENDA V	505 MACON CT	WILMINGTON, NC 28412
R07110-002-001-000	HANSLER JAMES J	4700 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-005-003-000	SELFE DOUGLAS S	4717 WEYBRIDGE LN	WILMINGTON, NC 28409
R07106-005-015-000	HOOD CHRISTOPHER LISA	325 GATEFIELD DR	WILMINGTON, NC 28412
R07106-007-009-000	AIELLO M JUANITA	4637 WEYBRIDGE LN	WILMINGTON, NC 28409
R07110-003-002-000	WELCH PAUL J AUDREY A	4633 PINE HOLLOW RD	WILMINGTON, NC 28412
R07111-007-029-000	GREEN GEORGE T STACY L	4906 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-006-017-000	GAINER FREDERICK NANCY DOWNING	4833 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-007-015-000	MCLEMORE NANCY L	4807 OBERBECK WAY	WILMINGTON, NC 28409
R07106-010-019-000	BRITTO JULIUS W JOYCE L	4304 CHADSFORD CT	WILMINGTON, NC 28412
R07106-007-002-000	CARMICHAEL RICE YARROW DAVID C	4609 IGLEHART CT	WILMINGTON, NC 28409
R07111-007-028-000	LAFAVE CHASITY	4904 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-007-031-000	CARTER PAMELA J	4910 WEYBRIDGE LN	WILMINGTON, NC 28409
R07114-001-001-000	HUYNH MY TRAM THI	5511 CAROLINA BEACH RD #9	WILMINGTON, NC 28412
R07111-006-020-000	GEORGE LORENE M	4202 REEGAN CT	WILMINGTON, NC 28409
R07106-008-009-000	YEATES THOMAS C JR HEIRS	4632 WEYBRIDGE LN	WILMINGTON, NC 28409
R07106-010-015-000	HILL EDWARD M LISA D	4301 CHADSFORD CT	WILMINGTON, NC 28412
R07111-007-017-000	FERGUS BRENDA J	4009 APPLETON WAY	WILMINGTON, NC 28412
R07111-007-005-000	OLIVER ANNE M	4812 WEYBRIDGE LN	WILMINGTON, NC 28409
R07107-010-009-000	PSILOS KELLY E JOHN ANGELO	106 CROJACK LN	WILMINGTON, NC 28409
R07115-001-002-000	SNYDER CHERYL	618 MOHICAN TRL	WILMINGTON, NC 28409
R07106-007-013-000	BENNETT WILLIAM	4669 WEYBRIDGE LN	WILMINGTON, NC 28409
R07114-001-006-000	PRYOR DAVID WEBB ETAL	702 MOHICAN TRL	WILMINGTON, NC 28409
R07111-007-030-000	SIEFERS EHREN T ETAL	4908 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-007-025-000	FORD ISLA ETAL	4812 OBERBECK WAY	WILMINGTON, NC 28409
R07111-003-023-000	MCCLORY LAURENCIENNE	5002 WEYBRIDGE LN	WILMINGTON, NC 28409
R07106-007-004-000	KENAN CREEK RENTALS LLC	PO BOX 441	WRIGHTSVILLE BEACH, NC 28480
R07107-010-007-000	BRUNNER CHRISTOPHER J	4701 WEYBRIDGE LN	WILMINGTON, NC 28409
R07106-005-009-000	CHENAPHUM KIETIPONG ETAL	101 TROMBAY DR	WILMINGTON, NC 28412
R07111-006-024-000	BARHAM DENNIS PARKER	4205 REEGAN CT	WILMINGTON, NC 28409
R07111-006-029-000	MAI MAU V	4909 WEYBRIDGE LN	WILMINGTON, NC 28409
R07107-010-006-000	DAMBROSIO ERNEST NICHOLAS ETAL	4661 GRINNELLS CT	WILMINGTON, NC 28409
R07111-006-005-000	RIPLEY SANDRA	4219 DEVONSHIRE LN	WILMINGTON, NC 28409
R07106-007-010-000	ZANE ROBERT M NORMA C ROSEN	510 JENNINGS DR	WILMINGTON, NC 28403
R07106-007-008-000	KOZMA HARRY G JR DIANNE T	4633 WEYBRIDGE LN	WILMINGTON, NC 28409
R07114-004-001-000	ARAB SHRINE CLUB H CORP	720 PARK PL	WEST PALM BEACH, FL 33401
R07106-008-010-000	LONEY ASHLEY	4636 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-004-010-000	FOX RUN FARM HOA INC	PO BOX 4517	WILMINGTON, NC 28406
R07111-006-023-000	BRADY PHILLIP M PATRICIA M	4203 REEGAN CT	WILMINGTON, NC 28409
R07111-005-007-000	MARTIN VICKI P	4733 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-007-012-000	HUNT KATHLEEN L	4840 WEYBRIDGE LN	WILMINGTON, NC 28409
R07106-007-006-000	INSLEY JANET MAUREEN	4625 WEYBRIDGE LN	WILMINGTON, NC 28409
R07115-001-001-000	STUMP PHILIP H JANET A	622 MOHICAN TRL	WILMINGTON, NC 28409
R07106-007-007-000	COOPER JULIE L ETAL	4629 WEYBRIDGE LN	WILMINGTON, NC 28409
R07106-008-008-000	MAYS RONALD S LORRAINE C	4628 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-005-011-000	MESSINEO ATHONY J ANNA T LIFE ESTATE	4717 TRIPLETT WAY	WILMINGTON, NC 28409
R07111-007-006-000	DODGE DANIEL E KATHLEEN M	4816 WEYBRIDGE LN	WILMINGTON, NC 28409
R07106-010-017-000	FAVORITO MICHAEL HEATHER B	4307 CHADSFORD CT	WILMINGTON, NC 28412
R07107-010-010-000	BELL MELISSA ANNE	4701 TRIPLETT WAY	WILMINGTON, NC 28409
R07111-007-023-000	ABRAHAM HERMAN M GWENDOLYN K	4808 OBERBECK WAY	WILMINGTON, NC 28409
R07110-002-005-000	DAVIS JANICE TRUST	4624 REIGATE WAY	WILMINGTON, NC 28409
R07110-002-004-000	WENDELL CAROL	7 MARY ST	MILLER PLACE, NY 11764
R07106-008-017-000	SMITH EVELYN BROWN	4608 REIGATE WAY	WILMINGTON, NC 28409
R07114-001-005-000	STRICKLAND DAVID C LINDA J	706 MOHICAN TRL	WILMINGTON, NC 28409
R07111-007-018-000	GOLDSTON TERESA G	4801 OBERBECK WAY	WILMINGTON, NC 28409
R07100-003-048-000	CAROLINA POWER & LIGHT	PO BOX 1551	RALEIGH, NC 27602
R07106-007-011-000	PEDRO ANNETTE K	4645 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-007-009-000	BENNETT TROY M TAMMY R	19099 PARALLEL BLUFFS CT	LEESBURG, VA 20176
R07111-003-018-000	MARTIN AMANDA E ETAL	5007 WEYBRIDGE LN	WILMINGTON, NC 28409
R07107-010-008-000	BAKER BETHANY J	4705 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-006-031-000	DOLBEE BENJAMIN	4208 GERBE CT	WILMINGTON, NC 28409

