

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> |
|--|--|---|
| Name Logan Developers, Inc. | Owner Name See Attached | |
| Company Logan Developers, Inc. | Owner Name 2 | |
| Address 60 Gregory Rd, Suite 1 | Address | |
| City, State, Zip Belville, NC 28451 | City, State, Zip | |
| Phone 910.452.7175 | Phone | |
| Email asmith@loganhomes.com | Email | |
| Subject Property Information | | |
| Address/Location See Attached | | |
| Parcel Identification Number(s) See Attached | | |
| Total Parcel(s) Acreage 52.39 ac | | |
| Existing Zoning and Use(s) See Attached | | |
| Future Land Use Classification Community Mixed Use and General Residential | | |
| Application Tracking Information (Staff Only) | | |
| Case Number 219-14 | Date/Time received: 10/10/2019 | Received by: BS |

Proposed Zoning, Use(s), & Narrative

Proposed Conditional Zoning District: RMF-L

Total Acreage of Proposed District: ±52.39 ac

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).

See Attached

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.

See Attached

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: See Report _____

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

AM Peak Hour Trips: _____

PM Peak Hour Trips: _____

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)

See Attached _____

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?

See Attached _____

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?

See Attached _____

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. | | 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"> • Tract boundaries and total area, location of adjoining parcels and roads. • 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. • Development schedule including proposed phasing. • 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. • All existing and proposed easements, reservations, required setbacks, rights-of-way, buffering and signage. • The one hundred (100) year floodplain line, if applicable. • Location and sizing of trees required to be protected under Section 62 of the Zoning Ordinance. • 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. • Any other information that will facilitate review of the proposed change (Ref. Article VII, as applicable). | | 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. | | 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)

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.



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

PARAMOUNT

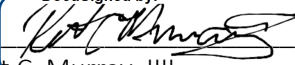
E N G I N E E R I N G , I N C .

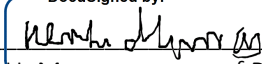
Porters Oaks Conditional Rezoning Application
Subject Property Owners

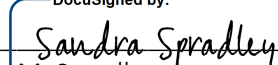
PIN: R02900-004-007-000
Book / Page: 1611 / 1259
Property Address: 8390 Market Street Wilmington, NC 28411
Parcel Acreage: 0.22 ac
Existing Zoning & Use: R-15 Residential District / 10-1 Family Residential
Property Owner: Robert C. Murray, III, married and Sandra M. Spradley as the heirs of Robert C Jr & Emma Murray

Phone:

Email:

DocuSigned by:

Robert C. Murray, III
38610A1661482...

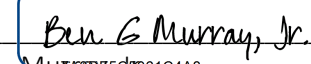
DocuSigned by:

Ulrike H. Murray, spouse of Robert C. Murray, III
38610A1661482...

DocuSigned by:

Sandra M. Spradley
38610A1661482...

PIN: R02900-004-008-000
Book / Page: 9906 / 1103
Property Address: 8370 Market Street Wilmington, NC 28411
Parcel Acreage: 0.92 ac
Existing Zoning & Use: R-15 Residential District / 10-1 Family Residential
Property Owner: Ben G. Murray Jr., married as the sole heir of Ben G Murray

Phone:

Email:

DocuSigned by:

Ben G. Murray, Jr.
5075D3061C4A8...

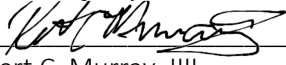
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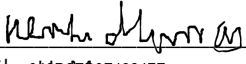
Joyce A. Murray, spouse of Ben G. Murray, Jr.
5075D3061C4A8...

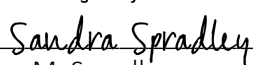
PIN: R02900-004-019-000
Book / Page: 5558 / 0221
Property Address: 8370 Market Street, Wilmington NC 28411
Parcel Acreage: 0.29 ac
Existing Zoning & Use: R-15 Residential District / 10-1 Family Residential
Property Owner: Robert C. Murray, III, married and Sandra M. Spradley

Phone:

Email:

DocuSigned by:

Robert C. Murray, III

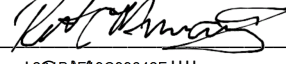
DocuSigned by:

Ulrike H. Murray spouse of Robert C. Murray, III

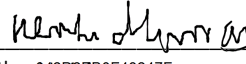
DocuSigned by:

Sandra M. Spradley

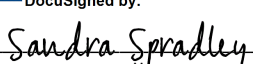
PIN: R02900-004-009-000
Book / Page: 5558 / 0221
Property Address: 8376 Market Street, Wilmington NC 28411
Parcel Acreage: 14.30 ac
Existing Zoning & Use: R-15 Residential District / 101-Agricultural
Property Owner: Robert C. Murray, III, married and Sandra M. Spradley

Phone:

Email:

DocuSigned by:

Robert C. Murray, III

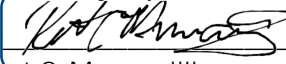
DocuSigned by:

Ulrike H. Murray spouse of Robert C. Murray, III

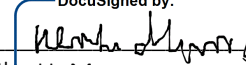
DocuSigned by:

Sandra M. Spradley

PIN: R03700-001-007-000
Book / Page: 5558 / 0221
Property Address: 8380 Market Street, Wilmington NC 28411
Parcel Acreage: 11.69 ac
Existing Zoning & Use: R-15 Residential District / 958-Unused Land
Property Owner: Robert C. Murray, III, married and Sandra M. Spradley

Phone:

Email:

DocuSigned by:

Robert C. Murray, III

DocuSigned by:

Ulrike H. Murray spouse of Robert C. Murray, III

DocuSigned by:

Sandra M. Spradley

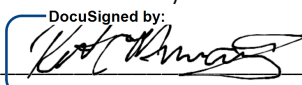

PIN: R03700-001-006-000
Book / Page: 1592 / 1390
Property Address: 8313 Shiraz Way, Wilmington NC 28411
Parcel Acreage: 1.07 ac
Existing Zoning & Use: R-20 Residential District / 10-1 Family Residential

Property Owner:

Robert C Murray III and wife Ulrike H. Murray

Phone:

Email:

DocuSigned by:

Robert C. Murray, III
DocuSigned by:

Ulrike H. Murray

PIN:

R02900-004-010-000

Book / Page:

9905 / 1807

Property Address:

421 Tibby's Drive, Wilmington NC 28411

Parcel Acreage:

12.86 ac

Existing Zoning & Use:

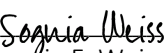
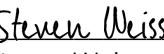
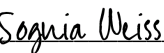
R-15 Residential District / 10-1 Family Residential

Property Owner:

Sognia F. Weiss and husband Steven Weiss and
Antonia M Foy Life Estate

Phone:

Email:

DocuSigned by:

Sognia F. Weiss
DocuSigned by:

Steven Weiss
DocuSigned by:

Antonia M. Foy by Sognia F. Weiss
her Attorney in Fact

PIN:

R02900-004-010-001

Book / Page:

9905 / 1807

Property Address:

8362 Market Street, Wilmington NC 28411

Parcel Acreage:

0.73 ac

Existing Zoning & Use:

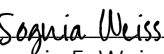
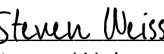
R-15 Residential District / 958-Unused Land

Property Owner:

Sognia F. Weiss and husband Steven Weiss and
Antonia M Foy Life Estate

Phone:

Email:

DocuSigned by:

Sognia F. Weiss
DocuSigned by:

Steven Weiss
DocuSigned by:

Antonia M. Foy by Sognia F. Weiss
her Attorney in Fact

PIN: R03700-001-003-000
Book / Page: 5801 / 1623
Property Address: 817 Porters Neck Road, Wilmington NC 28411
Parcel Acreage: 3.32 ac
Existing Zoning & Use: R-15 Residential District / 958-Unused Land
Property Owner: BLTD Properties LLC, a North Carolina limited liability company

Phone:

DocuSigned by:

John Floyd Murray, Jr.

By: John Floyd Murray, Jr.,
Member and General Manager

Email:

PIN: R03700-001-002-000
Book / Page: 5801 / 1623
Property Address: 817 Porters Neck Road, Wilmington NC 28411
Parcel Acreage: 6.97 ac
Existing Zoning & Use: R-20 Residential District / 10-1 Family Residential
Property Owner: BLTD Properties LLC, a North Carolina limited liability company

Phone:

DocuSigned by:

John Floyd Murray, Jr.

By: John Floyd Murray, Jr.,
Member and General Manager

Email:



Updated: November 18, 2019
Date: October 10, 2019

Project Narrative - The Oaks at Murray Farm:

The proposed development is located between Old Market Street, Shiraz Way, and Tibby's Drive and is comprised of the following parcels totaling ± 52.39 acres:

R02900-004-007-000, R02900-004-008-000, R02900-004-019-000, R02900-004-009-000, R03700-001-007-000, R03700-001-006-000, R02900-004-010-000, R02900-004-010-001, R03700-001-003-000, R03700-001-002-000

The zoning of the parcels is R-15 in the middle to northwest portion of the tract, the portion fronting Old Market Street. The rear of the property is zoned R-20. The NHC Future Land Use Plan identifies the front third of the site as community mixed use and the rear as general residential. This area east/southeast of Market Street is identified as a growth node with an emphasis on commercial and dense residential uses. The rear of the site is slated as general residential and transitions from the growth node into the neighborhood fabric of the Porters Neck area.

In keeping with the split land uses, we present a project with apartments near Market Street in the growth node and transition into the duplexes and single family more aligned with general residential. To create this cohesively designed mixture of product types on the subject parcels, we respectfully request the property be conditionally rezoned to the RMF-L (Residential Multi-family Low Density). This proposed zoning district is one of the new districts recently approved to offer better, more site specific development options. This RMF-L zone allows us to provide a mixture of product types integrated into common open space, landscape, and other improvements that make a project feel like it is blended and well thought-out.

Part of the charm of this property is the large trees as seen from Market Street. Our plan proposes saving as many of those large trees as possible to set the most dense portion of our plan, the apartments, into a tree canopy. This unique setting allows us to preserve the character of the site and neighborhood while transitioning down to a traditional single-family neighborhood. The majority of the land is or has been used as farm land and provides a good, open area in the rear of the property as is required for the single family homesites proposed.

The applicant, Logan Developers, Inc. presents this project request to you as one that is in keeping with the goals and policies of the Future Land Use plan and as a project, that we feel, honors the natural site characteristics while acting as a transition project to the surrounding townhomes, duplexes, and single family homes in the vicinity of this project.

During the process, the development team has listened to concerns and comments from residents within the Porters Neck community. We have made many changes, best summarized in the community meeting summary, and attempted to compromise with the neighbors to alleviate traffic and stormwater concerns and limit density beyond the initial plans. We recognize this is a project that infills one of the last undeveloped properties in the Porters Neck area, and we also understand the comments from neighbors to keep the current community as it is now. However, our development team strongly feels this is a project worthy of fitting into the Porters Neck community. We present this project for the consideration of planning staff and New Hanover County Boards to determine if this project is a suitable conditional rezoning for an area of the County noted as community mixed use/general residential and as a growth node as indicated by the County's adopted Future Land Use Plan, as a project cohesively designed as a transition from higher density, commercial corridor of Market Street back to the traditional single family neighborhoods of Porters Neck.

Thank you for your consideration of the conditional rezoning request.

PARAMOUNT ENGINEERING, INC.

Updated: December 13, 2019

Updated: November 18, 2019

Date: October 10, 2019

Updated Submittal 12/13/19:

The updated submittal reduces overall density on the site from the original 406 units down to 324 (228 apartments, 34 duplex, 62 single family). This reduces the proposed density from 7.75 units/acre to 6.18 units/acre. We discussed options for plan alterations with those willing to discuss changes to the plan. A certain portion of the community was willing entertain a proposal that pulled apartments further away from the Vineyard Plantation homes and removed the third floor of the apartments. The newly revised plan does just that – takes 6 of the 12 apartment buildings down to 2 stories and leaves 3 story buildings only in the areas adjacent to vacant land. We received one request to move the pool and clubhouse away from nearby homes, so we also accommodated this by pulling it into open space areas more internally located than on the edge near existing homes. We also reduced the overall apartment count from the most recent proposal of 288 to the current proposal of 228 units (a drop of 60 units). We also added both dedicated open space and undeveloped or landscape areas. The applicant's previously proposed conditions remain current in this proposal.

We recognize that we cannot make every neighbor happy with this proposal, but we are presenting this plan in a good-faith effort to respond to and compromise with the community. We respectfully submit this plan to you for consideration of the conditional rezoning as presented in the plans and associated documents.

Previously Submitted Information:

The Oaks at Murray Farm Conditional Zoning Supplemental Information

Proposed Conditions:

Beyond the existing requirements of the New Hanover County Zoning Ordinance, the proposed for the initial 10/10/19 submittal mixed residential project proposes to save many of the large character trees in an effort to both preserve the site's character and to help buffer the larger apartment buildings on site. In addition, the applicant proposing pulling most buildings away from property lines to further buffer the proposed development from the neighboring properties.

The updated conditions proposed for the conditional rezoning are as follows and as a direct result of community meeting concerns:

1. Revise stormwater design to achieve 100 year storm instead of meeting the minimum 25 year storm. This is achievable in part because of the excellent soils data obtained since the first community meeting and in part because the wetland area of the site was not nearly as much land area once an on-site analysis was completed.

2. To alleviate traffic concerns, the applicant proposes to design and construct an additional right turn lane at Futch Creek Road. and Hwy 17/Market intersection if NCDOT/WMPO allow this measure to be completed. After our traffic consultant ran various scenarios at all intersection near the project site, the improvement that made the most impact was this intersection. The current understanding is that the Futch Creek traffic light queuing will be cut nearly in half by addition of a right turn lane. The design will have to be coordinated with the two entities to assure initial design meets their future plans and does not conflict with their understanding of the movement through the intersection. As such, the applicant proposes to pursue this right turn lane improvement with all the necessary decision makers including the County, WMPO, and NCDOT.

Consideration of a Conditional Zoning District - Criteria:

1. How would the requested change be consistent with the County's policies for growth and development?

The subject property is located in a growth node just off of Market Street, in an area slated for intensive development such as shopping centers and commercial services. The design of the project proposes placing the most intensive use, the apartments, near the front of the site and in the growth node area. This type of use will be most intense, but the design also promotes another policy to conserve natural resources, such as the large trees designated to be saved at the front of the site. The single family and duplex portions of the design are in keeping with the existing fabric of the neighborhood and align with the Future Land Use Plan.

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?

As mentioned above, the requested zoning and layout of the design nicely aligns with the Future Land Use Map. The apartments end nearly right on top of the division of Community Mixed Use, an acceptable use for this designation, and the single family and duplexes fall within the general residential designated portion of the site.

