

# NEW HANOVER COUNTY

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



## CONDITIONAL ZONING DISTRICT Application

Applicant/Agent Information	Property Owner(s) <i>If different than Applicant/Agent</i>	
<b>Name</b> Michael V. Lee, Esq.	<b>Owner Name</b> Inlet Watch Development Partners, LLC	
<b>Company</b> Lee Law Firm	<b>Owner Name 2</b>	
<b>Address</b> 3414 Wrightsville Avenue	<b>Address</b> 6626-C Gordon Road	
<b>City, State, Zip</b> Wilmington, NC 28403	<b>City, State, Zip</b> Wilmington, NC 28411	
<b>Phone</b> 910.399.3447	<b>Phone</b>	
<b>Email</b> michael@leelawfirm.com	<b>Email</b>	
<b>Subject Property Information</b>		
<b>Address/Location</b> 7275 Carolina Beach Road , Wilmington, NC 28412		
<b>Parcel Identification Number(s)</b> R08500-003-003-000		
<b>Total Parcel(s) Acreage</b> 7.08 AC +/-		
<b>Existing Zoning and Use(s)</b> B-2 Conditional, Mini-Warehouse		
<b>Future Land Use Classification</b> Community Mixed Use		
<b>Application Tracking Information (Staff Only)</b>		
<b>Case Number</b> <span style="color: red; font-size: 1.2em;">Z-965M</span>	<b>Date/Time received:</b> <span style="color: red; font-size: 1.2em;">6/12/2019</span>	<b>Received by:</b> <span style="color: red; font-size: 1.2em;">BS</span>

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

Proposed Conditional Zoning District: B-2 Total Acreage of Proposed District: 7.08 +/-

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

The zoning for the subject property currently allows for development and operation of a Mini-Warehouse consisting of 4 buildings and related improvements as more particularly described in the prior rezoning request in Case No. Z-965 ("Prior Approval"). Under the Prior Approval, the applicant constructed Buildings 1, 2 and 3. Applicant has not yet developed Building 4. Applicant's request is for a modification to the existing B-2 Conditional Use District to allow the subject property to continue to operate as Mini-Warehouse in accordance with the Prior Approval and to also allow for a portion of the subject property to be used for recreational vehicle and boat trailer storage in accordance with Applicant's site plan submitted herewith. For avoidance of doubt, Applicant's request is to allow the subject property to continue to operate as Mini-Warehouse in accordance with the Prior Approval which includes Applicant's continued right to construct Building 4 in accordance with the Prior Approval and in the interim for recreational vehicle and boat trailer storage.

## Proposed Condition(s)

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

- Enhanced landscaping and buffering are proposed for adjacent residential uses.
- The proposed use will result in a reduction of trips generated on the subject property.
- The proposed use does not increase the impervious surface located on the subject property.

## 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: 151 Assuming the removal of Building 4 with replacement of RV/Boat Storage as proposed

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

AM Peak Hour Trips:

15

PM Peak Hour Trips:

23

## CONSIDERATION OF A CONDITIONAL ZONING DISTRICT

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

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

The policies for growth and development encourage projects which provide a mix of uses, promote business success and support a resilient economy.

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

The site is designated as "community mixed use" under the FLUP. Mini-warehousing has already been approved for the subject property and the addition of recreational vehicle and boat trailer storage will create a mix of uses to enhance and serve the needs of surrounding community in an area where infrastructure to support the use is already located.

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?

Hurricane Florence has negatively impacted the availability of outdoor recreational vehicle and boat storage in the County and permitting the additional use will continue to contribute to post disaster economic recovery in accordance with the FLUP.

## APPLICATION REQUIREMENTS

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

Required Information	Applicant Initial	Staff Initial
1 Complete Conditional Zoning District application.	AB	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).	AD	BS
3 Community meeting written summary.	AD	BS
4 Traffic impact analysis (for uses that generate more than 100 peak hour trips).		N/A
5 Legal description (by metes and bounds) or recorded survey Map Book and Page reference of the property requested for rezoning.	AD	BS
<p>6 <u>Site Plan including the following elements:</u></p> <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>	AD	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.	AB	BS
8 1 PDF digital copy of ALL documents AND plans.	AB	BS

## ACKNOWLEDGEMENT AND SIGNATURES

By my signature below, I understand and accept all of the conditions, limitations and obligations of the Conditional Zoning District zoning for which is being applied. I understand that the existing official zoning map is presumed to be correct. I understand that I have the burden of proving why this requested change is in the public interest. I certify that this application is complete and that all information presented in this application is accurate to the best of my knowledge, information, and belief.