R07111-006-014-000	STAATS MAUREEN A	4821 WEYBRIDGE LN	WILMINGTON, NC 28409
R07106-010-020-000	NOVOSEL PAMELA	4300 CHADSFORD CT	WILMINGTON, NC 28412
R07114-001-003-000	MCKEE DAWN A	714 MOHICAN TRL	WILMINGTON, NC 28409
R07115-001-003-000	HILL DEMETRIUS	614 MOHICAN TRL	WILMINGTON, NC 28409
R07106-008-001-000	JACKSON KENDA N ETAL	4600 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-006-018-000	LOGAN THOMAS C JANET M	4837 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-007-011-000	GREENE LARRY T ANN T	4836 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-007-026-000	LEDET LAURIE M MICHAEL	4900 WEYBRIDGE LN	WILMINGTON, NC 28409
R07111-003-025-000	FOX RUN HOA INC	2002 EASTWOOD RD #305	WILMINGTON, NC 28403
R07106-010-016-000	LUCAS JONATHAN C ALLYSON M	4305 CHADSFORD CT	WILMINGTON, NC 28412
R07111-007-013-000	LLOYD WILLIAM C SHIRLEY S	4844 WEYBRIDGE LN	WILMINGTON, NC 28409
R07115-001-006-000	SASSER DONALD W REVOCABLE TR ETAL	1509 MARSH COVE LN	WILMINGTON, NC 28409
R07110-003-011-000	SOUTH COLLEGE ASSOCIATES	2812 ERWIN RD SUITE 205	DURHAM, NC 27705
R07100-003-222-000	TESLA PARK APARTMENTS LLC	10 CARDINAL DR S	WILMINGTON, NC 28403
R07100-003-050-011	SERENITY POINTE @ PAGES CREEK LLC	7426 JANICE LN	WILMINGTON, NC 28411
R07114-003-004-000	RIVENBARK ROGER EARL	709 MOHICAN TRL	WILMINGTON, NC 28409
R07114-003-001-000	WARDEN WAYNE R SONG H	625 MOHICAN TRL	WILMINGTON, NC 28409
R07115-005-035-000	PRATT STEPHEN M LARA L	621 MOHICAN TRL	WILMINGTON, NC 28409
R07114-003-006-000	HANBY JOHN CARROLL JUSTINA	717 MOHICAN TRL	WILMINGTON, NC 28409
R07114-003-002-000	FENNELL EUGENE HEIRS	629 MOHICAN TRL	WILMINGTON, NC 28409
R07114-003-003-000	JAKWAY GRETCHEN B MICHAEL D	701 MOHICAN TRL	WILMINGTON, NC 28409
R07114-003-007-000	MAXWELL JAMES M SHELLEY S	721 MOHICAN TRL	WILMINGTON, NC 28409
R07115-005-034-000	CONSTABLE TERENCE J CARMEN L	619 MOHICAN TRL	WILMINGTON, NC 28409
R07114-003-005-000	MANSI SARAH A	713 MOHICAN TRL	WILMINGTON, NC 28409
R07115-005-028-000	COX CAROLYN M	553 MOHICAN TRL	WILMINGTON, NC 28409
R07115-005-029-000	DUNN MANDY LYNN	555 MOHICAN TRL	WILMINGTON, NC 28409
R07115-005-030-000	GRIFFIN ELANE B	601 MOHICAN TRL	WILMINGTON, NC 28409
R07115-005-031-000	HOWARD JOHN W LIVING TRUST	120 LAKEVIEW	TOOELE, UT 84074
R07115-005-033-000	PFEIFFER RICHARD M	613 MOHICAN TRL	WILMINGTON, NC 28409
R07115-005-032-000	CASAS JUAN R BONNIE L	609 MOHICAN TRL	WILMINGTON, NC 28409
R07100-002-069-051	LESTER MELISSA D JOHN E ETAL	100 DRIFTWOOD CT	WRIGHTSVILLE BEACH, NC 28480
R07100-004-023-000	WILLIAMS NORWOOD HRS	136 BILLY THE KID DR	NOLANVILLE, TX 76559
R07100-004-022-000	HARDY WYONIA REDD HEIRS	PO BOX 16218	WILMINGTON, NC 28408
R07100-004-004-000	DRY POND PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-258-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-364-000	INSEL GEORGE CHRISTINA	2128 BOSTIC WAY	WILMINGTON, NC 28409
R07100-004-366-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-365-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-369-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-342-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-335-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-368-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-359-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-333-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-380-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-347-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-374-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-341-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-336-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-358-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-372-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-338-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-371-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-348-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-373-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-367-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-344-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-356-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-337-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-350-000	FUSSELL CANDICE	4345 BYTHAL HILL CIR	WILMINGTON, NC 28409
R07100-004-343-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406