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 existing zoning reflects a less intensive land use than Future Land Use Plan projects for this commercial corridor along Market Street. The proposed single family and duplex areas are allowable under the existing zonings as performance residential; however the rezoning to RMF-L allows apartments and more intensive mixed use residential projects to be constructed whereas the current zoning does not. This project does propose higher than the 2.5 units / acre allowed by the by-right performance residential. Our proposed 7.4 units to the acre places the bulk of that density in the apartments, the area of the site slated for community mixed-use. While the proposed zoning district allows for 10 units to the acre, it is really the combination of higher density and mixture of uses that allows the project to be

built in keeping with the County's plans for this region of the County. RMF-L allows the project to blend a mixture of residential housing types that specifically fit the Future Land Use Plan in this area of the County.

PARAMOUNT

ENGINEERING, INC.

October 11, 2019
19305.PE

Various Parcels in Porters Neck
New Hanover County, North Carolina
60 Gregory Rd., Suite 1
Belville, NC 28451

ZONING LEGAL DESCRIPTION

Being various tracts or parcels of land in Harnett Township, New Hanover County, North Carolina, being located on the southeastern side of Market street and U.S. Highway 17 consisting of New Hanover County tax records parcels **R02900-004-007-000, R02900-004-008-000, R02900-004-009-000, R03700-001-007-000, R03700-001-006-000, R03700-001-002-000, R03700-001-003-000, R02900-004-010-000, R02900-004-010-001, and R02900-004-019-000** being more particularly described as follows.

Point of beginning being the northern most corner of **R02900-004-007-000**, 8390 Market street on the southern margin of Market street thence South $49^{\circ}15'00''$ East a distance of 160.00' to a point;

Thence with the northern boundary of **R02900-004-008-000** 8380 Market street South $48^{\circ}52'51''$ East a distance of 112.94' to a point;

Thence with the northern boundary of **R02900-004-009-000** 8376 Market street the following five (5) course and distances;

South $48^{\circ}34'30''$ East a distance of 645.43' to a point;
South $48^{\circ}30'15''$ East a distance of 551.15' to a point;
South $48^{\circ}30'15''$ East a distance of 505.00' to a point;
South $48^{\circ}20'15''$ East a distance of 453.92' to a point;
South $48^{\circ}20'15''$ East a distance of 100.00' to a point;

Thence with the northern boundary of **R03700-001-007-000** 8380 Market street the following six (6) course and distances;

South $48^{\circ}20'15''$ East a distance of 612.12' to a point;
South $48^{\circ}20'15''$ East a distance of 192.62' to a point;
South $48^{\circ}20'15''$ East a distance of 434.02' to a point;
South $48^{\circ}20'15''$ East a distance of 272.19' to a point;
South $48^{\circ}20'15''$ East a distance of 264.19' to a point;
South $48^{\circ}20'15''$ East a distance of 118.03' to a point;

Thence with the northern and eastern **R03700-001-006-000** 8313 Shiraz way the following two (2) course and distances;

Thence South 48°20'15" East a distance of 174.97' to a point;
Thence South 40°29'15" West a distance of 266.25' to a point;

Thence with the eastern and southern of **R03700-001-002-000** 817 Porters Neck road the following six (6) course and distances;

South 33°53'14" West a distance of 226.29' to a point;
North 77°36'20" West a distance of 195.59' to a point;
North 12°32'57" East a distance of 156.21' to a point;
North 44°45'48" West a distance of 635.91' to an STONE "N";
South 84°04'42" West a distance of 207.34' to a point;
North 48°00'48" West a distance of 430.32' to a point;

Thence with the southern boundary of **R03700-001-003-000** 817 Porters Neck road North 48°00'48" West a distance of 500.57' to a point;

Thence around **R03700-001-003-001** 499 Tibbys drive the following three (3) course and distances;

North 41°27'48" East a distance of 285.38' to a point;
North 48°29'24" West a distance of 500.56' to a point;
South 41°00'57" West a distance of 279.00' to a point;

Thence with the southern boundary of **R02900-004-010-000** 421 Tibbys drive the following four (4) course and distances to the southern margin of said Market street;

North 48°04'03" West a distance of 935.83' to a point;
North 48°04'03" West a distance of 999.80' to a point;
Thence North 42°02'57" East a distance of 75.35' to a point;
Thence North 48°02'55" West a distance of 252.66' to a point;

Thence with the southeastern Market street right of way by old deeds with **R02900-004-010-000** 421 Tibby drive, **R02900-004-010-001** 8362 Market street, **R02900-004-019-000** 8370 Market street, **R02900-004-009-000** 8376 Market street, **R02900-004-008-000** 8380 Market street, and **R02900-004-007-000** 8390 Market street the following three (3) course and distances;

North 42°45'04" East a distance of 109.15' to a point;
North 42°13'46" East a distance of 288.18' to a point;
North 42°10'00" East a distance of 60.00' to a point which is the point of beginning.

Having an area of 2,287,089 Sq. Ft. or 52.5 Acres more or less as computed by deeds. EXCEPTING from such a 6x10 plot around the "Lewis Buxton" grave site and lands claimed by the North Carolina Department of Transportation.

SITE DATA

TOTAL SITE ACREAGE: ± 52.39 ACRES
PROPERTY PINS: R02900-004-007-000, R02900-004-008-000, R02900-004-019-000, R02900-004-009-000, R03700-001-007-000, R03700-001-006-000, R02900-004-010-000, R02900-004-010-001, R03700-001-003-000, R03700-001-002-000

EXISTING ZONING: R-15, R20
PROPOSED ZONING: RMF-L* (RESIDENTIAL MULTI-FAMILY LOW-DENSITY)

EXISTING USE: SINGLE FAMILY, FARM, VACANT
PROPOSED USE: SINGLE-FAMILY, DUPLEX, MULTI-FAMILY

FUTURE LAND USE DESIGNATION: COMMUNITY MIXED USE & GENERAL RESIDENTIAL

RMF-L ALLOWABLE DENSITY: 10 DU/AC (523 UNITS)
PROJECT PROPOSED DENSITY: 7.41 DU/AC (388 UNITS)

PROPOSED UNITS: 388 UNITS
TOTAL UNIT COUNT: 66 LOTS - 65' X 120' TYP. (65'X112' MIN.)
SINGLE FAMILY LOTS: 34 UNITS
DUPLEXES: (17) BUILDINGS
APARTMENTS: 288 UNITS
(12) 24-UNIT BUILDINGS

SITE DATA (CONT'D)

DIMENSIONAL REQUIREMENTS

| | SINGLE FAMILY | MULTI-FAMILY |
|--------------------|--------------------------------|---------------------------------|
| PERIMETER SETBACK: | 20' | 20' |
| FRONT SETBACK: | 20' | 35' |
| REAR SETBACK: | 15' | 25' |
| SIDE SETBACK: | 5' INTERIOR 10' SIDE STREET | 20' INTERIOR 30' SIDE STREET |

BUILDING SEPARATION:
SINGLE FAMILY: 10'
SINGLE FAM. & DUPLEX: 20'
OTHER DWELLINGS: 20'
MINIMUM LOT SIZE: N/A
MAX. BLDG. HEIGHT: 45' (3 STORIES)

APARTMENT PARKING REQUIREMENTS:
SEC 81-1: MULTI-FAMILY RESIDENTIAL: ONE AND ONE-HALF (1.5) SPACES PER 1 BED-ROOM UNIT AND TWO (2.0) SPACES PER 2+ BEDROOM UNITS.

PARKING REQUIRED: 44 SPACES / 24-UNIT BUILDING 12'44 = 528 SPACES

PARKING PROVIDED: 539 SPACES (INCLUDING ADA AND GARAGE SPACES)
ADA SPACES: 12 SPACES (11 REQUIRED)
GARAGES: 42 SPACES

SITE DATA (CONT'D)

AMENITY PARKING REQUIREMENTS:
SEC 81-1: CLUBS, PUBLIC, PRIVATE, AND ASSOCIATED USES: ONE (1) PARKING SPACE FOR EACH ONE HUNDRED (100) SQUARE FEET OF GROSS FLOOR SPACE.

AMENITY CLUB/ POOL HOUSE: 400 SF

PARKING REQUIRED: 4 SPACES

PARKING PROVIDED: 4 SPACES (INCLUDING ADA SPACES - SHARED WITH APARTMENTS)
1 SPACE

DEDICATED OPEN SPACE CALCULATIONS:

| | REQUIRED | PROVIDED |
|----------------------------|----------|----------|
| 388 UNITS x .03 = 11.64 AC | | |
| PASSIVE OPEN SPACE: | 5.82 AC | 5.83 AC |
| ACTIVE OPEN SPACE: | 5.82 AC | 5.83 AC |

COUNTY REQUIREMENTS STATES THAT RECREATION SPACE SHALL BE PROVIDED IN THE AMOUNT OF 0.03 ACRES PER DWELLING UNIT. 50% OF THE REQUIRED RECREATION SPACE SHALL BE PASSIVE AND THE OTHER 50% IS REQUIRED TO BE ACTIVE.

SITE DATA (CONT'D)

SITE LIGHTING:
1. ALL STREET AND PARKING LIGHTING WILL BE DESIGNED AND INSTALLED BY DUKE ENERGY.
2. ALL LIGHTING ON SINGLE FAMILY, DUPLEX, AND APARTMENT BUILDINGS WILL BE DESIGNED AND INSTALLED BY BUILDER.
3. LIGHT FIXTURES TBD.

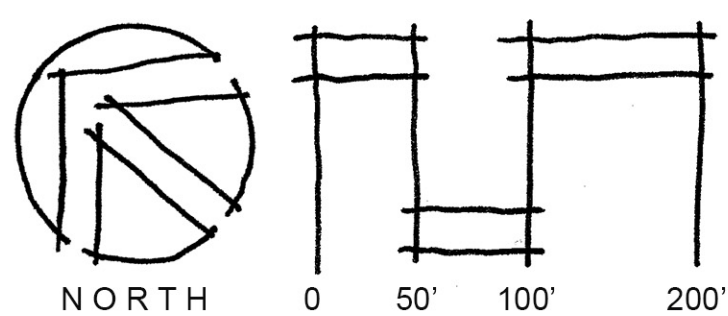
GATE NOTES:
1. ALL GATES WILL BE EMERGENCY SERVICES ACCESSIBLE BY EITHER KNOX BOX OR SIREN ACTIVATION.

SURVEY, UTILITIES, & FLOODPLAIN NOTES:
1. REFERENCE DEED BOOK INFORMATION PROVIDED ON EXISTING CONDITIONS PLAN.
2. UTILITIES SHOWN HEREON ARE FROM INFORMATION VISIBLE IN THE FIELD AND MAPS PROVIDED BY OTHERS. UTILITIES OTHER THAN WHAT ARE SHOWN MAY EXIST. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE.
3. DEVELOPER WILL COORDINATE WITH DUKE ENERGY TO RAISE OR BURY LOW POWER LINES AT OLD MARKET STREET ENTRANCE.
4. WATER AND SEWER WILL BE PROVIDED BY CFPWA.
5. SUBJECT PROPERTIES ARE ENTIRELY LOCATED WITHIN A "ZONE X MINIMAL FLOOD RISK" AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 3720326000K, PANEL NO. 3260 WITH AN EFFECTIVE DATE OF AUGUST 28, 2018.



Prepared by:
PARAMOUNT ENGINEERING, INC.
122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License #: C-2846

DATE: 18 November 2019
SCALE: 1" = 100' At 24" x 54"



Conceptual Site Plan
The Oaks at Murray Farm
Porters Neck, North Carolina



Updated: November 12, 2019

Date: September 30, 2019

The Oaks at Murray Farm Community Meetings Summary

The Oaks at Murray Farm has conducted multiple meetings with the Porters Neck community. A brief summary is listed below with detail summary provided at the end.

Community Meeting #1 was held on September 30, 2019 with a 400-450 person attendance. Because of the large group and the concern over the project, the development team listened to comments and asked for community representatives to continue to meet with us to refine the plans.

Some of the residents agreed to one meeting held on November 8th, 2019 and included many community HOA presidents and representatives meeting to discuss the plan revised to address many of their concerns including adding buffers, open space, saving a large, significant trees, especially in the apartment portion of the plan to further screen apartments and work the plan into the existing site, reducing the number of apartments (eliminated 2 buildings), pulling the apartment buildings further away from neighboring properties, adding emergency services access-only gates to the Vineyard Plantation road connections to reduce traffic concerns in their neighborhood, agreeing to provide stormwater well in excess of the County's 25 year storm (to provide for the 100 year storm), and to agree to build a turn lane (that is not otherwise required by the TIA) from Futch Creek to Hwy 17 to alleviate traffic concerns in the area. At the end of this HOA representative meeting, the representatives refused to meet with the development team again stating that we were not addressing their concerns and we would have to agree to disagree. They refused to accept any plans with apartments on the plan.

Community Meeting #2 was held on November 12th, 2019 at the Hampstead Annex Auditorium. Given the large number of folks attending the first meeting, we searched for a venue that would agree to allow us to host a meeting with 500 people. After three weeks of searching for a venue that was relatively close to the project site, had free parking for the community, could house the amount of residents interested in the project, and would agree to host a development project meeting, we found the Hampstead Annex Auditorium. It was only capable of housing approximately 250 people at one time, so we divided the meeting into two groups. Those living to the north were asked to attend the first meeting. Those living to the south/east of the project site were asked to attend the second meeting. The majority of questions received at these two meetings were about traffic and concerns over apartments near their homes. Some folks were also concerned about school overcrowding. Full details for the two community meetings are provided below.

To date, we continue to talk with residents both for and against the project. The development team continues to address as many concerns as is possible to demonstrate that they do want to be good neighbors, but that the developer is proposing a project that does include apartments.

The Oaks at Murray Farm Conditional Zoning Community Meeting 1 Notes:

Paramounte Engineering and Logan Developers, Inc. held a community meeting at Anchor Baptist Church on Futch Creek Rd. from 6:00-7:00 PM on September 30, 2019.

Approximately 400 -450 residents attended the meeting to listen to a presentation of the project and offer comments on the developer's proposal.