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

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

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

*Adam G. Sosne, Manager*  
\_\_\_\_\_  
Print Name(s)

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

\_\_\_\_\_  
Print Name

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

If an applicant requests delay of consideration from the Planning Board or Board of County Commissioners before notice has been sent to the newspaper (approximately 2-3 weeks before the hearing), the item will be calendared for the next meeting and no fee will be required. If delay is requested after notice has been sent to the newspaper, the Board will act on the request at the scheduled meeting and are under no obligation to grant the continuance. If the continuance is granted, a fee in accordance with the adopted fee schedule as published on the New Hanover County Planning website will be required.





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
Name Michael V. Lee	Owner Name Inlet Watch Development Partners, LLC	Address 7275 Carolina Beach Road
Company Lee Law Firm PLLC	Owner Name 2	City, State, Zip Wilmington NC 28412
Address 3414 Wrightsville Avenue	Address 6626-C Gordon Road	Parcel ID R08500-003-003-000
City, State, Zip Wilmington NC 28403	City, State, Zip Wilmington NC 28411	
Phone 910-399-3447	Phone	
Email michael@leelawfirm.com	Email	
Application Tracking Information (Staff Only)		
Case Number Reference:	Date/Time received:	Received by:

This document was willfully executed on the 12th day of June, 2019

  
Owner 1 Signature

Owner 2 Signature

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 [rbparker@lee-law.com](mailto:rbparker@lee-law.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