R07100-004-334-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-357-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-325-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-351-000	FALCO ROBERT A KATHERINE S	4349 BYTHAL HILL CIR	WILMINGTON, NC 28409
R07100-004-370-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-339-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-340-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-346-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-381-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-349-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-345-000	WHISKEY NAVAJO DEVELOPMENT PARTNERS LLC	PO BOX 3649	WILMINGTON, NC 28406
R07100-004-352-000	DOWNING ELIZABETH	4353 BYTHAL HILL CIR	WILMINGTON, NC 28412





**LAW OFFICE OF  
MATTHEW A. NICHOLS**

3205 Randall Parkway, Suite 104  
Wilmington, NC 28403

Ph: (910) 508-7476  
Email: matt@mattnicholslaw.com

January 16, 2019

**NOTICE OF COMMUNITY MEETING**

**TO:** Adjacent and Nearby Property Owners and Residents

**FROM:** Matthew A. Nichols

**RE:** Community Meeting Regarding Proposed Conditional Use District Rezoning Request  
Thursday, January 31, 2019 – 6:30 p.m. to 8:00 p.m.  
Midtown YMCA, 709 George Anderson Dr., Wilmington, NC

Dear Neighbors:

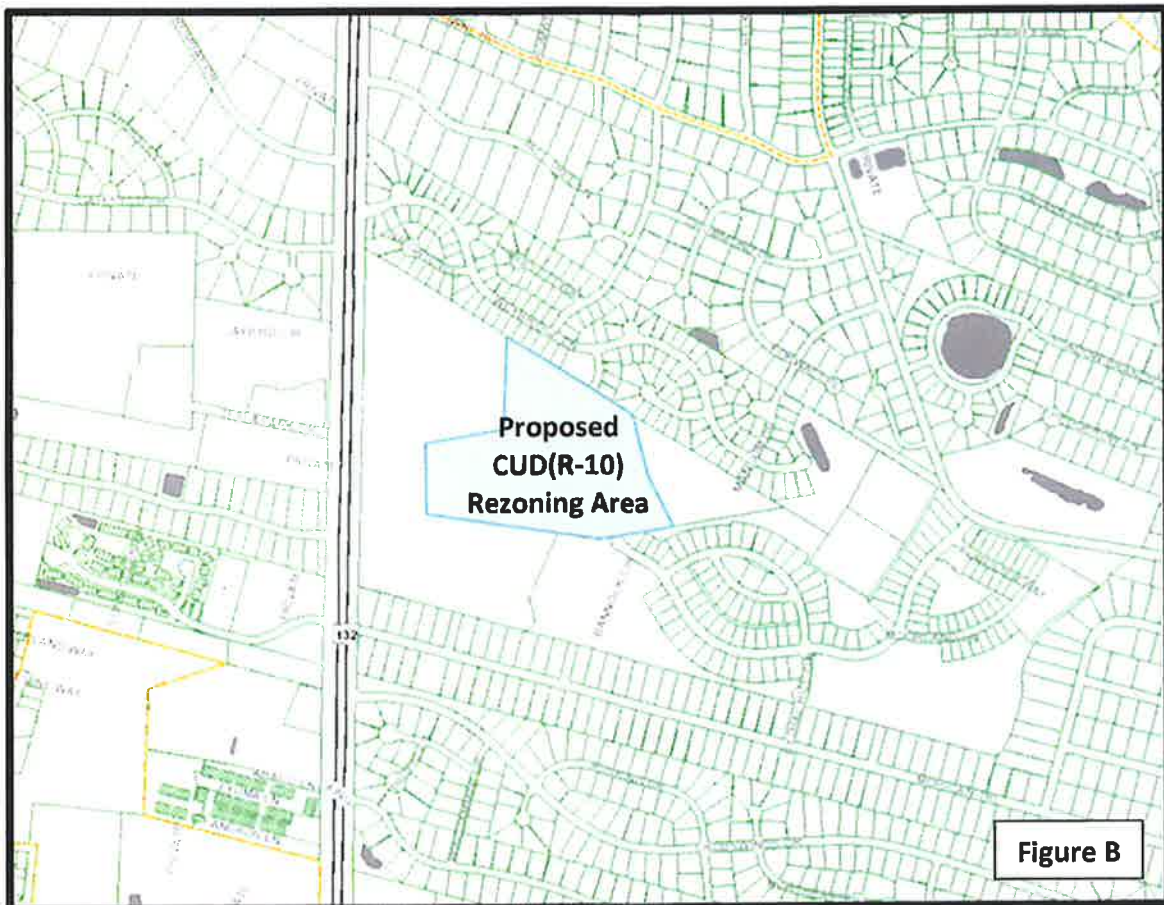
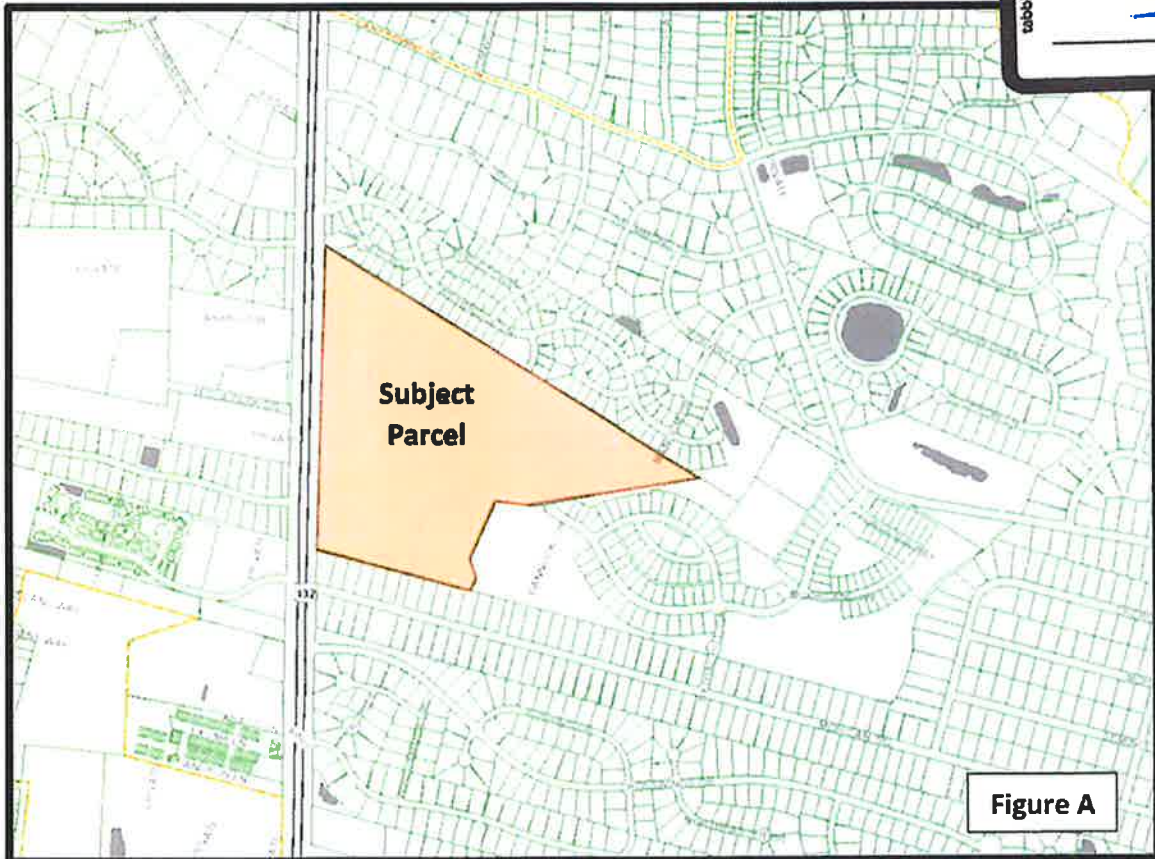
This is a notice for a community information meeting for an upcoming request by my client, Cameron Management, the applicant, on behalf of Dry Pond Partners, LLC, the property owner, for a rezoning of a portion of 5601 South College Road from R-15 to CUD(R-10), for construction of a high-density multifamily residential project consisting of 324 apartment units, a clubhouse, pool and other associated amenities.