- Check on school capacity at Porters Neck School (*Answer: We will reach out to the NHC Schools folks to discuss*)
 - Because of drought conditions and restriction on irrigation needs, does this cause future water supply issues (*Answer: We have not evaluated irrigation at this time, but if water capacity is available, CFPWA will advise throughout the project's development.*)
 - Would like gates on side roads (*Answer: We will investigate with our traffic consultant*)
 - Will the existing ditches be left open for stormwater flow (*Answer: Existing streams will be left open in all plans to date; on-going analysis of stormwater will help us further develop the entire plan*)
 - Price point of units (*Answer: Luxury Apartments is target market, prices will vary based on market conditions, but anticipated at \$1100 +/- mo*)
 - Will apartments be Section 8 apartments (*Answer: no*)
 - People expressed approval of the duplex/single family portion of the development, especially if Logan is the developer, but they are unhappy with the apartments proposed largely due to traffic concerns. (*Answer: we are looking at the detailed traffic analysis for the whole project, but we hear the concerns about apartments. We will evaluation the plan and make changes if the developer chooses to do so*)
 - Several people told us to put apartments on the other side of Market Street – it was better land for that. (*It is understood that many residents have expressed interest in not having apartments near their homes; however, the future land use plan does identify the area as a growth node for shopping center and denser development. The apartments are clustered in that higher density portion of the site as identified in the FLUP*)
 - Will buffer/vegetation be kept for the existing properties (*Yes, to the greatest extent possible and augmented as needed*)
 - Traffic concerns along/at round about on Porters Neck Road (*Answer: We will look at both Porters Neck Road and Futch Creek Rd. for any improvements that may alleviate concerns. After the meeting, the traffic consultant conducted a series of studies looking at the roundabout on Porters Neck Road, the Intersection of Porters Neck Road and Market Street and at Futch Creek Rd/Market(HWY 17) intersection. Due to current NCDOT bypass projects and the associated anticipated effects on Porters Neck/ Market intersection and due to constricted land area and the fact that Porters Neck Road is reported to operate at a Level of Service A (the best rating) even after the proposed project is built, Futch Creek Road was the only improvement that could alleviate traffic in any significant way. This is explained in Meeting #2 summary.*)
-

- Status of Traffic Study *(Answer: submitted, not approved time of Meeting #1)*
- Phasing of project *(Answer: Anticipated build out in 2023 used in traffic report, phasing not determined at this time)*
- Making sure apartments are for rent *(Answer: yes)*
- The neighbors expressed concern about the amount of traffic this project could cause *(Answer: see detailed explanation above)*
- When the group broke into smaller groups looking at the plans, many people were appreciative of the information, but wanted to talk further with Logan to better understand the product proposed and the overall ramifications to their neighborhoods. *(Many folks talked with the development team through phone and email after the meeting)*

POST MEETING #1 CORRESPONDENCE:

After the meeting, the developer had many calls for residents, some now in support of the project. The team has on-going efforts to get information out to residents.

POST MEETING #1 CHANGES:

After hearing many of the comments, there were changes made to reduce apartment units by nearly 10% and to pull apartments away from the borders. The total unit count was reduced, open space gathered toward the center of the project, refined stormwater to reflect neighbor concerns and site conditions and now accounts for the 100 year storm, and save many large trees on the site.

The Oaks at Murray Farm Conditional Zoning Community Meeting 2 Notes:

Paramounte Engineering and Logan Developers, Inc. held two community meetings on the same night at Hampstead Annex Auditorium on Hwy 17. The first meeting for residents to the north of the site occurred from 5:30-6:30 PM. The second meeting for residents to the south/east of the site occurred from 7:00-8:00 PM on November 12, 2019. As mentioned in the meeting summary, we wanted to accommodate at least as many folks as attended our first community meeting, but the closest largest venue suitable for the crowd only held 250 people, so we divided the meeting to hear from everyone. The first of the two meetings had approximately 180 people in attendance and the second meeting was a mixture of people staying from the first meeting and new attendees. This second meeting had 80 people.

The attached agenda covers the presentation from the development team to the participants. Then the floor was opened to questions and comments. The following is a summary of that community input:

- Schools are overcrowded and traffic to those schools is congested *(Answer: The developer has a meeting set with NHC Schools folks to discuss, but the traffic consultant, Ramey Kemp, addressed school traffic. Much of the traffic comments related to late busses and not enough bus drivers)*
 - Porters Neck Road traffic will be made worse by apartments/ this project *(Answer: Traffic Analysis shows Porters Neck Road is currently a Level of Service A road since the roundabout construction and that after the proposed project is built (using the previously proposed plan with 406 units instead of the current, reduced plan), the*
-

roundabout will experience a 1 second delay from current conditions at peak hour. And the Porters Neck/Market intersection will add approximately 2 cars at peak hour. However, after the Military Cutoff bypass is complete (anticipated 2022 prior to this project build out), approximately 9,000 cars/ day are anticipated to be routed away from this intersection at Porters Neck Road. The intersection after bypass construction is anticipated to operate in quicker movements from either pre or post project development.

- **Stormwater designed to the 100 year storm is not enough** *(Answer: The stormwater in previous plans has been further evaluated, soil testing has now been performed, and we confirmed we can provide a stormwater design in excess of the County's 25 year requirement. We understand there are concerns from neighbors and have offered a solution that should improve the situation well beyond the minimum requirements).*
 - **Emergency Services response times were reported at 12-25 minutes both at this meeting and Meeting #1.** *(Answer: We heard this at the first meeting and this one, Paramounte Engineering spoke with Fire Marshal David Stone to determine if there was a problem in this area that we are not aware of, if this project can be designed in a way to alleviate any concerns, and if there is something off-site the developer may be able to offer or assist with to help alleviate any concerns. Mr. Stone stated the Porters Neck Communities are served at the same rate as others in the county with fire's first responder typical response times in the 4-7 minute range and EMS or law enforcement in the 9 minute range. Mr. Stone stated that the fire station existing across from the Shiraz Way entrance of this development would promote one alternate route through the neighborhood for fire and EMS to travel from this station if traffic on Porters Neck Road is impassible, especially since speed bumps are not proposed in our neighborhood. Regarding off-site improvements, Mr. Stone reiterated NCDOT and our traffic consultant in saying that there is not room to widen Porters Neck Road, so no off-site improvement, such as adding a lane, are really possible without taking property from homes along Porters Neck Road.*
 - **Futch Creek proposed extra turn lane will not fix the traffic problem. An extra right turn lane will not help since the majority of traffic comes out of this intersection and goes to the Uturn to head towards Wilmington. The extra lane will not be used** *(Answer: Our traffic consultant presented the findings that the intersection queuing time could be nearly cut in half with the addition of a right turn lane, and the extra lane would allow everyone (after the project is built) to cycle through the intersection in 1 light cycle. He further stated that this is a proposal to the community first to add an additional turn lane. If accepted, it would be reviewed by NCDOT and WMPO. They may have comments, want changes, corroborate with the neighbors stated regarding amount of Uturn activity, etc. However, this has not been addressed with NCDOT at this time. If it is desired, the developer is agreeing to pursue this turn lane as a way to help the community. If it is not desired, we do not need to pursue the*
-

additional turn lane. To date, there has been no requirement from the TIA for the additional turn lane or any other improvement off-site.

- There was a death at this intersection recently, this development will bring more accidents and fatalities. *(Answer: Ramey Kemp submitted TIA prior to the recent fatality, so that report did not take that into account. However, the consultant responded that he would follow up with NCDOT after the meeting since a fatality triggers a review of the intersection and what could be done to make the situation better. Those findings will be coordinated and addressed in any improvements that happen at that intersection.*
 - There were many comments questioning the validity and methods of the traffic report. Statistics used in the report were questioned. Traffic counts were questioned. The method of traffic analysis was questioned. There was mention of another traffic consultant hired by Vineyard Plantation who had an alternate report contradicting Ramey Kemp's findings. *(Response: Ramey Kemp's traffic consultant explained accepted methodologies and how he arrived at each of the questioned statistics. He further explained that the counts were performed over a 48 hour period in a time designated by NCDOT/WMPO scoping meeting (while school was in session). The means and methods of the study have been approved by NCDOT/WMPO. At the time of the community meeting, those two entities are reviewing the findings of the TIA before issuing comments on potential improvements.*
 - Apartments are not wanted here – Logan builds nice single family homes. Build those, can't we propose all duplex and single family that would not be met with opposition. What kind of apartments will they be, what price point?
(Response: We have heard this statement, and we are presenting a plan with apartments, but with many concessions to prove that Logan does want to build a nice neighborhood that works with the community. The Logan team evaluated the site for single family and duplexes, and the price of the land prevents the developer from considering single family and duplexes only as an alternative. Furthermore, Logan is planning luxury apartments on the high end geared toward one of the fastest growing market, 62+ looking for rentals. The developer feels this project targets that market and fits well into the Porters Neck Community.
-

Meeting Date: November 12, 2019

Topic: Oaks at Murray Farm Meeting - Meeting 1 and Meeting 2

General Note: Two meetings will be held this evening. **Both meetings will follow the format and general meeting guidelines as follows.** We ask that you abide by these guidelines so participants have a chance to hear the presentation and to ask questions.

Meeting 1 from 5:30-6:30 PM will be held for residents living to the north of the project site. We ask you to exit the building from 6:30-6:45 so the meeting 2 participants can enter between 6:45-7:00. The time for exiting will be signaled by the lights flicking on and off. If you refuse to leave, you will be preventing the next group of your neighbors from participating.

Meeting 2 from 7:00 – 8:00 PM will be held for residents living to the south/east of the project site. We ask you to exit the building no later than 8:30 PM.

Notes from the building manager and development team:

- Please do not bring food or drink into the auditorium
- The auditorium's building occupancy is approximately 250 people, so we recommend you appoint representatives to attend the meeting in the event attendance exceeds occupancy. This agenda acts as a presentation summary in the event you are unable to attend either meeting.
- Doors will be monitored and locked to ingress travel when the building reaches capacity
- All doors remain open to egress travel at all times
- In the event of emergency, exits are located in the center, front of the building and at each end of the first floor hall.

Meeting Agenda & Discussion Points:

1. Introduction

2. Presentation Items will Include:

Summary of changes from the 1st community meeting plan to the current plan

- Reduced apartment unit count by approx. 10% by removing (2) 12 unit apartment buildings
- Increased single family homes by 8 units
- Removed 1 duplex building (2 units)
- Less overall density
 - (9/30/19 community meeting plan had 406 total units, current plan has 388 total units)
- Pulled apartments towards center of site to further buffer adjacent properties
- Added neighborhood parks, open space, and increased buffers
- Saved large trees on site- located primarily at Old Market Street
- New stormwater design with increased capacity from County's required 25 year storm event to 100 year storm event
- Developer is proposing to construct an off-site traffic improvement to alleviate some traffic concerns (this is not part of the recommendations included in the Traffic Impact Analysis, this is offered in direct response to public input received at the last community meeting). All scenarios below represent the full buildout condition.
 - Add 1 right turn lane on Futch Creek at the Market Street/Hwy 17 traffic light.
 - After this proposed project is built, queuing time at traffic light reduces from 42 seconds to 27 seconds
 - This results in all traffic clearing the light in one cycle
 - The existing Porters Neck Rd. roundabout delay is increased by 1 second at the peak traffic hours
 - The existing Porters Neck Rd/Market St. intersection delay increases by 2 seconds (1-2 extra cars added to queuing)
 - After the Military Cutoff portion of the bypass is constructed (anticipated completion in mid-summer 2022), traffic along Market Street (US 17) is expected to be approximately 20% less (removing approximately 9,000 cars from passing through the intersection at Porters Neck Rd/Market).
 - Resulting signal adjustments at Porters Neck Rd/Market St. intersection are anticipated to lessen wait time at the intersection from the existing conditions (including this proposed project build out).
 - The current 2022 completion happens before The Oaks at Murray Farm will be built out (projected 2023 or later).

3. Discussion - If you have additional comments or questions beyond the meeting, please visit the "contact" portion of the project website at www.oaksatmurrayfarm.com



October 31, 2019

**RE: Second Community Meeting for:
Conditional Rezoning Request of The Oaks at Murray Farm**

Paramounte Engineering, Inc. and Logan Developers, Inc. invite you to a second community meeting on Tuesday, November 12, 2019 at the Hampstead Annex's Auditorium. After having conversations with various members of the community since our last meeting, we have received feedback, and we want to compile the interested parties again to present our revised plans and current information to the larger community group(s).

Because there was such a large group of community members in attendance in our first meeting, we looked for a meeting venue both close to your homes and one that can hold large groups. We have reserved the closest, large venue that agreed to host our community meeting. However, the Hampstead Annex is only able to hold 230 seated people at one time and about 250 people with some standing. (The latter is very close to the auditorium's building occupancy limit for fire safety). We want to be sure everyone has an opportunity to attend, so we will be holding two community meetings back to back to accommodate anyone interested in the project. In order to meet the venue's fire safety requirements, we respectfully ask you to comply with the following:

If you live to the north of the proposed project site, please attend the first meeting from 5:30-6:30.
If you live to the east or south of the proposed project, please attend the second meeting from 7:00-8:00.
If you do not know which group you fall into, please refer to the enclosed plan's north arrow and vicinity map to determine direction of your home in relation to the project site.

Please understand that the auditorium's doors will be closed if we reach capacity. We recommend that homeowners' associations and large common-interest groups appoint representatives to attend their respective meeting so those people can get the information out to the larger community in the event we reach the venue's fire safety capacity.

The subject tracts of land remain the same as the land you saw in the last meeting. That includes the \pm 51.39 acre tract of land bordered by Old Market St., Tibbys Dr., and Shiraz Way and is further identified as New Hanover County Parcels: R03700-001-002-000, R03700-001-006-000, R03700-001-007-000, R02900-004-009-000, R02900-004-008-000, R02900-004-007-000, R03700-001-003-000, R02900-004-019-000, R02900-004-010-001, and R02900-004-010-000

Since our last community meeting, we have submitted a conditional rezoning application to New Hanover County, but we are continuing to work through questions and comments from the community before finalizing our proposed conditional rezoning plan and setting the Planning Board meeting date.

Please reference the enclosed current conditional rezoning plan and join us on the 12th for a look at larger scale plans. Our development team will be on hand to answer questions and discuss the project with neighbors.

Community members who live north of the proposed project site, please attend the first meeting from 5:30-6:30.

Community members who live east or south of the proposed project site, please attend the first meeting from 7:00-8:00.

When: **November 12, 2019**
Where: **Hampstead Annex Building Auditorium**
15060 US-17, Hampstead, NC 28443



October 31, 2019

**RE: Second Community Meeting for:
Conditional Rezoning Request of The Oaks at Murray Farm – REVISED SITE PLAN**

Paramounte Engineering, Inc. and Logan Developers, Inc. recently sent you an invitation to our second community meeting. In that invitation mailing, you received a copy of the first community meeting plan for reference. This mailing provides you a copy of the revised plan to be discussed at the November 12, 2019 community meeting at the Hampstead Annex's Auditorium. We are providing you both plans in advance of the meeting so you can see what has changed including reduction in units, saving the site's stately trees and stormwater adjustments. We also have included new park and open spaces areas all while adding additional buffers from adjacent properties to the site. Please join us to hear full details on the 12th.

Just a reminder on meeting times:

Community members who live to the north or northeast of the proposed project site, please attend the first meeting from 5:30-6:30.