WEBB CARLOS HERMAN	8626 REDDING GLENN AVE				
FUTCH ROSA B HRS		PO BOX 15538	CHARLOTTE, NC 28216	7245 CAROLINA BEACH RD WILMINGTON	
GUY GEOFFREY M	805 BERWYN DR	PO BOX 409	WILMINGTON, NC 28408	7284 CAROLINA BEACH RD WILMINGTON	
SAFFO PETER G ETAL	804 BERWYN DR		CAROLINA BEACH, NC 28428	7243 CAROLINA BEACH RD WILMINGTON	
MATHEWS LAWRENCE JR BETTY			WILMINGTON, NC 28409	805 BERWYN DR WILMINGTON	
INLET WATCH ESTATES HOA INC			WILMINGTON, NC 28409	804 BERWYN DR WILMINGTON	
JONES FLOSSIE M	747 EARNEST JONES RD	PO BOX 15094	WILMINGTON, NC 28409	800 BERWYN DR WILMINGTON	
CHAIMOWITZ ROBERT B	821 RED LIGHTHOUSE LN		APEX, NC 27502	7329 CAROLINA BEACH RD WILMINGTON	
MARTONE FRANK CYNTHIA	1015 WEST COVE LOOP		WILMINGTON, NC 28412	821 RED LIGHTHOUSE LN WILMINGTON	
INLET WATCH DEVELOPMENT PTNRS LLC	6626 GORDON RD		LELAND, NC 28451	820 BERWYN DR WILMINGTON	
ANDO PAUL J IV	434 PRINCETON AVE		WILMINGTON, NC 28411	7261 CAROLINA BEACH RD WILMINGTON	
SIMMONS BONNIE	7204 CAROLINA BEACH RD		BRICK, NJ 08724	812 BERWYN DR WILMINGTON	
INLET WATCH DEVELOPMENT PTNRS LLC	6626 GORDON RD		WILMINGTON, NC 28412	7204 CAROLINA BEACH RD WILMINGTON	
ROBINSON THOMAS S SR	820 RED LIGHTHOUSE LN		WILMINGTON, NC 28411	7261 CAROLINA BEACH RD WILMINGTON	
BRUNNER TIMOTHY M LAURAINIE F	816 LITTLE PONY TRL		WILMINGTON, NC 28412	820 RED LIGHTHOUSE LN WILMINGTON	
INLET WATCH DEVELOPMENT PTNRS LLC	6626 GORDON RD		WILMINGTON, NC 28412	7244 CAROLINA BEACH RD WILMINGTON	
BUFFINGTON HOBBIE LEE ELIZABETH	817 BERWYN DR		WILMINGTON, NC 28411	7275 CAROLINA BEACH RD WILMINGTON	
SIMMONS BONNIE	7204 CAROLINA BEACH RD		WILMINGTON, NC 28409	817 BERWYN DR WILMINGTON	
WOOD DANIEL S	828 BERWYN RD		WILMINGTON, NC 28412	7210 CAROLINA BEACH RD WILMINGTON	
BENFIELD FLOYD J JR ELIZABETH	808 BERWYN DR		WILMINGTON, NC 28409	828 BERWYN DR WILMINGTON	
HERMAN INC	609 PINER RD		WILMINGTON, NC 28409	808 BERWYN DR WILMINGTON	
FUTCH JOHN HRS			UNIT S310	804 PAOLI CT WILMINGTON	
RED LIGHTHOUSE VILLAGE HOA			PO BOX 51780	825 RED LIGHTHOUSE LN WILMINGTON	
JONES BARBARA ANN EXECUTRIX	6525 BUCKLAND CT		PO BOX 901	826 RED LIGHTHOUSE LN WILMINGTON	
WOOTEN JON C REVOC TRUST	836 BERWYN RD			7182 CAROLINA BEACH RD WILMINGTON	
COOMBS MARY LEE	4217 THURSLEY RD			836 BERWYN DR WILMINGTON	
ROBINSON GRANT M CAROLYN A	832 BERWYN DR			7200 CAROLINA BEACH RD WILMINGTON	
BIHEL TERRY LIVING TRUST	813 BERWYN RD			832 BERWYN DR WILMINGTON	
STRETTON ROGER C JOYCE J	800 BERWYN DR			813 BERWYN DR WILMINGTON	
SALENT FARMS HOLDING LLC	7173 CAROLINA BEACH RD			800 BERWYN DR WILMINGTON	
EICHMAN EDWARDS J ETAL	800 PAOLI CT			7200 CAROLINA BEACH RD WILMINGTON	
HARVELL STANLEY G CATHERINE	824 BERWYN DR			800 PAOLI CT WILMINGTON	
PLETCHER BRANDA M TODD	809 BERWYN RD			824 BERWYN DR WILMINGTON	
BOWLES EILEEN F LIVING TRUST	1495 MERIDIAN ST			809 BERWYN DR WILMINGTON	
BRUNNER TIMOTHY M LAURAINIE F	816 LITTLE PONY TRL			801 BERWYN DR WILMINGTON	
HENRY FLOYD JR				816 LITTLE PONY TRL WILMINGTON	
PASSMORE WARREN R HRS	806 ROCKY MOUNT AVE			7303 CAROLINA BEACH RD WILMINGTON	
HADLEY WAYNE A JOYCE A	821 BERWYN DR			7325 CAROLINA BEACH RD WILMINGTON	
TITAN VENTURES LLC	7319 CAROLINA BEACH RD			821 BERWYN DR WILMINGTON	
STAROPOLI DOMINICK MARIE	47 ASHLAND ST			7213 CAROLINA BEACH RD WILMINGTON	
STEPHENSON JAMES F JR SUSAN M	2855 MT PLEASANT RD			816 BERWYN DR WILMINGTON	
				822 RED LIGHTHOUSE LN WILMINGTON	





**REPORT OF COMMUNITY MEETING REQUIRED BY  
NEW HANOVER ZONING ORDINANCE  
FOR CONDITIONAL DISTRICT REZONINGS**

Location: 7275 Carolina Beach Road, Wilmington NC  
Budget Storage

Proposed Zoning: Modification to existing Conditional B-2 zoning

Applicant: Inlet Watch Development Partners, LLC

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 May 23, 2019. A copy of the written notice is also attached.