The subject parcel located at 5601 South College Road (New Hanover County Tax Parcel ID No. R07100-004-004-000) consists of approximately 64 acres and is generally shown as that property shaded in orange on the attached Exhibit 1 (Figure A). The proposed rezoning request would apply to approximately 20.70 acres of that parcel, and the proposed rezoning area is generally shown as that area shaded in light blue on the attached Exhibit 1 (Figure B). Also attached to this notice as Exhibit 2 is a preliminary conceptual rendering for the CUD(R-10) rezoning proposal.

The purpose of the community information meeting is to explain the proposal and answer questions from meeting attendees. This meeting is also open to the general public.

The community meeting will be held in the meeting room of the Midtown YMCA located at 709 George Anderson Dr., Wilmington, NC from 6:30 p.m. to 8:00 p.m. on Thursday, January 31, 2019.

For directions or for further information, or if you are unable to attend the community information meeting and have any questions, comments or concerns about this matter, please feel free to contact me or my paralegal Nikki Cooper at the contact information listed above, and I will be glad to speak or meet with you individually at your convenience.

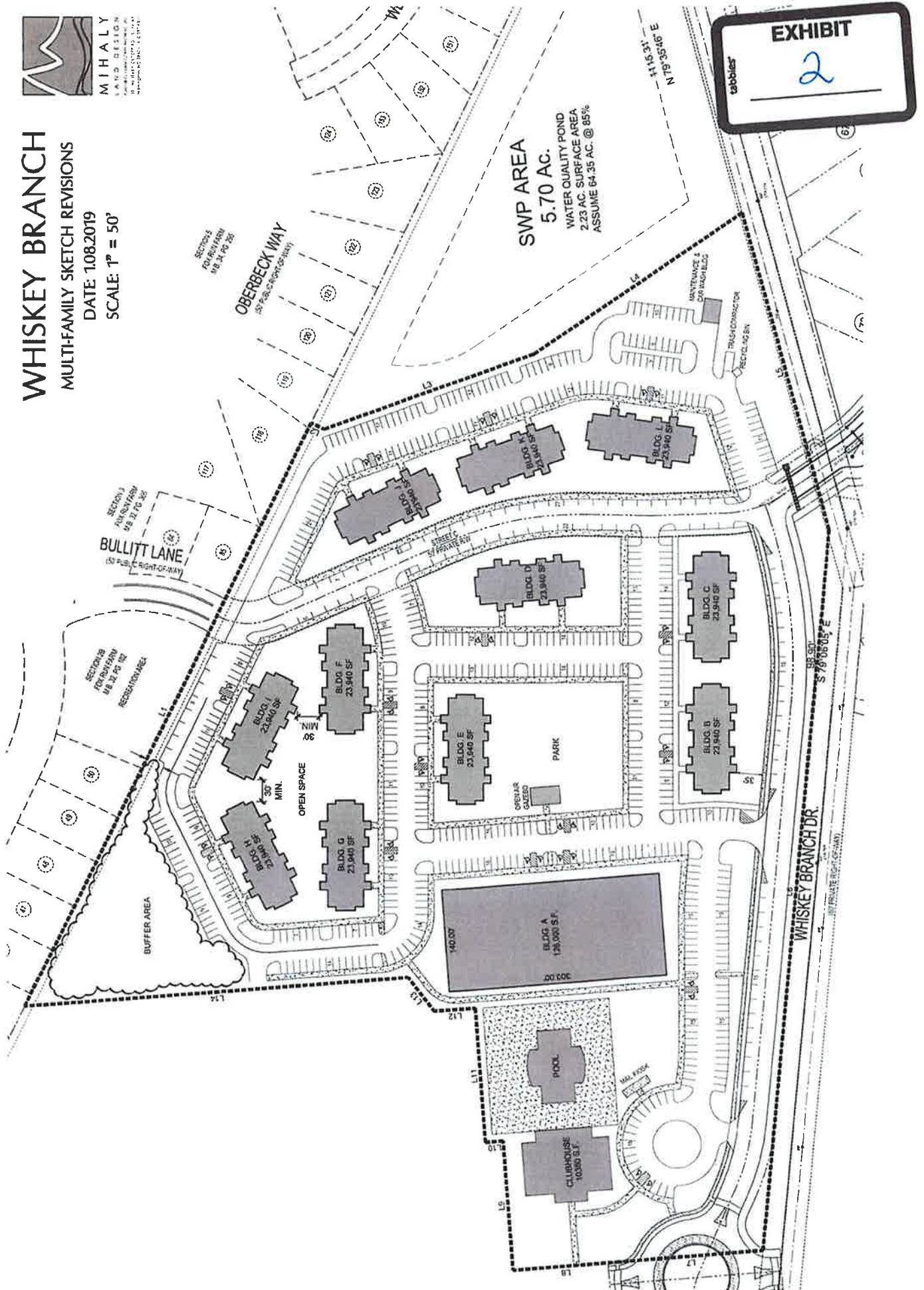






## MULTI-FAMILY SKETCH REVISIONS

SCALE: 1" = 50'



Office of Matthew A. Nichols  
25 Randall Pkwy, Suite 104  
Wilmington, NC 28403

16 JAN 2019 PM 1 L



ARAB SHRINE CLUB H CORP  
720 PARK PL  
WEST PALM BEACH, FL 33401

NIXIE 331 SE 1 2201/23/19

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

.. 9300000283021100

VAC

BC: 28403256529 \*2048-00672-16-4

33401-72342

Office of Matthew A. Nichols  
25 Randall Pkwy, Suite 104  
Wilmington, NC 28403

CHARLOTTE NC 282

16 JAN 2019 PM 2 L



KIMBERLY DUPUIS  
4906 TARHEEL CT APT 103  
WILMINGTON, NC 28403

NIXIE 276 AA 1 N 0001/20/19

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSEE  
UNABLE TO FORWARD

.. 9300000283021100

NO POSTAGE  
NECESSARY  
IF MAILED  
IN THE  
UNITED STATES  
FWD  