Community members who live to the east/southeast, south, or west/southwest of the proposed project, please attend the second meeting from 7:00-8:00.

When: **November 12, 2019**
Where: **Hampstead Annex Building Auditorium**
15060 US-17, Hampstead, NC 28443

Community Meeting for Conditional Rezoning Request by Logan Developers, Inc.

Project Name: The Apartments at Porters Oaks The Reserve at Porters Oaks

| Name | Property Address / Neighborhood | Phone Number | Email Address |
|----------------------------------|-------------------------------------|--------------|------------------------------|
| Samuel Altman | 801 Porters Neck Road | | hazelbuilt@gmail.com |
| Ken Rankin | 232 GRAY HAWK CIRCLE / FOREST CREEK | | 1KW Rankin@gmail.com |
| JIM PIERCE | 8124 LAKE HAMPTON CT " | 919-522-1971 | JEPCELL@AOL.COM |
| ED ^{LOUIS} PENNIMAN | 8605 PLANTATION LANDING DR | 910-319-7413 | ABSEDP@GMAIL.COM |
| ^{MARK} Penelope Allison | 1323 Fitch Creek Rd Portersneck | | |
| Kay + Ricky Edwards | 8406 MKT ST | 910-231-3882 | |
| Charles USSERY | 8408 MARKET ST | 910-540-3483 | Charles.Ussery@a |
| Sherry USSERY | " | 910-620-2310 | Yahoo.COM |
| DAN SMITH | 1110 TENNWOOD DR WILMINGTON | 203 815-0830 | DANSMITHOFFINANCIALGUIDE.COM |
| Richard Fimbel | 607 SALO ST. Wilmington | 910 319-7911 | |
| Barbara Smith | 1110 Tennwood Dr. Wilmington | 203-645-1309 | barbarasmith2017@gmail.com |
| Gail Gilly | 7419 BLUE HERON DR. W APT 10F | 910-319 6314 | Schnapps1956@gmail.com |
| Andrew Kennedy | 921 Saltwood Lane | 251-675-2271 | |
| Rufus Kennedy | 921 Saltwood Lane | 910-319-7902 | |
| Kristin Dallos | 8425 Rosemary Lane / Registry | 910-465-3557 | Kristin.dallos@yahoo.com |
| Mari Leeson | 8425 ROSEMARY AVE | 203-774-4438 | W.A.P.I.N.G to 2 aol.com |
| JOHN CAVAN | 721 WINERY WAY | 910-686-8660 | cavan@ecrr.com |
| Doris Tulbuh | | | Jatulu655@Yahoo.com |
| Susan Williams | 613 SALO ST | | |
| Pat + Bill BLENK | 600 SALO ST | 910-686-1400 | whbblenk@gmail.com |
| Deb + Charles Gibson | 605 Salo St | 910-540-1801 | debpgibson@aol.com |
| Ron Fenstermacher | 1215 Congressional Lane | 910-470-7677 | nfensty@gmail.com |
| Nancy Fenstermacher | 1215 " " | " " | |
| Frank Klein | 1214 Congressional Lane | | frankc143@hotmail.com |

[illegible]

Community Meeting for Conditional Rezoning Request by Logan Developers, Inc.

Project Name: The Apartments at Porters Oaks The Reserve at Porters Oaks

| | | | |
|--------------------|-------------------------|--------------|---------------------------|
| Emanuel Klen | 1214 Congressional Lane | 910 232-8003 | ERV12122@hotmail.com |
| A Christine Conn | 8701 Bardman Circle | 516-236-8904 | Christine Conn@yahoo.com |
| Diane Cortiglio | 8406 Emerald Dunes Rd | 910.686.9150 | deecortiglio@gmail.com |
| Rob Hartwick | 618 Winery Way | 216 225 9723 | Rob.Hartwick@gmail.com |
| Laura Bonham | 8410 Yaxline Ln | 910-546-1134 | Laura@kinglawfirm.com |
| J.C. Hayscraft | 8519 Bella Bella Way | 309-273-4520 | will48-hays@gmail.com |
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Community Meeting for Conditional Rezoning Request by Logan Developers, Inc.

Project Name: The Apartments at Porters Oaks The Reserve at Porters Oaks

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against

Community Meeting for Conditional Rezoning Request by Logan Developers, Inc.

Project Name: The Apartments at Porters Oaks The Reserve at Porters Oaks

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| Alex Delaney | | | |
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| Aidan Bowditch | | | |
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| Holton Blucher | | | |
| Lisa Blucher | | | |
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| Owen Myers | | | |
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| Siti Fenstermaker | | 910-515-6183 | Sanzebo@aol.com |

NAME

Community Meeting ~~for~~ ^{AGAINST} Conditional Rezoning Request by Logan Developers, Inc.

Project Name: The Apartments at Porters Oaks The Reserve at Porters Oaks

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| BRAD SULLIVAN | 7302 Concord Ave | | BRAD@HCCAV.COM |
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| Kristy High | 718 Winery Way | | |

AGAINST
 Community Meeting for Conditional Rezoning Request by Logan Developers, Inc.
 Project Name: The Apartments at Porters Oaks The Reserve at Porters Oaks

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[illegible]

[illegible]

Project Name: The Apartments at Porters Oaks The Reserve at Porters Oaks

Anchor Baptist Church

Community Meeting for Conditional Rezoning Request by Logan Developers, Inc.

Project Name: The Apartments at Porters Oaks The Reserve at Porters Oaks

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490017
Community Meeting for Conditional Rezoning Request by Logan Developers, Inc.
Project Name: The Apartments at Porters Oaks The Reserve at Porters Oaks

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| Alice Sanchez | 4729 Ladybug Lane | 910-617-7037 | 2/14 |
| Caroline Sanchez | 4729 Ladybug Lane | 910-617-7032 | 2/14 |
| Boyle | 473 Ladybug Ln | 910-232-969 | 2/14 |
| Sam Graves | 453 Ladybug Ln | 910-232-3300 | 710-4536 |
| Rick DeWolf | 2701 Charming Hills Dr | | 2/14 |
| Lydia Selek | 2701 Charming Hills Dr | | 2/14 |
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ALINE BATHS " " " "

JESSICA BATHS " " " "

BUTLBY ADKINS 8523 READING 440-530-6040 ~~butlbyadkins@ymail.com~~

WILDE ADKINS 8523 READING 440-2022-3516 ~~wildeadkins@ymail.com~~

NIVONELA WENDEN 8523 READING " "

AMIN ADKINS

BOSTON ADKINS

JULIENNE ADKINS 440-622-4579 ~~julienneadkins@ymail.com~~

HEATHER DONT 919 632 9090 507 ~~heatherd@ymail.com~~

^{again}
Community Meeting for Conditional Rezoning Request by Logan Developers, Inc.
Project Name: The Apartments at Porters Oaks The Reserve at Porters Oaks

| | | | |
|-------------------|-----------------------------|-------|-------|
| Seamus | 824 Everett's Creek Dr | Wilm. | 28411 |
| Lise Bradley | 701 Everett's Creek Dr. | Wilm | 28411 |
| Lori Baker | 821 Everett's Creek | Wilm | 28411 |
| Carol Cadogan | 710 Wine Cellar Cir | Wilm | 28411 |
| Dennot Cadogan | 710 Wine Cellar Cir | Wilm | 28411 |
| J/M McManus | 8506 KESLING Ave | Wilm | 28411 |
| SUSAN McMANUS | | | |
| Yuhong Cai | | | |
| Yunlong Li | 898 Wine Cellar Circle | | 28411 |
| Xigyeai Cai | | | x x |
| Huiyi Zhuang | x - x x | | x x |
| David Li | x x x | x | |
| Mike & Kathy Long | 8350 Market / 499 TIBBYS Dr | Wilm | 28411 |
| BUP SHARRY | 8039 BALD EAGLE LN. | W M | 28411 |
| Lichie Foxville | 8418 YEARDLE LN | Wilm | 28411 |
| Cathy Foxville | 8418 YEARDLE LN | Wilm | 28411 |
| Sonia Lalaur | 2905 Scott Hill Loop Rd | JLM | 28411 |
| Mary Mann | 8529 Galloway National Dr | Wilm | 28411 |
| LOA Hicks | 8744 Bald Eagle LA | | 28411 |
| Chip Hicks | " | | " |
| Chew Fick | 740 Tuscan Way | " | 28411 |
| Patti Briggs | 702 Charlis Way | WILM | 28411 |
| Paul Briggs | " " " | " | " |
| Bonnie Bird | 8590 Galloway National Dr. | y | 28411 |
| Ning Vance | 5670 Chellington | " | 28411 |
| Alex. Jensen | 8528 Coconut Ct | | 28411 |
| Misty Jensen | 8528 Coconut Ct | | 28411 |
| Peggy Glass | 1118 Ternwood Dr. | " | 28411 |

Nadine Flint 728 Everetts Creek Wilm 2846/

Del Flint 728 Everetts Creek Wilm 2846/

Kiera Bridgen
Chip Bridgen
Ella Bridgen
Charlie Bridgens
Oliver Bridgen

810 Blue Point Drive



910 685 2334
910 650 1521

bridgen3@yahoo.com
chipthechef@icloud.com

Deedee Gash
May 11

814 Blue Point Dr
308 Ambler

910-742-6491

dragash@gmail.com

LOVEbug 1060001
2pm

Katherine Knight

8204 Beddoes Dr

910 352 6131 bethaknight@gmail.com

Beka Bohlmann
David Fialk

8710 New Forest Dr
884 Wine Cellar Circle

314-456-6234

910-859-0200

david@davidfialk.com

Karen Bohlman
Ginni Shaw

8710 New Forest Dr
8711 New Forest

636-459-5447

910-821-8493

flares2ohio.edu

Jan Grouck

8721 Plantation Landing Dr

910-200-5043

jgg101010@gmail.com

Jimmy Smith

8805 Tilbury Dr

617-1379 kiomusic@bellsouth.net

Beverly Delaise

8805 Tilbury Drive

262-7200 beverlydelaise@gmail.com

MARILYN BATEZEEBAK

802 Blue Point Dr

910 512 5889

marilynjb@hotmail.com

JARLETT BATEZEEBAK

802 Blue Point Dr

910 352 3438

Thel Wasserberg

8406 Reisling Ave

910-227-9277

EDL0909@gmail.com

Artin Wasserberg

8406 Reisling Ave

910-227-9277

mwasserfb@gmail.com

Jonathan McCarthy

738 Winery Way Wilmington

336 394 6813

JPMPH85@gmail.com

Erin McCarthy

738 Winery Way

Jennifer Cat
Jonas Cat

730 Wine Cellar Circle

masseyandspunk@yahoo.com

Tom Ziermann 725 Winery Way 910-409-8096 TOMZ@ecrr.com
Wayne Hoffman/Carol Col-8624 Plantation Landing Dr. 541-861-7842 whoffman@peak.org

SCOTT JENO

118 FITCH CREEK ROAD

631-379-9792 SJENO84@HOTMAIL.COM

Car Bradley 8402 Ventana

910-515-3240

CarBradley01@gmail.com

Kenn MacDonald 8530 Reising Ave 910 274 1557 KENMACNY@GMAIL.com

Joe & Heidi Campomanes 8734 Rainsburg 678-362-2609 tige-7d@aol.com

Piper & Dylan Campomanes 8734 Rainsburg Way 678-984-3191 heidicampomanes@gmail.com

Janet Rodrick 8718 Mollys Court 914403-8282 jan.rodrick@gmail.com

Anthony Rodrick 8718 Mollys Court 914403-8283 anthony.rodrick@gmail.com

Robert & Mirella Timms 8719 Mollys Court

Simon Stevenson 725 Blue Point Drive 910-742-1722

simonmarcstevenson@gmail.com

Joyce Stevenson " " " "

410- prof.stevenson@gmail.com

Second Community Meeting - Conditional Rezoning Request by Logan Developers, Inc.

Project Name: The Oaks at Murray Farm

| Name | Property Address / Neighborhood | Phone Number | Email Address |
|---------------------------|---|--------------|---------------------------|
| KEVIN & KAREN COTTE | 418 LAY BUG LANE | 516/965-3106 | KEVIN.COTTET@GMAIL.COM |
| Linda Elizabeth Cottle | 762 Tuscan Way | 910 620-2806 | lincottle@yahoo.com |
| Wayne Hoffman | 8624 Plantation Landing Drive | 541-761-7842 | whoffman@peak.org |
| Theresa Zaitchuk | 728 Aqueduct Lane | 910-686-5748 | zuestrax5748@gmail.com |
| Bill Julie Terrell | 8640 Fazio Dr. PNCC | 70-686-2376 | |
| Robert & Furman Hartwick | 618 Winery Way | 216 225 4723 | ROB.HARTWICK@GMAIL.COM |
| Chris Paige & Camden Nade | 645 Winery Way / Vineyard Plantation | 910-431-2707 | paigernagle1@gmail.com |
| Jared Brumby Beckoff | 702 Winery Way 28411 | 989 225 2703 | brumby.jared@gmail.com |
| HESSGENIUS | 706 CHABLIS WAY | 910-352-0477 | SRS1972@YAHOO. |
| Jack Mackmull | 8304 FAZIO Dr PNCC | 770 315 2316 | MACKJAC@MAC.COM |
| STAN WEINRICH | 8668 8668 VINTAGE CLUB 28411 | 901 493-7227 | STANWEINRICH@YAHOO.COM |
| Dana Thompson | 8511 Jade Wood Dr 28411 | 434-841-9007 | Danasdreammakers@aol.com |
| Karin Thompson | 8511 Jade Wood Dr. 28411 | 717 371 0435 | Kerinthompson75@yahoo.com |
| LINDA MASTERS | 704 Tuscan Way 28411 | 910/270-7762 | minicopa@windcast.net |
| Brittany Knittel | 713 Winery Way | 910 431 9651 | |
| Beth C. Manson | 8813 Ramchury Way 28411 | 910 821 8901 | bmanson18@gmail.com |
| MIKE & MARY BRIDGES | 8409 FAZIO DR. 28411 | 703-615-4154 | MABRIDGES46@GMAIL.COM |
| Nichole Kellum | 8530 Bella Sera | 910 319 7519 | |
| Wendy Craft | 8519 Bella Sera | 309-868-2475 | will48hay@gmail.com |
| Karen Page | 2802 Bendham Ct | 706 540 0779 | rapropr@nfi.net |
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Second Community Meeting - Conditional Rezoning Request by Logan Developers, Inc.