The meeting was held at the following time and place: June 6, 2019 6:30 p.m. to 7:30 p.m. at Harbor United Methodist Church, located at 4853 Masonboro Loop Road, Wilmington NC 28409.

The persons in attendance at the meeting were: See attached sign-in list.

The following issues were discussed at the meeting: A brief introduction was made explaining the proposed modification to the existing conditional B-2 zoning which would permit recreational vehicle and boat storage in addition to mini-warehousing. A large-scale site plan was made available for review. The following items were discussed at the meeting:

1. One question was posed as to Applicant's financial viability given that Applicant has not constructed Building 4 under the existing zoning? Applicant noted that their decision to delay the construction of Building 4 was a business decision and not related to Applicant's financial viability which remains strong.

2. Several questions/comments were asked regarding the existing buffer yard between the project and the adjacent residential uses. The questions/comments included: (a) Why were the existing trees in the buffer yard removed in connection with development of the mini-warehouse? (b) Is there adequate irrigation to support the vegetative buffering added by the Applicant and if so how tall will the trees be? and (c) Can Applicant's existing 8 ft fence be extended along the pond to Radnor Road? As to the prior removal of trees, Applicant noted that the removal of the trees was required by county engineering in order to comply with drainage improvements in connection with the development of the mini-warehousing. As to irrigation installed to support the new trees, Applicant confirmed that irrigation was either complete or will be completed soon to support the new trees and desired height of the trees was 12-14 feet. As to the extension of the 8 ft fence, Applicant is reviewing whether not they can extend the 8ft

fence all the way to Radnor. Applicant did note that some of the proposed new fencing may not be permitted to be located along the property line based on the existing drainage facilities.

3. Several questions were asked regarding what impacts the proposed modification would have on existing wetlands and treatment of stormwater? As to wetlands, the applicant confirmed those areas identified as wetlands on the site plan would not be impacted the proposed modification. As to stormwater, Applicant went in great detail to explain that the proposed modification would not result in an increase to the impervious surface permitted under the existing stormwater permit and all of the stormwater would continue to be treated on-site.

4. A request was made by an adjacent resident to remove the lights on the rear of Building 3 and Applicant agreed to remove them.

5. Requests were made by several in attendance for Applicant to terminate any existing lease for recreational vehicle and boat storage while Applicant works through the rezoning? Applicant noted that it would review its existing property management agreement and leases to determine the notice requirements and what actions could be taken regarding the existing leases.

As a result of the meeting, the following changes were made to the rezoning petition: Applicant agreed to work with adjacent residential lot owners to provide additional landscaping in the buffer yard.