28403256529 \*2048-00672-16-4

Wilmington, NC 28403



FOX RUN HOA INC  
2002 EASTWOOD RD #305  
WILMINGTON, NC 28403

NIXIE 276 DE 1 0001/20/19

RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

IA

BC: 28403256529 \*2048-00672-16-4

28403-72021

Matthew A. Nichols  
a Pkwy, Suite 104  
n, NC 28403

16 JAN 2019 PM 6 L



MY TRAM THI HUYNH  
5511 CAROLINA BEACH RD #9  
WILMINGTON, NC 28412

NIXIE 276 FE 1 0001/23/19

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK  
28403-2503  
28412-26071

BCI 28403256329 \*28403-2503-16-46

a Pkwy, Suite 104  
n, NC 28403

16 JAN 2019 PM 1 L



MY TRAM THI HUYNH  
5511 CAROLINA BEACH RD #9  
WILMINGTON, NC 28412

NIXIE 276 FE 1 0001/23/19

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ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK  
28403-2503  
28412-26071

BCI 28403256329 \*28403-2503-16-46

*ANK*  
HERMAN M and GWENDOLYN K ABRAHAM  
4808 OBERBECK WAY  
WILMINGTON, NC 28409

NIXIE 276 FE 1 0001/23/19

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UNABLE TO FORWARD

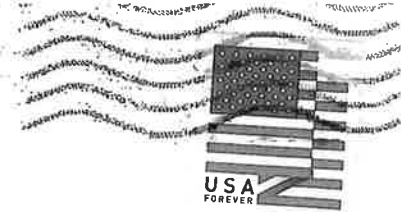
ANK  
28403-2503  
28409-04550

BCI 28403256329 \*2148-01332-16-46

Matthew A. Nichols  
Pkwy, Suite 104  
NC 28403

CHARLOTTE NC 282

16 JAN 2019 PM 11



ANK

LINDSAY M BOOLS  
4800 OBERBECK WAY  
WILMINGTON NC 28409

NIXIE

276 FEB 1

0001/23/19

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

ANK

BC: 28403256529

\*2648-01128-16-46

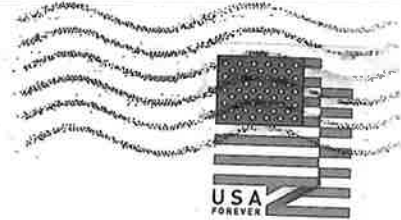
284032565

28409-04550

Matthew A. Nichols  
Pkwy, Suite 104  
NC 28403

CHARLOTTE NC 282

16 JAN 2019 PM 61



GEORGETOWNE HOA  
2502 17TH ST S  
WILMINGTON NC 28401

NIXIE

276 FEB 1

0001/19/19

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

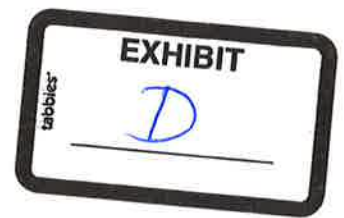
UTF

BC: 28403256529

\*2648-00781-16-46

284032565

28401-77060



COMMUNITY MEETING SIGN-IN SHEET  
FOR PROPOSED CONDITIONAL USE DISTRICT REZONING REQUEST  
FOR 5601 S. COLLEGE RD.  
(NEW HANOVER TAX PARCEL ID NO. R07100-004-004-000)  
JANUARY 31, 2019  
MIDTOWN YMCA, 709 GEORGE ANDERSON DR., WILMINGTON, NC