Project Name: The Oaks at Murray Farm

| Name | Property Address / Neighborhood | Phone Number | Email Address |
|--------------------|---------------------------------|--------------|--------------------------|
| Linda Thurston | | | |
| Melanie Thurston | | | |
| Jordan Smith | | | |
| Bob Gordon | 1166 Tannard Ct | 910-733-7659 | bfgordo54@gmail.com |
| Juanne " | " " " | | gordon.juanne@gmail.com |
| Wonne Spencer | Porters Neck | 910-352-8349 | |
| Kim Nunn | 715 Chablis Way | | |
| Stephen Nunn | " | | |
| Alders Nunn | | | |
| Owen Nunn | | | |
| Haven | | | |
| Nick High | 718 Winery Way | 910-512-2068 | NickHigh@gmail.com |
| Kayden High | " | | |
| Sandy Tanski | 8800 T. Vann Dr | 910-617-5946 | santelbo@aol.com |
| Bill Fenstermacher | 8800 T. Vann Dr | 910 515 6183 | paaprovider@hotmail.com |
| Rick Stinson | | 910 262-8489 | |
| JAMIE HOWELL | 848 WINE CELLAR CIRCLE | 919-637-4495 | JLB9274@yahoo.com |
| BEN HOWELL | 848 Wine Cellar Circle | 910-200-8288 | berhowell1@yahoo.com |
| Amiee Muir | 422 Lady Bug Ln | 910-899-0100 | Digredd@gmail.com |
| Marybeth Handy | 2701 Thornblade Cir | 630 564 7870 | |
| Dianna Carson | 412 Tibbys Dr | 910-633-0153 | |
| Greg Herring | 412 Tibbys Drive | 910.386.1787 | gherring1965@yahoo.com |
| Julie Burton | 452 Wild Dunes Circle | | julieburton284@gmail.com |
| John La Forgia | 8526 JadeWood Dr | 910.319.7230 | |
| Susan La Forgia | 8526 JadeWood Dr | 910.319.7230 | realmccoy628@gmail.com |

Second Community Meeting - Conditional Rezoning Request by Logan Developers, Inc.

Project Name: The Oaks at Murray Farm

| Name | Property Address / Neighborhood | Phone Number | Email Address |
|------------------|---------------------------------------|----------------|------------------------------|
| Gregory Holliman | 738 Chablis Way / Vineyard Plantation | (910) 552-5250 | gcholliman@yahoo.com |
| GUNTHER KEMAN | 8705 THORNBLADE CIR | 910-319-7809 | GUNTHERKEMAN@ICLOUD. |
| BETH THURSTON | REED BANK RD | 910-622-7600 | BETHANMTHURSTON328@GMAIL.COM |
| Jodi Adams | 714 Chablis | 410 271 4733 | jodi-adams at wtnal |
| Harry Adams | 714 Chablis Way | 910 821 0337 | |
| George Adams | | | |
| Jenny Goodgion | 1021 Creekside Ln | 910 686-1529 | goodgij@aol.com |
| Kristy High | 718 Winery Way | 910-616-3217 | Kristyhigh82@gmail.com |
| Ella Coltrane | 718 Winery Way | | |
| Bob Timms | 8219 Millers Ct. | 910-681-0795 | |
| George Brown | 8743 Turnsbury Way | 860-712-8999 | |
| Laura Brown | " " " | 860-944-7629 | |
| Lawrence Wang | 726 Tusculum Way | 219-427 7885 | |
| Susan Ward | " " " | 919-621-9523 | |
| Sarah Tun | 311 Chablis Way | 910-297-2057 | |
| Connor Regan | 8502 Rebling Ave. | 910-352-0814 | |
| Gary Rees | 1508 Jupiter Hills Cir | 516 695 4965 | |
| Paul Stern | VINEYARD PLANTATION | 512-680-8849 | |
| Lisa Griffin | 8200 Porters Crossing Way | 513-200 6077 | griffam@me.com |
| Michael Pinson | 430 Lady Bug Lane | 910 619 8987 | mypinson4@yahoo.com |
| Heidi Zepheri | 408 Lady Bug Lane | 631-387-5614 | miss.heidi.z@gmail.com |
| Jonathan Mellich | 738 Winery Way Wilmington NC 28411 | 336-399-6815 | |
| Dee Cortiglio | 8406 Emerald Duces Rd. | 910.626.9150 | deecortiglio@gmail.com |
| Vickie Tucker | 826 Wine Cellar Circle Vineyard Plant | 910-520 8517 | Vickie.mellich@yahoo.com |
| MARK HARDY | 8701 THORNBLADE CIR | 630 5286091 | |

Project Name: The Oaks at Murray Farm

5:30 P.M

Second Community Meeting - Conditional Rezoning Request by Logan Developers, Inc.

Project Name: The Oaks at Murray Farm

| Name | Property Address / Neighborhood | Phone Number | Email Address |
|--------------------|---------------------------------|--------------|----------------------------|
| SAM COLMAN | 718 WINE CELLAR CIR | 910 319 7238 | |
| MARGARET COLMAN | 718 WINE CELLAR CIRCLE | | colmanmc@hotmail.com |
| Sandy Dickinson | 8722 Ramsbury Way | 704 576 2998 | traskmum2006@yahoo.com |
| J B HENDERSON | 752 ARSENALE DR | 910-686-9801 | JHENDERSON@EC-RR.COM |
| Guest | Tlbbys Branch | — | — |
| DAN SMITH | 1110 Tennywood Dr | 203 815-0830 | DMSMITH@FINANCIALGUIDE.COM |
| Steve Shinn | 8818 Ramsbury Way | 817-899-7830 | snerkshinn@gmail.com |
| Eric Wolf | 575 Windstar LN | 781-640-9550 | ERICWOLF78411@gmail.com |
| Cherry Wolf | 575 Windstar LN | 910-686-9560 | cherrywolf28411@gmail.com |
| BOB KAES | 738 TUSCAN WAY | 916 36 3178 | in.kaes@gmail.com |
| JOANNE CAVAN | 721 Winery Way | 910-686-8660 | JOANNECAVANFI@gmail.com |
| Shawn Penniman | 429 Chablis Way | 760-715-9706 | ShawnPenniman@gmail.com |
| Paul & Mary Cherry | 725 TUSCAN Way | 910 319 7639 | MOLLRN@comcast.net |
| Ruth & Ron Geller | Wooden Dr. W. | 910-519-7443 | |
| ED PENNIMAN | 8605 PLANTATION LANDING | 910 319-7413 | ABSEDP@GMAIL.COM |
| LOIS PENNIMAN | " " " | | |
| Sami Chagan | 1021 Wild Dunes | 571-355-3111 | |
| Kathleen Ricketts | 8840 Ramsbury Way | 703-626-2807 | Kars2327@gmail.com |
| J.C. Hayscraft | 8519 Bella Sera Way | 309-273-4520 | will48ray@gmail.com |
| Jeff Stanfield | 714 Winery way | 910-686-2148 | |
| Kathryn Stanfield | 714 Winery Way | 910-686-2148 | |
| Susan Flater | 8632 Fazio Drive | 630-430-0085 | srf/ter@outlook.com |
| Jeff Flater | " | " | " |
| Jim Marz | 8834 TILBY DR. | 678-488-4500 | JMARZGS@yahoo.com |
| Jon DEHants | 8834 TILBY DR. | 516-850-9117 | DEHANTOS@yahoo.com |

Second Community Meeting - Conditional Rezoning Request by Logan Developers, Inc.

Project Name: The Oaks at Murray Farm

| Name | Property Address / Neighborhood | Phone Number | Email Address |
|-------------------|--------------------------------------|----------------|-----------------------------------|
| Christy Crumrine | 621 Winery Way (Vineyard Plantation) | 704 807-0605 | RuckertChristina@gmail.com |
| Paula Scott | 832 Winecellar Cir | 910 - 686-3472 | paulas832@aol.com |
| David Scott | 832 Winecellar Cir | 910 - 686-3472 | dscott832@aol.com |
| Mark Greenberg | 8809 Summit Creek Lane | 305 632-8200 | markdgreenberg422@gmail.com |
| Ted Becker | 8225 Sage Valley | 910 319 7767 | tblcker21@gmail.com |
| Susan MacAloon | 8653 Plantation Landing | 404-433-4799 | susanmacaloon@gmail.com |
| Janet Rodrick | 8718 Mollys Court | ————— | jan.rodrick@gmail.com |
| Anthony Rodrick | 8718 Mollys Ct. | ————— | Anthony.Rodrick@gmail.com |
| Terri Cox | 730 Winecellar Circle | 910-740-7454 | twinedgd2010@yahoo.com |
| Sandy Score | 8612 Foyes Blvd | 686-1078 | sandy.score@gmail.com |
| William Mountford | 602 Arjun Drive | 910 232 9942 | Wkmountford@gmail.com |
| Lynda Brooks | 8754 New Forest Dr. | 215-510-4321 | brooks.lynda@gmail.com |
| Margaret Gordon | 8620 FAYE Dr | 910 686-3654 | |
| NAYMYO HANTUN | 34 CHABLIS Way | 910-297-6579 | |
| Marianna Stark | 734 Winery Way | 754-277-6328 | marstark77@hotmail.com |
| Chris Hobbs | 8913 Saville Court | 501 943 5666 | christohobbs@gmail.com |
| Ryan Blacher | 626 Winery Way | 910-547-8060 | ryan.blacher27@gmail.com |
| Rocio Quarento | 421 Chablis Way | 910-465-2386 | Quarento3@gmail.com |
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Second Community Meeting - Conditional Rezoning Request by Logan Developers, Inc.

Project Name: The Oaks at Murray Farm

| Name | Property Address / Neighborhood | Phone Number | Email Address |
|---------------------|---------------------------------|--------------|--------------------------|
| JP Block | | | |
| A. Alper | 722 Tuscan Way | 215-620-4159 | NGS143@nol.com |
| David Jentz | 708 Winery Way | 919-946-5023 | |
| Bonnie Jentz | 200 Winery Way | 989-225-2763 | |
| Anne/Benny Wall | 8648 Fazio Dr., W'ton | 910 821 8378 | |
| Jacob Furber | 8546 Sedgewood Dr. | 910-508-4216 | |
| Naive-Claire Croger | 810 Wine Cellar Cir | 910-319-7471 | yanman1@aol.com |
| Yves " | " | " | " |
| JOHN GEIST | 858 WINE CELLAR CIRCLE | 910 319 3314 | |
| BRAD SCHULTZ | 230 Government Center | 910-798-7444 | BSCHULTZ@NACGOV.COM |
| JOHN CAVAN | 721 Winery Way | 910-686-8660 | Cavan@ec.na.com |
| Sandy Smith | 329 Dogwood Lane | | Sandyathome329@gmail.com |
| Julie Crow | 8770 Ramsbury | | juliebcrow@yahoo |
| Keith Renye | 430 Chablis Way 2841 | 401-481-6105 | Krenyc23@yahoo |
| Penny Riggs | 716 Tuscan Way | | |
| Dave Riggs | " " | | |
| USA Hicks | 740 Tuscan Way | 910-612-8093 | hicksfamilync@icloud |
| Bobbie Fricano | 8832 Ramsbury Way | 910-821-0609 | FricanoBobbie@gmail.com |
| Jo Fricano | " " | " " | " " |
| Kathryn Price | 711 Tuscan Way | 252 292 1887 | kathybprice@yahoo.com |
| Patrick Knittel | 713 Winery Way 2841 | 910-200-6892 | Knittp@yahoo.com |
| Patrick Gallaher | 503 Chablis Way 2841 | 910-612-2499 | |
| MARISA GALLAHER | 503 CHABLIS WAY | 910 274-8425 | |
| Kin de la Mar | 617 Kauri St 2841 | 516 225 8560 | CAS520@yahoo.com |
| Jo DeMaris | 617 Kauri St 2841 | | |

Second Community Meeting - Conditional Rezoning Request by Logan Developers, Inc.

Project Name: The Oaks at Murray Farm

| Name | Property Address / Neighborhood | Phone Number | Email Address | |
|------------------------|---------------------------------|----------------|-----------------------------|-----|
| Bob Hiett | 8417 Rosemary Ln VP | 910-228-3453 | rchiatt@cc.rr.com | |
| Melissa Hiett | 8422 Rosemary Ln | 409 609 5 | m.hothama@aol.com | |
| Jeff Hiett | | | j.hiett@t2c.net | |
| JAKE HANNA | 8115 Wade Hampton Ct. | | erthanna@mindspring.com | com |
| Beverly Grwin | 1025 Creekside Lane | 910 612 5271 | bdwerwin@gmail.com | com |
| Richard Hyatt | 8602 Fazio Dr | 381-641-0294 | rhyatt1899@aol.com | |
| Cheryl & Janie Paone | 8528 Bald Eagle Ln | (910) 686 2783 | janiepaone@gmail.com | |
| Scott & Amy Kline | 638 Wiverny Way | 910-228-3585 | Amy.kline15@gmail.com | |
| JAY BROOK | 8757 New Forest | 610-505 906 | | |
| Sharon Hyland Brown | 8201 Interlachen Cir. | 910-821-0329 | sharonhylandbrown@gmail.com | |
| Michael Brown | 8700 Interlachen Cir. | " " " | " | |
| Dana & David Forcinito | 523 Tibbys Dr. | 919-920-4660 | daforcinito@yahoo.com | |
| MARK REGAN | 1210 Congress MA LN | | markregan | |
| Jo Parker | 871 Wine Cellar Cir | 910 309 5511 | mrsjparker@gmail.com | |
| Scott TROTT | 602 Wiverny Way | 619 847 2939 | Scott.Trott@outlook.com | |
| Dr. ELIZ. BAUEREIS | 416 Black Diamond | 910-686-9616 | dbauereis@cc.rr.com | |
| DAVID BAUEREIS | " " | " | " | |
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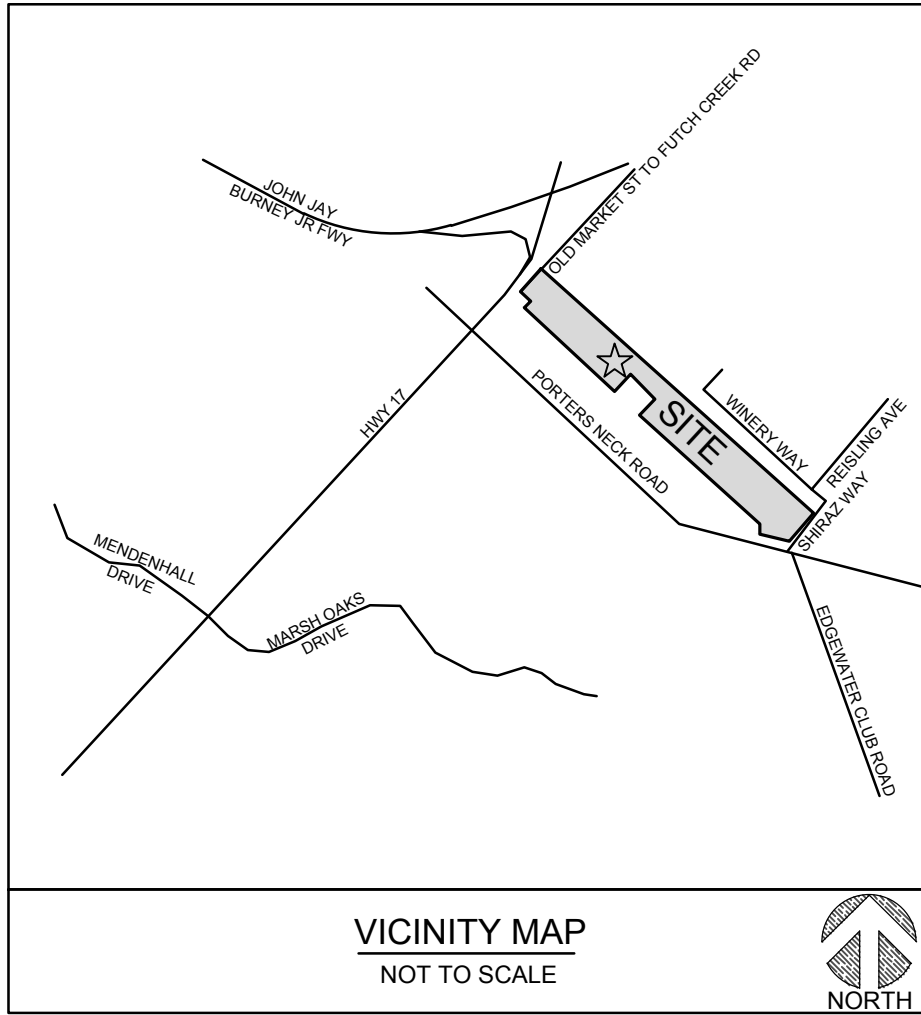
Second Community Meeting - Conditional Rezoning Request by Logan Developers, Inc.