Date: June 12, 2019  
Applicant: Inlet Watch Development Partners, LLC

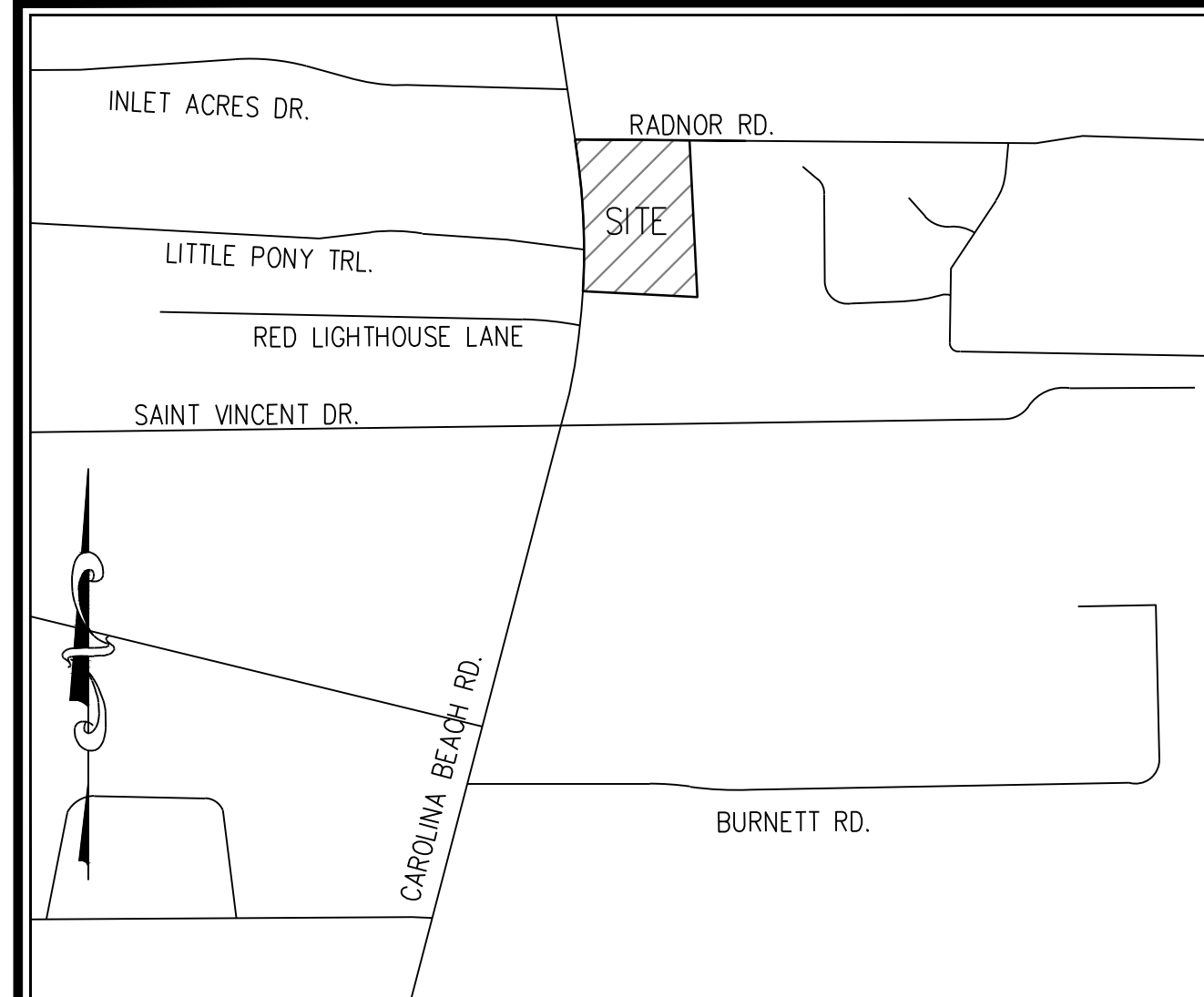
By:



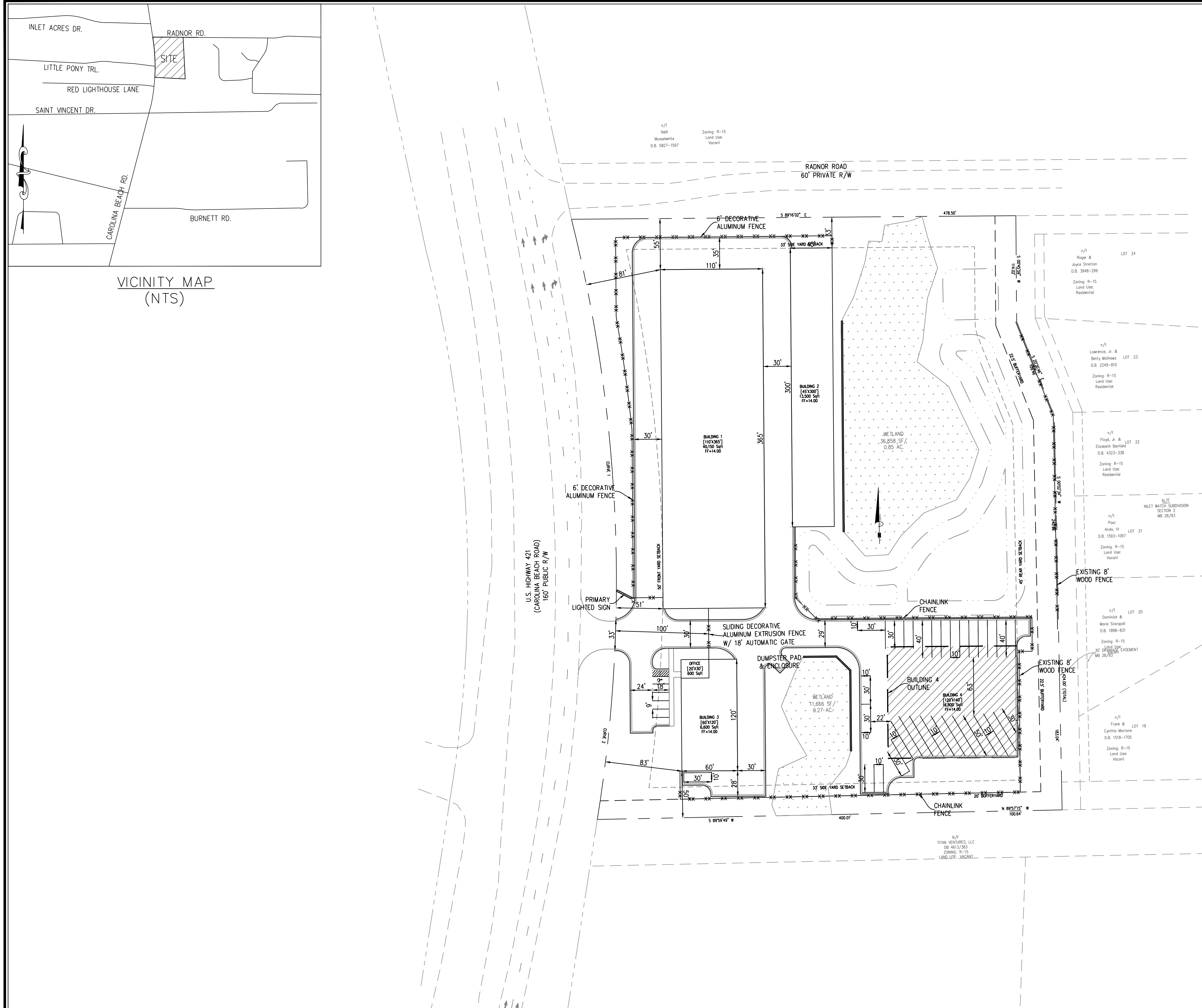
Robbie B. Parker, Attorney for Applicant

## Legal Description

Being all of that tract labeled "Recombined Tract Size" containing 7.08 acres as shown on that recombination plat prepared by Atlantic Coast Surveying, PLLC and recorded in Map Book 62 at Page 259 of the New Hanover County Registry, reference to which is made for a more particular description.



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 (CZD)
4. THIS PROPERTY IS WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA FLOOD INSURANCE RATE MAP #3720313200J, 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 = 6.11 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:**

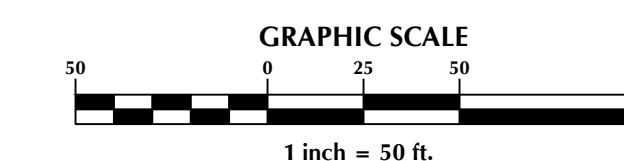
HOURS OF OPERATION  
 STAFFED OFFICE - 9 A.M.-6:00 P.M. WEEKDAYS  
 9 A.M.-4:00 P.M. SAT.  
 10 A.M.-2:00 P.M. SUN.

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



No.	Revision	Date	By

Designer	GSP	Scale	1"=50'
Drawn By	GSP	Date	MAY 2019
License #	P-0718	Job No.	2016-0011

**BUDGET STORAGE**  
 New Hanover County  
 North Carolina

**PRELIMINARY PLAN**

PREPARED FOR:  
 INLET WATCH DEVELOPMENT PARTNERS, LLC  
 6626-C GORDON ROAD  
 WILMINGTON, NC 28411  
 910-799-3006

**GSP CONSULTING, PLLC**  
 ENGINEERING  
 6626 Gordon Road Unit C Wilmington, North Carolina 28411 tel: 910-442-7870 fax: 910-799-6659

Sheet No.  
**C-1**