NAME

ADDRESS

Elane Griffin

601 Mohican TRL

Maria Petroforte

DORIAN & SID BEIGHLEY

4305 FORWARD PLACE

JIMMY KADWAR

4608 TALL TREE LN.

Jonathan Graves

4829 Weybridge LN

CHLOE + GWEN

5008 Weybridge Ln.  
(Fox Run)

Gidget Karlof (president)

4221 Devonshire Ln Fox Run

Jon Knott

502 Mohican Trail

Ruth Wilbur

4724 Weybridge Lane

Julie Johnston

4201 FORWARD PLACE

Jocennie Solis

4708 Weybridge Lane



Community Meeting Sign-In Sheet  
Proposed Conditional Use District Rezoning of 5601 S. College Rd.  
Thursday, January 31, 2019  
Midtown YMCA, 709 George Anderson Dr.

NAME	ADDRESS
<u>Rebecca A. Wilson</u>	<u>4729 Weybridge Ln Wilmington</u>
<u>Bob + Janice Barlow</u>	<u>→ new → 2169 Whiskey Br Dr. Wilmington</u>
<u>Jane Chacon</u>	<u>4204 Reegan Ct Wilm</u>
<u>Nancy DOWNING. GARNER</u>	<u>4833 WEYBRIDGE LN.</u>
<u>Kathy Dodge</u>	<u>4816 Weybridge Ln</u>
<u>Mary Ann Schmitt</u>	<u>306 Mohican Tr</u>
<u>Melinda Ryan</u>	<u>4832 Weybridge Ln. FH</u>
<u>David &amp; Donna Young</u>	<u>4308 Forward Place</u>
<u>CHRIS PASQUALEN</u>	<u>4815 Drummond Dr.</u>
<u>Alina Szman / Dan Baden</u>	<u>4805 Weybridge Ln</u>
<u>Ron May/S</u>	<u>4628 WEYBRIDGE LN</u>
<u>Andrew Beilfuss</u>	<u>4636 weybridge LN</u>
<u>Cheryl Snyder</u>	<u>618 Mohican Tr.</u>

Community Meeting Sign-In Sheet  
Proposed Conditional Use District Rezoning of 5601 S. College Rd.  
Thursday, January 31, 2019  
Midtown YMCA, 709 George Anderson Dr.

NAME

ADDRESS

Jim Johnston 4201 Forwalt Pl W/Highway 11

Marilyn + Terrel Freeman 5107 Chanticleer Ct.

Frank Wright

Condie + Judy Lamm

Astrid Coore 4612 Reigate Way

Nancy M<sup>c</sup> Lemore 4807 Oberbeck Way

TODD SWANK 5000 Weybridge Ln

Cardine Battle 365 Navaho Tr.

Otis Battle 45 Cypress Grove Dr

Kathy Hunt 4840 Weybridge Ln

Tommy Logan 4837 WEYBRIDGE LN

Nancy Steinkraus 4307 Forwalt Place

Patti Riddle 5523 Watch Tower Row

Community Meeting Sign-In Sheet  
 Proposed Conditional Use District Rezoning of 5601 S. College Rd.  
 Thursday, January 31, 2019  
 Midtown YMCA, 709 George Anderson Dr.

NAME

ADDRESS

BRAD SCHUCK

230 GOVERNMENT CENTER DRIVE

Richi Martin

4733 Weybridge Lane

Kristi Wade

4220 Weybridge Ln. Wilmington NC 28409

Carolyn Atkins

202 Mohawk Trail 28409

Elizabeth Hollenack

4127 Forwalt Place 28409

James Edwards

4204 Gerbe Ct 28409

Ana Maria Gonzales

4825 Weybridge Lane

Esther Hynes

4806 Oberbeck Way

Elizabeth Shippey

4624 Pineview

Chad Hill

7908 Sandeering Pl

Fred Gama

4833 WEYBRIDGE LN

S Newell

210 S Channel Haven

Mary Dyball

4725 Weybridge Ln.

Should have been !! @  
 sit-down meeting !!

Community Meeting Sign-In Sheet  
Proposed Conditional Use District Rezoning of 5601 S. College Rd.  
Thursday, January 31, 2019  
Midtown YMCA, 709 George Anderson Dr.

NAME

ADDRESS

<u>Synn Whitmore</u>	<u>4609 Reigate Way</u>
<u>Fran Myles</u>	<u>41200 Forwalt Pl.</u>
<u>Jeff Myles</u>	<u>11 11</u>
<u>Jack Wilhelm</u>	<u>4917 <sup>LAKE</sup> RENAISSANCE CR</u>
<u>Susan + Walter Brizman</u>	<u>551 Trails End Rd</u>
<u>Anthony Martino</u>	<u>4205 Aftonshire Dr.</u>
<u>Michael M. Wuensch</u>	<u>4732 Weybridge Ln</u>
<u>Frank + Pat Ahern</u>	<u>1509 Grove Point Rd</u>
<u>Gordon McLanahan</u>	<u>4805 Weybridge Ln</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

Community Meeting Sign-In Sheet  
Proposed Conditional Use District Rezoning of 5601 S. College Rd.  
Thursday, January 31, 2019  
Midtown YMCA, 709 George Anderson Dr.