Project Name: The Oaks at Murray Farm

| Name | Property Address / Neighborhood | Phone Number | Email Address |
|---------------------------------|---|--------------|-------------------------------|
| Steve Walker | 824 Winged Foot Lane | 910-231-8250 | swedwalker92@gmail.com |
| Renn Carroll | 839 Wine Cellar Cir. | 910-231-2882 | renno1@bellsouth.net |
| Bill Ritenour | 8536 FADEWOOD DR. | 910-288-5204 | bill.ritenour@gmail.com |
| Carolyn Cebula | 8319 Vintage Club Cir. | 603-819-9116 | cdcebula@gmail.com |
| James STEPHEN FORTHO | 618 W — | — | — |
| | 68 MID DUNE /PNP | 919 414-0314 | stfort1005@midsping.com |
| Jon Leeds | 504 Tibbys Dr | 910 297 6397 | johnnybeanbox@gmail.com |
| Jenny Leeds | 504 Tibbys Dr | 910 297 6904 | jleeds1@hotmail.com |
| Bill Pearson | 117 Hallbrook Farms | 224 659-0677 | Bill.PEARSON@comcast.net |
| Jade Williams | 672 Blue Point Dr. | 910-821-5187 | |
| Michael Taylor | 8643 Graysun Park Dr | 804 514 2680 | mtaylor89@pgs.com |
| Emily Liotta | 729 Winery way ^{Wilmington NC} | 504-606-7765 | emilyno@hotmail.com |
| Siphan Stevenson | 725 Blue Pt Drive 28411 | 910-742-1722 | siphanmarcstevenson@gmail.com |
| Diego Lebecky | 854 Wine Cellar | 910 431-5747 | diego1309@gmail.com |
| Audrey Kennedy | 921 Saltwood Lane | 757-678-2271 | akennedy757@yahoo. |
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Project Name: The Oaks at Murray Farm

7:00 P.M



SITE DATA

| | |
|------------------------------|--|
| TOTAL SITE ACREAGE: | ± 52.39 ACRES |
| PROPERTY PINS: | R02900-004-007-000, R02900-004-008-000, R02900-004-019-000, R02900-004-009-000, R03700-001-007-000, R03700-001-006-000, R02900-004-010-000, R02900-004-010-001, R03700-001-003-000, R03700-001-002-000 |
| EXISTING ZONING: | R-15, R20 |
| PROPOSED ZONING: | RMF-L* (RESIDENTIAL MULTI-FAMILY LOW-DENSITY) |
| EXISTING USE: | SINGLE FAMILY, FARM, VACANT |
| PROPOSED USE: | SINGLE-FAMILY, DUPLEX, MULTI-FAMILY |
| FUTURE LAND USE DESIGNATION: | COMMUNITY MIXED USE & GENERAL RESIDENTIAL |
| RMF-L ALLOWABLE DENSITY: | 10 DU/AC (523 UNITS) |
| PROJECT PROPOSED DENSITY: | 7.41 DU/AC (388 UNITS) |

PROPOSED UNITS

| | |
|------------------------|---|
| TOTAL UNIT COUNT: | 388 UNITS |
| SINGLE FAMILY LOTS: | 66 LOTS - 65' X 120' TYP. (65'x112' MIN.) |
| DUPLEXES: | 34 UNITS |
| (17) BUILDINGS | |
| APARTMENTS: | 288 UNITS |
| (12) 24-UNIT BUILDINGS | |

DIMENSIONAL REQUIREMENTS

| | | |
|-----------------------|-----------------|-----------------|
| | SINGLE FAMILY | MULTI-FAMILY |
| PERIMETER SETBACK: | 20' | 20' |
| FRONT SETBACK: | 20' | 35' |
| REAR SETBACK: | 15' | 25' |
| SIDE SETBACK: | 5' INTERIOR | 20' INTERIOR |
| | 10' SIDE STREET | 30' SIDE STREET |
| BUILDING SEPARATION: | | |
| SINGLE FAMILY: | 10' | |
| SINGLE FAM. & DUPLEX: | 20' | |
| OTHER DWELLINGS: | 20' | |
| MINIMUM LOT SIZE: | N/A | |
| MAX. BLDG. HEIGHT: | 45' (3 STORIES) | |

SITE DATA (CONT'D)

| | |
|---|--|
| APARTMENT PARKING REQUIREMENTS: | |
| SEC 81-1: MULTI-FAMILY RESIDENTIAL: ONE AND ONE-HALF (1.5) SPACES PER 1 BEDROOM UNIT AND TWO (2.0) SPACES PER 2+ BEDROOM UNITS. | |
| PARKING REQUIRED: | 528 SPACES |
| 44 SPACES PER 24-UNIT BUILDING | 12'x44 = 528 |
| PARKING PROVIDED: | 539 SPACES (INCLUDING ADA AND GARAGE SPACES) |
| ADA SPACES: | 12 SPACES (11 REQUIRED) |
| GARAGES: | 42 SPACES |

| | |
|---|--|
| AMENITY PARKING REQUIREMENTS: | |
| SEC 81-1: CLUBS, PUBLIC, PRIVATE, AND ASSOCIATED USES: ONE (1) PARKING SPACE FOR EACH ONE HUNDRED (100) SQUARE FEET OF GROSS FLOOR SPACE. | |
| AMENITY CLUB/ POOL HOUSE: 400 SF | |
| PARKING REQUIRED: | 4 SPACES |
| PARKING PROVIDED: | 4 SPACES (INCLUDING ADA SPACES - SHARED WITH APARTMENTS) |
| ADA SPACES: | 1 SPACE |

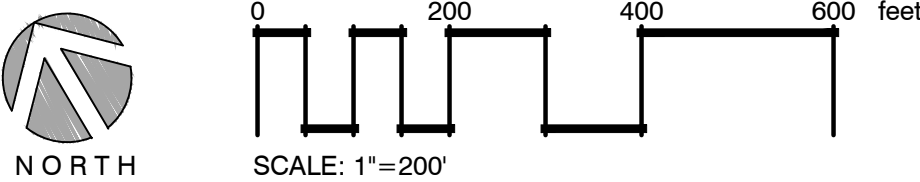
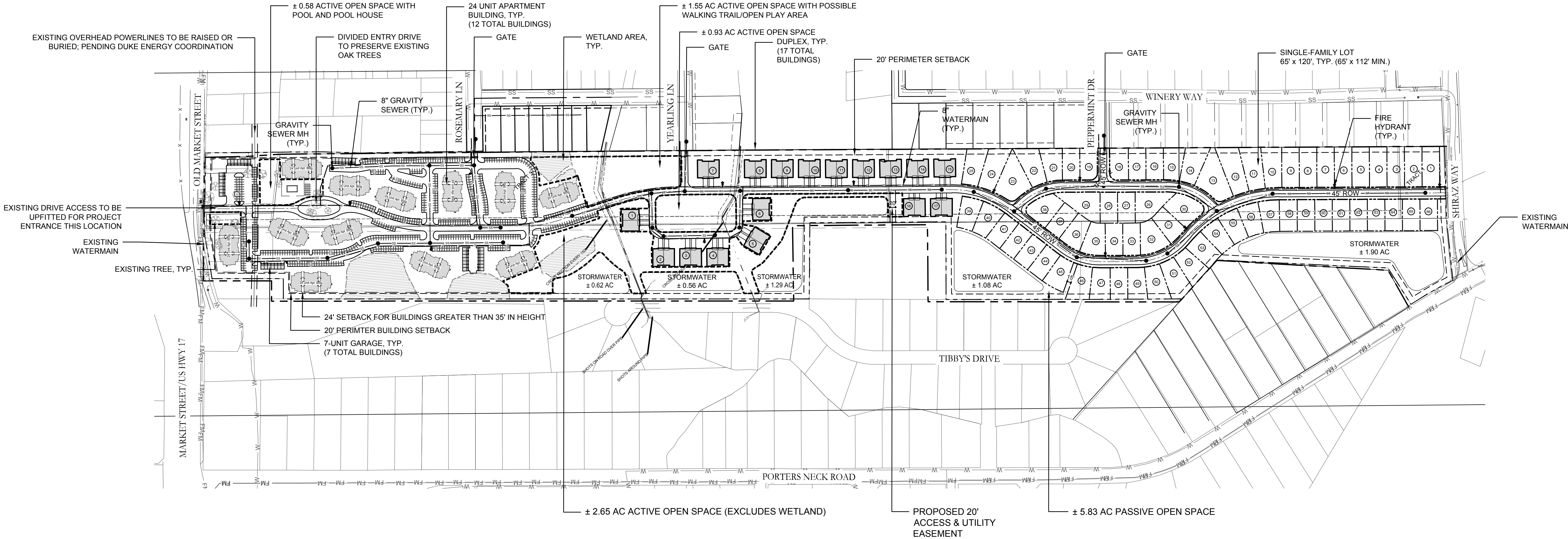
OPEN SPACE CALCULATIONS:

| | | |
|----------------------------|----------|----------|
| | REQUIRED | PROVIDED |
| 388 UNITS x .03 = 11.64 AC | | |
| PASSIVE OPEN SPACE | 5.82 AC | 5.83 AC |
| ACTIVE OPEN SPACE: | 5.82 AC | 5.83 AC |

COUNTY REQUIREMENTS STATES THAT RECREATION SPACE SHALL BE PROVIDED IN THE AMOUNT OF 0.03 ACRES PER DWELLING UNIT. 50% OF THE REQUIRED RECREATION SPACE SHALL BE PASSIVE AND THE OTHER 50% IS REQUIRED TO BE ACTIVE.

SITE DATA (CONT'D)

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| SITE LIGHTING: | |
| 1. ALL STREET AND PARKING LIGHTING WILLBE DESIGNED AND INSTALLED BY DUKE ENERGY. | |
| 2. ALL LIGHTING ON SINGLE FAMILY, DUPLEX, AND APARTMENT BUILDINGS WILL BE DESIGNED AND INSTALLED BY BUILDER. | |
| 3. LIGHT FIXTURES TBD. | |
| GATE NOTES: | |
| 1. ALL GATES WILL BE EMERGENCY SERVICES ACCESSIBLE BY EITHER KNOX BOX OR SIREN ACTIVATION. | |
| SURVEY, UTILITIES, & FLOODPLAIN NOTES: | |
| 1. REFERENCE DEED BOOK INFORMATION PROVIDED ON EXISTING CONDITIONS PLAN. | |
| 2. UTILITES SHOWN HEREON ARE FROM INFORMATION VISIBLE IN THE FIELD AND MAPS PROVIDED BY OTHERS. UTILITIES OTHER THAN WHAT ARE SHOWN MAY EXIST. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. | |
| 3. DEVELOPER WILL COORDINATE WITH DUKE ENERGY TO RAISE OR BURY LOW POWER LINES AT OLD MARKET STREET ENTRANCE. | |
| 4. WATER AND SEWER WILL BE PROVIDED BY CFPUA. | |
| 5. SUBJECT PROPERTIES ARE ENTIRELY LOCATED WITHIN A "ZONE X MINIMAL FLOOD RISK" AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 3720326000K, PANEL NO. 3260 WITH AN EFFECTIVE DATE OF AUGUST 28, 2018. | |



PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

REVISIONS:

CLIENT INFORMATION:

LOGAN DEVELOPERS, INC.
60 GREGORY ROAD, SUITE 1
BELVILLE, NC 28451

PARAMOUNT ENGINEERING, INC.