NAME

ADDRESS

Nicole + Dave Kidd

4716 Weybridge Ln

Beth Patrick

4307 Bullitt Lane

Tony Denney

4307 Bullitt Lane

Kaithr Baden

4805 Weybridge Ln.

John + Colleen Toomey

4303 Bullitt Lane

Community Meeting Sign-In Sheet  
Use District Rezoning of 5601 S. College Rd.  
Thursday, January 31, 2019  
Midtown YMCA, 709 George Anderson Dr.

NAME \_\_\_\_\_

## ADDRESS

Cathy  
Brook McClanahan

4305 BULLITT LANE

Kathy Pawlowski, Atty 4306 Forwalt Place

Sandie Jacobs

1342 Element Way<sup>#</sup> 6109 US

February 4, 2019

**RE: Description for Re-zoning (a portion of Dry Pond Partners LLC Tract)**

A certain tract or parcel of land lying and being in Township, New Hanover County, and being a portion of the Dry Pond Partners, LLC tract as described in deed book 5970 page 0783, Records of New Hanover County, N.C. and being more particularly described as follows:

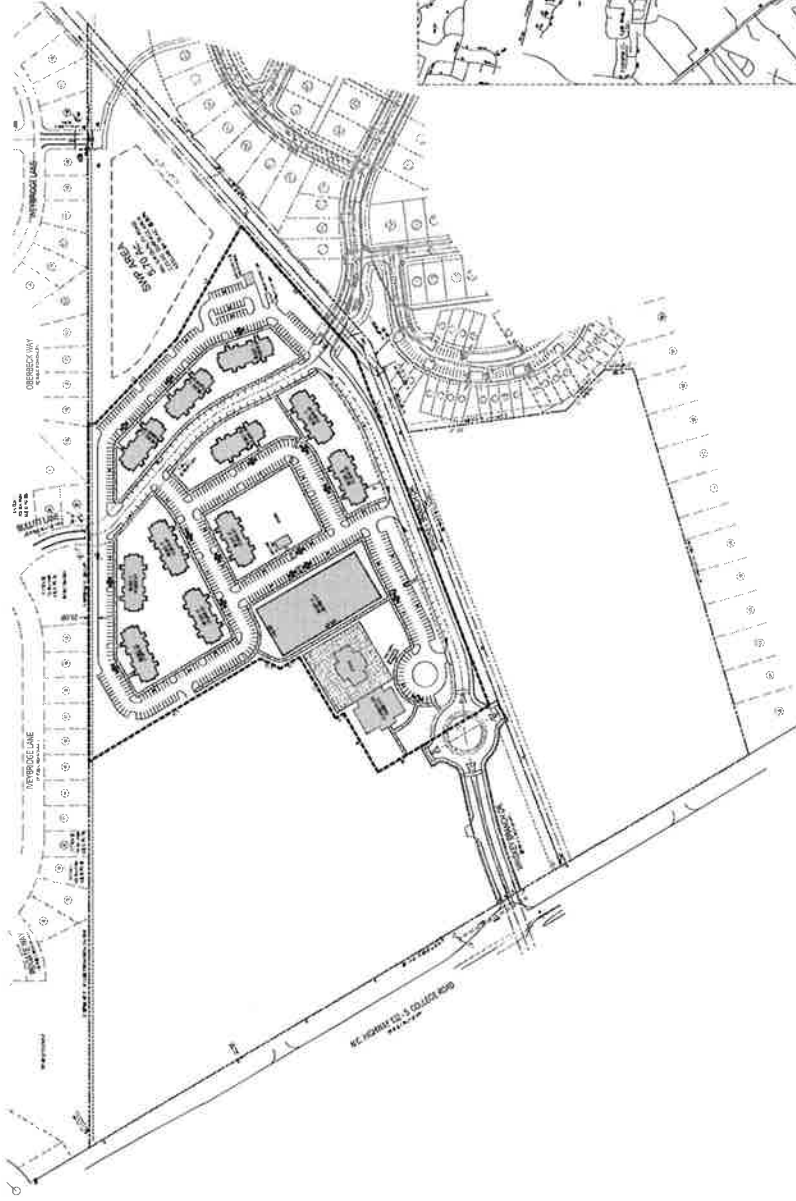
Beginning at a point in the northern line of the above referenced Dry Pond Partners tract, said point being located S 58°06'49" E a distance of 1013.06 feet from an iron located on the eastern right of way of S. College Road (N.C. Hwy. 132 ft. 200 ft. public right of way), said beginning point being further located as having a N.C. Grid coordinate of N= 151,681.48 and E=2,336,252.31 (N.A.D. 83):

Proceed thence S 58°06'49" E a distance of 887.05 feet with the northern line of aforesaid Dry pond Partners tract; thence S 31°53'11" W a distance of 19.43 feet; thence S 13°44'56" E a distance of 307.74 feet; thence S 28°20'15" E a distance of 344.51 feet; thence S 80°20'38" W a distance of 448.62 feet; thence N 79°06'05" W a distance of 990.40 feet; thence N 01°19'59" E a distance of 199.85 feet; thence N 01°19'59" E a distance of 143.29 feet; thence S 88°40'01" E a distance of 178.78 feet; thence N 01°19'59" E a distance of 24.66 feet; thence S 88°40'01" E a distance of 184.55 feet; thence N 01°19'59" E a distance of 58.15 feet; thence N 58°05'22" E a distance of 58.67 feet; thence N 01°19'59" E a distance of 526.94 feet which is the point of beginning, containing 20.70 acres.

All bearings are relative to N.C. Grid NAD 83.