122 Cinema Drive
Wilmington, North Carolina 28403
(910) 791-6707 (O) (910) 791-6760 (F)
NC License # C-2846

CONDITIONAL ZONING SITE PLAN

THE OAKS AT MURRAY FARM
NEW HANOVER COUNTY
NORTH CAROLINA

PROJECT STATUS:
DESIGNED BY: PEI
PRELIMINARY LAYOUT:
FINAL DESIGN:
RELEASED FOR CONSTRUCTION:
DATE: 10/10/2019
SCALE: 1"=200'

DRAWING INFORMATION:
DRAWN: [blank]
CHECKED: [blank]

SEAL

LP-1

PEI JOB#: 19305.PE

Adjacent Property Owners - The Oaks at Murray Farm

| | | | | |
|-----------------------------------|-------------------------|--------------|--------------------------|--------------------------------|
| STAKS MARIANNA | 734 WINERY WAY | | WILMINGTON, NC 28411 | 734 WINERY WAY WILMINGTON |
| HENSHAW JUSTIN W TONYA A | 8409 ROSEMARY LN | | WILMINGTON, NC 28411 | 8409 ROSEMARY LN WILMINGTON |
| LAMBETH ROBERT L MARY G | 709 WINERY WAY | | WILMINGTON, NC 28411 | 709 WINERY WAY WILMINGTON |
| ROWAN ROBERT J | 426 CHABLIS WAY | | WILMINGTON, NC 28411 | 426 CHABLIS WAY WILMINGTON |
| COVIL ELLIS M JR ETAL | 305 ELK SUMMIT DR | | TODD, NC 28684 | 8422 MARKET ST WILMINGTON |
| SANFORD UNIE O | 321 PORTERS NECK RD | | WILMINGTON, NC 28411 | 321 PORTERS NECK RD WILMINGTON |
| BATTS RICHARD A MELISSA E | 8401 ROSEMARY LN | | WILMINGTON, NC 28411 | 8401 ROSEMARY LN WILMINGTON |
| OLONE DIANNE C | 705 WINERY WAY | | WILMINGTON, NC 28411 | 705 WINERY WAY WILMINGTON |
| TODD JERRY W JR LEANN S | 420 TIBBYS DR | | WILMINGTON, NC 28411 | 420 TIBBYS DR WILMINGTON |
| PINSON MICHAEL D SARAH M | 430 LADY BUG LN | | WILMINGTON, NC 28411 | 430 LADY BUG LN WILMINGTON |
| GREINER FRANCES S | 802 PORTERS NECK RD | | WILMINGTON, NC 28405 | 802 PORTERS NECK RD WILMINGTON |
| HARRISON RUSSELL D SR VERDALE D | 208 CHABLIS WAY | | WILMINGTON, NC 28411 | 208 CHABLIS WAY WILMINGTON |
| SPENCER YVONNE D | 508 TIBBY'S DR | | WILMINGTON, NC 28411 | 508 TIBBYS DR WILMINGTON |
| FIDLER ANDREW F MARY E | 438 CHABLIS WAY | | WILMINGTON, NC 28411 | 438 CHABLIS WAY WILMINGTON |
| WEAVER RONALD D KIMBERLY J | 722 CHABLIS WAY | | WILMINGTON, NC 28411 | 722 CHABLIS WAY WILMINGTON |
| BERRY COLLIN M SUSAN V | 425 LADY BUG LANE | | WILMINGTON, NC 28411 | 425 LADY BUG LN WILMINGTON |
| MROZ GREGORY E RACHEL M | 422 CHABLIS WAY | | WILMINGTON, NC 28411 | 422 CHABLIS WAY WILMINGTON |
| POPE PROPERTIES ON 17 LLC | | PO BOX 4014 | WILMINGTON, NC 28406 | 8330 MARKET ST WILMINGTON |
| VINEYARD PLANTATION HOA | | PO BOX 12051 | WILMINGTON, NC 28405 | 730 CHABLIS WAY WILMINGTON |
| PATTERSON RONALD JR JENNIFER | 416 TIBBYS DR | | WILMINGTON, NC 28411 | 416 TIBBYS DR WILMINGTON |
| CAUDILL JEREMY RUSSELL JESSICA JO | 1218 BOWFIN LN | UNIT 2 | CAROLINA BEACH, NC 28428 | 8417 YEARLING LN WILMINGTON |
| GENES JOSHUA K SAMANTHA S | 453 LADY BUG LN | | WILMINGTON, NC 28411 | 453 LADY BUG LN WILMINGTON |
| LATSTETTER ROBERT ANN | 634 WINERY WAY | | WILMINGTON, NC 28411 | 634 WINERY WAY WILMINGTON |
| CUSHENBERRY JAMES ANGELA JANEY | 629 WINERY WAY | | WILMINGTON, NC 28411 | 629 WINERY WAY WILMINGTON |
| NECHES WILLIAM TRUST | | PO BOX 10871 | WILMINGTON, NC 28404 | 421 PORTERS NECK RD WILMINGTON |
| MCMULLAN THERESE M | 11047 SCOTTS LANDING RD | | LAUREL, MD 20723 | 514 CHABLIS WAY WILMINGTON |
| BARNHILL STEVEN AMY | 8421 ROSEMARY LN | | WILMINGTON, NC 28411 | 8421 ROSEMARY LN WILMINGTON |
| THOMAS BRYAN C ETAL | 1425 AVENEL DR | | WILMINGTON, NC 28411 | 609 TIBBYS DR WILMINGTON |
| ONATE JAMES F LAUREL H | 608 TIBBYS DR | | WILMINGTON, NC 28405 | 608 TIBBYS DR WILMINGTON |
| DOLLAR DUSTY L JILL K | 620 CHABLIS WAY | | WILMINGTON, NC 28411 | 620 CHABLIS WAY WILMINGTON |
| FILAK JEFFREY M CHRISTEL P | 418 CHABLIS WAY | | WILMINGTON, NC 28411 | 418 CHABLIS WAY WILMINGTON |
| BLTD PROPERTIES LLC | 8405 FREESTONE AVE | | HENRICO, VA 23229 | 817 PORTERS NECK RD WILMINGTON |
| KNITTEL PATRICK A BRITTANY E | 713 WINERY WAY | | WILMINGTON, NC 28411 | 713 WINERY WAY WILMINGTON |
| BUCKINGHAM JAMES JR ELIZABETH | 612 TIBBYS DR | | WILMINGTON, NC 28411 | 612 TIBBYS DR WILMINGTON |
| NESTER DALLAS G LYNNE W | 225 CREEKSID E EAST DR | | WILMINGTON, NC 28411 | 8410 MARKET ST WILMINGTON |
| ZIERMANN THOMAS R PATRICIA M | 725 WINERY WAY | | WILMINGTON, NC 28411 | 725 WINERY WAY WILMINGTON |
| SPRADLEY SANDRA M ETAL | 8376 MARKET ST | | WILMINGTON, NC 28411 | 8376 MARKET ST WILMINGTON |
| HALL STEPHEN C JENNIFER | 500 TIBBYS DR | | WILMINGTON, NC 28405 | 500 TIBBYS DR WILMINGTON |
| LEWIS CHARLES W E ELIZABETH | 730 WINERY WAY | | WILMINGTON, NC 28411 | 730 WINERY WAY WILMINGTON |

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| MARGUCCIO DAVID J WENDY E | 606 WINERY WAY | WILMINGTON, NC 28411 | 606 WINERY WAY WILMINGTON |
| HARTWICK ROBERT W FARANAKA A | 618 WINERY WAY | WILMINGTON, NC 28411 | 618 WINERY WAY WILMINGTON |
| CONKLIN MARCUS R | 406 LADY BUG LN | WILMINGTON, NC 28411 | 406 LADY BUG LN WILMINGTON |
| MCKOY HUBERT JEROME ALICE N | 520 TIBBYS DR | WILMINGTON, NC 28403 | 520 TIBBYS DR WILMINGTON |
| DEEN MICHELLE | 305 PORTERS NECK RD | WILMINGTON, NC 28411 | 305 PORTERS NECK RD WILMINGTON |
| KITCHEN CHARLES TABITHA A | 8402 YEARLING LN | WILMINGTON, NC 28411 | 8402 YEARLING LN WILMINGTON |
| USSERY CHARLES D SR SHERRY W | 325 BRETONSHIRE RD | WILMINGTON, NC 28405 | 8412 MARKET ST WILMINGTON |
| WHALEY FAMILY IRREVOCABLE ASSET PROT | 625 WINERY WAY | WILMINGTON, NC 28411 | 625 WINERY WAY WILMINGTON |
| OPALKA SCOTT COLLEEN | 434 CHABLIS WAY | WILMINGTON, NC 28411 | 434 CHABLIS WAY WILMINGTON |
| MARTIN DANNY C JR ANGELITA S | 705 PORTERS NECK RD | WILMINGTON, NC 28405 | 705 PORTERS NECK RD WILMINGTON |
| HALAC KENT E ALAINA J KIM | 742 WINERY WAY | WILMINGTON, NC 28411 | 742 WINERY WAY WILMINGTON |
| JAMES ELSIE C IV AMY W | 516 TIBBYS DR | WILMINGTON, NC 28411 | 516 TIBBYS DR WILMINGTON |
| ELKIN TIMMIE L CHERI P | 404 TIBBY'S DR | WILMINGTON, NC 28411 | 404 TIBBYS DR WILMINGTON |
| SHAW DANIEL J | 429 LADY BUG LN | WILMINGTON, NC 28411 | 429 LADY BUG LN WILMINGTON |
| COVIL ELLIS M LIFE EST ETAL | 305 ELK SUMMIT DR | TODD, NC 28684 | 8422 MARKET ST WILMINGTON |
| RENYE KEITH E HEATHER L | 430 CHABLIS WAY | WILMINGTON, NC 28411 | 430 CHABLIS WAY WILMINGTON |
| HARTZELL JOSHUA KIMBERLY JOY | 715 PORTERS NECK RD | WILMINGTON, NC 28412 | 715 PORTERS NECK RD WILMINGTON |
| ROBSON CHELSEA B SIMON D | 428 TIBBYS DR | WILMINGTON, NC 28405 | 428 TIBBYS DR WILMINGTON |
| MCDONALD TAMMY Y SEAN V | 637 WINERY WAY | WILMINGTON, NC 28411 | 637 WINERY WAY WILMINGTON |
| EDWARDS MICHAEL DAYMA | 512 TIBBYS DR | WILMINGTON, NC 28411 | 512 TIBBYS DR WILMINGTON |
| FONVILLE RICHIE D CATHLEENA L | 8418 YEARLING LN | WILMINGTON, NC 28411 | 8418 YEARLING LN WILMINGTON |
| BUNN DEREK W ANGELA | 8407 REISLING AVE | WILMINGTON, NC 28411 | 8407 REISLING AVE WILMINGTON |
| HUDSON MICHAEL L DEANNA H | 706 WINERY WAY | WILMINGTON, NC 28411 | 706 WINERY WAY WILMINGTON |
| LLOYD MANUEL W HELENA C | 204 CHABLIS WAY | WILMINGTON, NC 28411 | 204 CHABLIS WAY WILMINGTON |
| MURRAY ROBERT C III ULRIKE H | 8313 SHIRAZ WAY | WILMINGTON, NC 28405 | 8313 SHIRAZ WAY WILMINGTON |
| BASS JOEL PERCY II SANDRA C | 511 TIBBYS DR | WILMINGTON, NC 28411 | 511 TIBBYS DR WILMINGTON |
| CARTER DIANE H | 313 PORTERS NECK RD | WILMINGTON, NC 28405 | 313 PORTERS NECK RD WILMINGTON |
| LIOTTA RAY ETAL | 729 WINERY WAY | WILMINGTON, NC 28411 | 729 WINERY WAY WILMINGTON |
| POPE PROPERTIES ON 17 LLC | | WILMINGTON, NC 28406 | 8342 MARKET ST WILMINGTON |
| JOHNSON KYLE C AMANDA T | 8403 REISLING AVE | WILMINGTON, NC 28411 | 8403 REISLING AVE WILMINGTON |
| MORGAN KENNETH TERESA | 507 TIBBYS DR | WILMINGTON, NC 28405 | 507 TIBBYS DR WILMINGTON |
| HOSS GREGG E HEIDI HANH THI | 608 CHABLIS WAY | WILMINGTON, NC 28411 | 608 CHABLIS WAY WILMINGTON |
| PORTER ALTON G JOAN A | 719 PORTERS NECK RD | WILMINGTON, NC 28405 | 719 PORTERS NECK RD WILMINGTON |
| CAVAN JOHN JOANNE W | 721 WINERY WAY | WILMINGTON, NC 28411 | 721 WINERY WAY WILMINGTON |
| KUPERUS RYAN KELLI O | 426 LADY BUG LN | WILMINGTON, NC 28411 | 426 LADY BUG LN WILMINGTON |
| REGISTRY AT VINEYARD PLANTATION HOA I | | WILMINGTON, NC 28405 | 417 LADY BUG LN WILMINGTON |
| REEVES CHAD E PATRICIA C | 401 LADY BUG LN | WILMINGTON, NC 28411 | 401 LADY BUG LN WILMINGTON |
| SNEEDEN DAVID G ETAL | 1840 LIVE OAK PKWY S | WILMINGTON, NC 28403 | 207 PORTERS NECK RD WILMINGTON |
| ALTMAN SAMUEL R | 801 PORTERS NECK RD | WILMINGTON, NC 28411 | 805 PORTERS NECK RD WILMINGTON |
| SPRADLEY SANDRA M ETAL | 8376 MARKET ST | WILMINGTON, NC 28411 | 8380 MARKET ST WILMINGTON |
| GATES ANDREW P STACEY N | 8501 BISON CT | WILMINGTON, NC 28411 | 8501 BISON CT WILMINGTON |