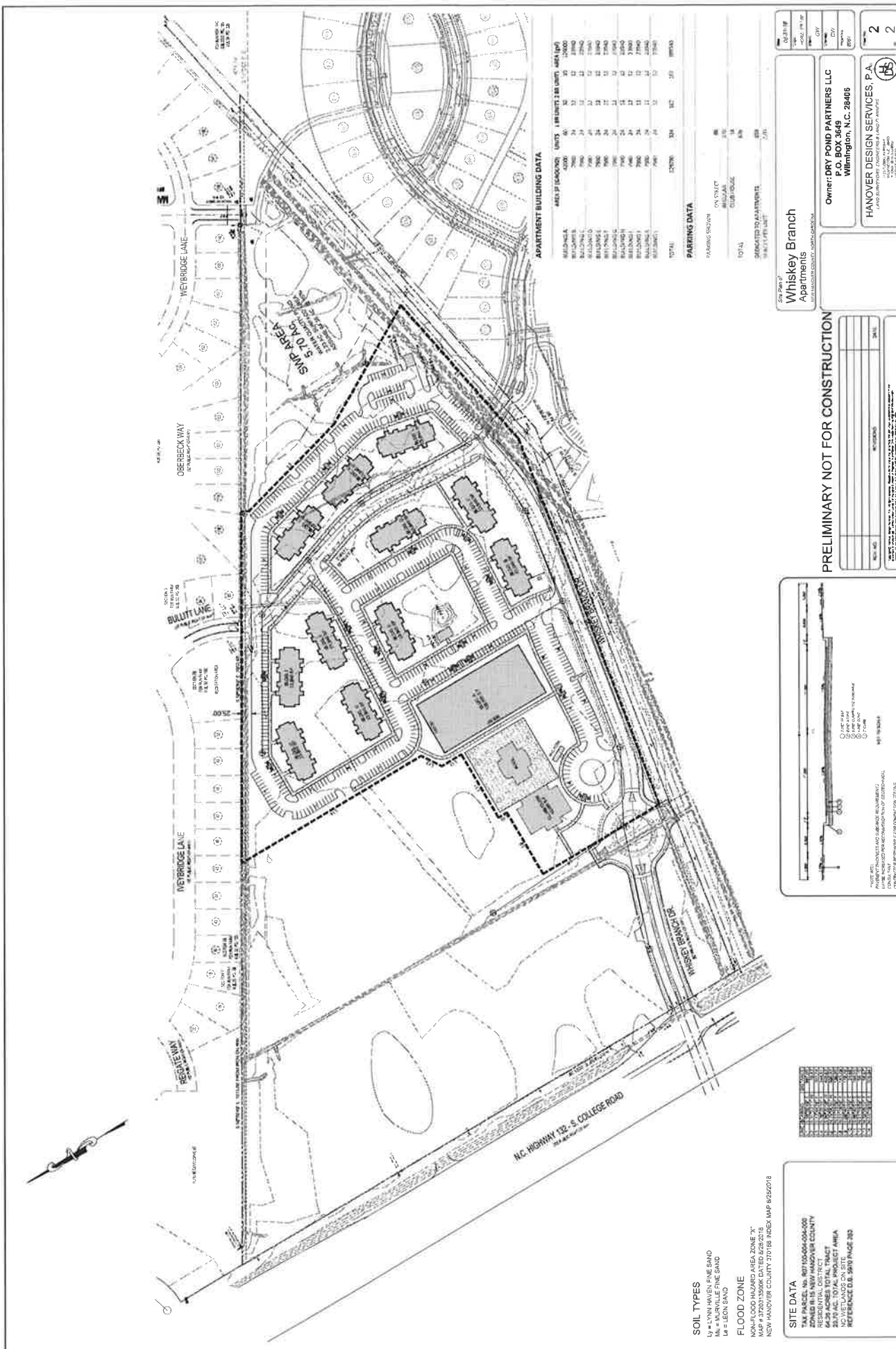
LOCATED IN NEW HANOVER COUNTY, NORTH CAROLINA  
CONDITIONAL ZONING DISTRICT PLAN  
OWNER: DRY POND PARTNERS, LLC  
P.O. BOX 3649  
WILMINGTON, NC 28406

[illegible]

**HANOVER DESIGN SERVICES, P.A.**  
LAND SURVEYORS • ENGINEERS & LAND PLANNERS

117A Dimes Parkway  
Wilmington, NC 28403  
919-393-2667  
info@hds.com

1.2



**APARTMENT BUILDING DATA**

APARTMENT TYPE	UNITS	SQ. FT.	AREA (SQ. FT.)
STUDIO	12	450	5,400
1 BR	24	750	18,000
2 BR	24	1,200	28,800
3 BR	12	1,800	21,600
TOTAL	72	3,200	73,800

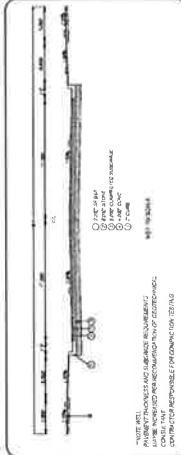
**PARKING DATA**

STREET	100
ON STREET	100
TOTAL	200

Owner: DRY POND PARTNERS LLC  
P.O. BOX 3649  
Wilmington, N.C. 28405

Whiskey Branch  
Apartments

**PRELIMINARY NOT FOR CONSTRUCTION**



**SOIL TYPES**  
 L1 = LEON SAND  
 L2 = LEON SAND  
 L3 = LEON SAND  
 L4 = LEON SAND  
 L5 = LEON SAND  
 L6 = LEON SAND  
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 L99 = LEON SAND  
 L100 = LEON SAND

**SITE DATA**  
 TAX PARCEL NO. 807100004-004-000  
 ZONING R15 NEW HANOVER COUNTY  
 64.25 ACRES TOTAL TRACT  
 22.10 AC TOTAL PROJECT AREA  
 REFERENCE TO B. 9970 PAGE 203