PO BOX 4014

PO BOX 12051

| | | | | |
|-------------------------------------|---------------------|--------------|----------------------|----------------------------------|
| RICKS BARBARA MELVIN | 615 TIBBYS DR | | WILMINGTON, NC 28411 | 615 TIBBYS DR WILMINGTON |
| MARLOWE RONALD C | 701 PORTERS NECK RD | | WILMINGTON, NC 28405 | 701 PORTERS NECK RD WILMINGTON |
| ROSSI RICHARD A ANDREA E | 8406 YEARLING LN | | WILMINGTON, NC 28411 | 8406 YEARLING LN WILMINGTON |
| REGISTRY AT VINEYARD PLANTATION HOA | 3301 BENSON DR | SUITE 535 | RALEIGH, NC 27619 | LADY BUG LN WILMINGTON |
| COTHREN FAMILY TRUST | 301 PORTERS NECK RD | | WILMINGTON, NC 28405 | 301 PORTERS NECK RD WILMINGTON |
| DALLOS RANDALL P KRISTIN M | 8425 ROSEMARY LN | | WILMINGTON, NC 28411 | 8425 ROSEMARY LN WILMINGTON |
| COTHREN FAMILY TRUST | 301 PORTERS NECK RD | | WILMINGTON, NC 28405 | 221 PORTERS NECK RD WILMINGTON |
| GUO LIANHONG L QINGNAN YAO | 436 CLOVERDALE DR | | WEXFORD, PA 15090 | 602 WINERY WAY WILMINGTON |
| BASTIAN JARVIS R CATHERINE A | 518 CHABLIS WAY | | WILMINGTON, NC 28411 | 518 CHABLIS WAY WILMINGTON |
| TURNER CHRISTOPHER W JEANNE H | 515 TIBBYS DR | | WILMINGTON, NC 28411 | 515 TIBBYS DR WILMINGTON |
| MICHAELSON MARTIN J ANN | | PO BOX 11171 | WILMINGTON, NC 28404 | 746 WINERY WAY WILMINGTON |
| MCCARTHY JONATHAN ERIN | 738 WINERY WAY | | WILMINGTON, NC 28411 | 738 WINERY WAY WILMINGTON |
| KARAM BERNARD J EILEEN M | 710 WINERY WAY | | WILMINGTON, NC 28411 | 710 WINERY WAY WILMINGTON |
| NUNALEE WALTER H II ALLYN S | 604 TIBBYS DR | | WILMINGTON, NC 28411 | 604 TIBBYS DR WILMINGTON |
| SMITH CRAIG ANDREA | 8413 ROSEMARY LN | | WILMINGTON, NC 28411 | 8413 ROSEMARY LN WILMINGTON |
| OGDEN VOL FIRE DEPT INC ETAL | 7375 MARKET ST | | WILMINGTON, NC 28405 | 8310 SHIRAZ WAY WILMINGTON |
| SPRADLEY SANDRA M ETAL | 8376 MARKET ST | | WILMINGTON, NC 28411 | 8370 MARKET ST WILMINGTON |
| FORCINITO DAVID DANA | 523 TIBBYS DR | | WILMINGTON, NC 28411 | 523 TIBBYS DR WILMINGTON |
| NICHOLSON MATTHEW S | 410 LADY BUG LN | | WILMINGTON, NC 28411 | 410 LADY BUG LN WILMINGTON |
| DAVIDSON BRIAN CATHERINE S | 8402 REISLING AVE | | WILMINGTON, NC 28411 | 8402 REISLING AVE WILMINGTON |
| READY CHRISTINE ETAL | 2020 SCRIMSHAW PL | | WILMINGTON, NC 28405 | 102 EDGEWATER CLUB RD WILMINGTON |
| HENDERSON JOHN A LAUREN | 216 CHABLIS WAY | | WILMINGTON, NC 28411 | 216 CHABLIS WAY WILMINGTON |
| KRISTY JACOB | 414 LADY BUG LN | | WILMINGTON, NC 28411 | 414 LADY BUG LN WILMINGTON |
| MURRAY BEN G HEIRS | 9225 PINEY WOODS RD | | WILLARD, NC 28478 | 8370 MARKET ST WILMINGTON |
| WRIGHT CHRISTOPHER L MELISSA D | 710 CHABLIS WAY | | WILMINGTON, NC 28411 | 710 CHABLIS WAY WILMINGTON |
| WHITE MAJOR LEE IV | 605 TIBBYS DR | | WILMINGTON, NC 28411 | 605 TIBBYS DR WILMINGTON |
| LEA ROBERT GLENN ETAL | 519 MARKET ST | | WILMINGTON, NC 28401 | 8320 MARKET ST WILMINGTON |
| COSTELLO RONALD J NORA A | 604 CHABLIS WAY | | WILMINGTON, NC 28411 | 604 CHABLIS WAY WILMINGTON |
| HIGH NICKOLAUS M KRISTY M | 718 WINERY WAY | | WILMINGTON, NC 28411 | 718 WINERY WAY WILMINGTON |
| BOWDITCH BRENT G SARA N | 633 WINERY WAY | | WILMINGTON, NC 28411 | 633 WINERY WAY WILMINGTON |
| MANCHESTER AARON D AMANDA P | 304 CHABLIS WAY | | WILMINGTON, NC 28411 | 304 CHABLIS WAY WILMINGTON |
| MADEJ MICHAEL J SR DYLAH S | 417 PORTERS NECK RD | | WILMINGTON, NC 28411 | 417 PORTERS NECK RD WILMINGTON |
| THOMAS TAD L REBECCA J | 501 TIBBYS DR | | WILMINGTON, NC 28405 | 501 TIBBYS DR WILMINGTON |
| HERRING HERMON GREGORY | 412 TIBBYS DR | | WILMINGTON, NC 28411 | 412 TIBBYS DR WILMINGTON |
| GREEN JAMES A JR VIVIAN T | | PO BOX 11157 | WILMINGTON, NC 28404 | 97 EDGEWATER CLUB RD WILMINGTON |
| BONEAU ROBERT W LAURA K | 8410 YEARLING LN | | WILMINGTON, NC 28411 | 8410 YEARLING LN WILMINGTON |
| DOWD GREGORY P JR KARYL R | 613 TIBBYS DR | | WILMINGTON, NC 28411 | 613 TIBBYS DR WILMINGTON |
| BRIGGS PAUL PATRICIA | 702 CHABLIS WAY | | WILMINGTON, NC 28411 | 702 CHABLIS WAY WILMINGTON |
| JOSE KRISTOPHER M KRISTIN A | 300 CHABLIS WAY | | WILMINGTON, NC 28411 | 300 CHABLIS WAY WILMINGTON |
| SHAFFIN PROPERTIES LLC | 1515 CHESTNUT ST | | WILMINGTON, NC 28401 | 217 PORTERS NECK RD WILMINGTON |
| MORGAN DAVID P MICHELLE S | 630 WINERY WAY | | WILMINGTON, NC 28411 | 630 WINERY WAY WILMINGTON |

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|--------------------------------------|----------------------|--------------|----------------------|--------------------------------|
| ALTMAN SAMUEL R | 801 PORTERS NECK RD | | WILMINGTON, NC 28411 | 801 PORTERS NECK RD WILMINGTON |
| MURRAY ROBERT C JR EMMA Y TR | 8370 MARKET ST | | WILMINGTON, NC 28405 | 8390 MARKET ST WILMINGTON |
| COBLE RAY MARION KWANG HYONG | 522 CHABLIS WAY | | WILMINGTON, NC 28411 | 522 CHABLIS WAY WILMINGTON |
| ONUFRICK KENNETH MARIA | 418 LADY BUG LN | | WILMINGTON, NC 28411 | 418 LADY BUG LN WILMINGTON |
| EUBANKS JAMES R JOAN C | 718 CHABLIS WAY | | WILMINGTON, NC 28411 | 718 CHABLIS WAY WILMINGTON |
| FIELDS HARRY M LEEANNE P | 437 LADY BUG LN | | WILMINGTON, NC 28411 | 437 LADY BUG LN WILMINGTON |
| LONG ROBERT DEVITT | 217 PORTERS NECK RD | | WILMINGTON, NC 28411 | 217 PORTERS NECK RD WILMINGTON |
| LEA R GLENN ETAL | | PO BOX 4014 | WILMINGTON, NC 28406 | 203 PORTERS NECK RD WILMINGTON |
| THOMAS RONALD D TRACY J | 510 CHABLIS WAY | | WILMINGTON, NC 28411 | 510 CHABLIS WAY WILMINGTON |
| JAGUTIS JARED BRONWYN | 702 WINERY WAY | | WILMINGTON, NC 28411 | 702 WINERY WAY WILMINGTON |
| VINEYARD PLANTATION HOA INC | | PO BOX 12051 | WILMINGTON, NC 28405 | 642 WINERY WAY WILMINGTON |
| STANFIELD JEFFREY L KATHRYN C | 714 WINERY WAY | | WILMINGTON, NC 28411 | 714 WINERY WAY WILMINGTON |
| VINEYARD PLANTATION HOA INC | 3301 BENSON DR | | RALEIGH, NC 27609 | 614 WINERY WAY WILMINGTON |
| LOEHR GREGORY B AMANDA E | 442 CHABLIS WAY | | WILMINGTON, NC 28411 | 442 CHABLIS WAY WILMINGTON |
| ALTMAN SAMUEL R | 801 PORTERS NECK RD | | WILMINGTON, NC 28411 | 725 PORTERS NECK RD WILMINGTON |
| TERRY ADRIENNE R | 701 WINERY WAY | | WILMINGTON, NC 28411 | 701 WINERY WAY WILMINGTON |
| BECKWITH RAYMOND J LAUREN | 454 LADY BUG LN | | WILMINGTON, NC 28411 | 454 LADY BUG LN WILMINGTON |
| USSERY CHARLES D SR SHERRY W | 325 BRETONSHIRE RD | | WILMINGTON, NC 28405 | 8414 MARKET ST WILMINGTON |
| EDWARDS RICKY N KAREN | 8406 MARKET ST | | WILMINGTON, NC 28405 | 8406 MARKET ST WILMINGTON |
| KLINE SCOTT A AMY C | 638 WINERY WAY | | WILMINGTON, NC 28411 | 638 WINERY WAY WILMINGTON |
| LONG MIKEL F KATHRYN P | 8356 MARKET ST | | WILMINGTON, NC 28405 | 8356 MARKET ST WILMINGTON |
| GIRARD DENNIS J | 424 TIBBYS DR | | WILMINGTON, NC 28405 | 424 TIBBYS DR WILMINGTON |
| BALDINELL RICHARD JESSICA A | 8405 ROSEMARY LN | | WILMINGTON, NC 28411 | 8405 ROSEMARY LN WILMINGTON |
| CONNER TRACIE LANCE | 610 WINERY WAY | | WILMINGTON, NC 28411 | 610 WINERY WAY WILMINGTON |
| DEGROOT RACHEL LYNN | | PO BOX 7 | NANUET, NY 10954 | 408 TIBBYS DR WILMINGTON |
| SANCHEZ CADE A ALEXA N | 414 CHABLIS WAY | | WILMINGTON, NC 28411 | 414 CHABLIS WAY WILMINGTON |
| MIKLOUCICH FRANCIS J JR LINDSAY | 412 CHABLIS WAY | | WILMINGTON, NC 28411 | 412 CHABLIS WAY WILMINGTON |
| WOODS BERNICE ROGER | 299 HOLDER RD | | BALTIMORE, OH 43105 | 524 TIBBYS DR WILMINGTON |
| NAGLE CHRISTOPHER M ANGELA PAIGE COF | 645 WINERY WAY | | WILMINGTON, NC 28411 | 645 WINERY WAY WILMINGTON |
| NGUYEN HAI D LOAN P | 446 LADY BUG LN | | WILMINGTON, NC 28411 | 446 LADY BUG LN WILMINGTON |
| CIVELLI RICHARD V JENNIFER L | 8414 YEARLING LN | | WILMINGTON, NC 28411 | 8414 YEARLING LN WILMINGTON |
| CROOM CHRISTOPHER B AMY L | 726 CHABLIS WAY | | WILMINGTON, NC 28411 | 726 CHABLIS WAY WILMINGTON |
| BOYELL JOSEPH J KATHLEEN A SMYTHE | 308 CHABLIS WAY | | WILMINGTON, NC 28411 | 308 CHABLIS WAY WILMINGTON |
| HUFHAM FORREST MELISSA | 8429 ROSEMARY LN | | WILMINGTON, NC 28411 | 8429 ROSEMARY LN WILMINGTON |
| OLSON PETER RICHARD | 601 TIBBYS DR | | WILMINGTON, NC 28405 | 601 TIBBYS DR WILMINGTON |
| COVIL ELLIS M LIFE EST ETAL | 305 ELK SUMMIT DR | | TODD, NC 28684 | 8422 MARKET ST WILMINGTON |
| GOSLINE DENNIS YVETTE M | 8674 GRAYSON PARK DR | | WILMINGTON, NC 28411 | 213 PORTERS NECK RD WILMINGTON |
| LEEDS JONATHAN P JENNIFER E H | 504 TIBBYS DR | | WILMINGTON, NC 28405 | 504 TIBBYS DR WILMINGTON |
| LONG JACOB R BRITTANY | 402 LADY BUG LN | | WILMINGTON, NC 28411 | 402 LADY BUG LN WILMINGTON |
| BAUCOM KEVIN E DEBRA P | 641 WINERY WAY | | WILMINGTON, NC 28411 | 641 WINERY WAY WILMINGTON |
| REAL SOUND VENTURES LLC | 2317 LYNNWOOD DR | | WILMINGTON, NC 28403 | 713 PORTERS NECK RD WILMINGTON |

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|----------------------------------|-----------------------|------------------------|----------------------------------|
| POORE LEE L | 212 CHABLIS WAY | WILMINGTON, NC 28411 | 212 CHABLIS WAY WILMINGTON |
| MUIR GARY S AMIEE L | 422 LADY BUG LN | WILMINGTON, NC 28411 | 422 LADY BUG LN WILMINGTON |
| HIATT ROBERT C ETAL | 8417 ROSEMARY LN | WILMINGTON, NC 28411 | 8417 ROSEMARY LN WILMINGTON |
| WASSERBERG MARTIN J ETHEL D | 8406 REISLING AVE | WILMINGTON, NC 28411 | 8406 REISLING AVE WILMINGTON |
| DE LA ROSA DAVID YACKELINE M | 433 LADY BUG LN | WILMINGTON, NC 28411 | 433 LADY BUG LN WILMINGTON |
| WOOD WILLIAM MARY | 734 CHABLIS WAY | WILMINGTON, NC 28411 | 734 CHABLIS WAY WILMINGTON |
| FOY ANTONIA M LIFE EST | 421 TIBBYS DR | WILMINGTON, NC 28411 | 421 TIBBYS DR WILMINGTON |
| LETTS PAUL J TRACY B | 317 PORTERS NECK RD | WILMINGTON, NC 28411 | 317 PORTERS NECK RD WILMINGTON |
| MANN JASON D ERIN E | 809 PORTERS NECK RD | WILMINGTON, NC 28411 | 809 PORTERS NECK RD WILMINGTON |
| DEMARCO TERESA M RANDY | 722 WINERY WAY | WILMINGTON, NC 28411 | 722 WINERY WAY WILMINGTON |
| CARR DANIEL C SHENAN J | 1461 FINAL LANDING LN | WILMINGTON, NC 28411 | 726 WINERY WAY WILMINGTON |
| FICKEN ROLF H LORI A | 622 WINERY WAY | WILMINGTON, NC 28411 | 622 WINERY WAY WILMINGTON |
| GATWOOD ELDEN JOHN | 519 TIBBYS DR | WILMINGTON, NC 28405 | 519 TIBBYS DR WILMINGTON |
| GREEN CHRISTABELL | 101 EDGEWATER CLUB RD | WILMINGTON, NC 28405 | 101 EDGEWATER CLUB RD WILMINGTON |
| HESSENIUS JAY S BRANDI | 706 CHABLIS WAY | WILMINGTON, NC 28411 | 706 CHABLIS WAY WILMINGTON |
| MAKO KOURTNEY C | 733 WINERY WAY | WILMINGTON, NC 28411 | 733 WINERY WAY WILMINGTON |
| WARREN JOHN D | 501 PORTERS NECK RD | WILMINGTON, NC 28411 | 501 PORTERS NECK RD WILMINGTON |
| JONES APRIL B | 405 LADY BUG LN | WILMINGTON, NC 28411 | 405 LADY BUG LN WILMINGTON |
| NESTER DALLAS LYNNE W | 225 CREEKSIDE EAST DR | WILMINGTON, NC 28411 | 8408 MARKET ST WILMINGTON |
| TYLER STEPHEN A DOROTHY J | 804 PORTERS NECK RD | WILMINGTON, NC 28405 | 804 PORTERS NECK RD WILMINGTON |
| FOY ANTONIA M LIFE EST | 421 TIBBYS DR | WILMINGTON, NC 28411 | 8362 MARKET ST WILMINGTON |
| BISSELINK FRANK HBM JEAN M | 8433 ROSEMARY LN | WILMINGTON, NC 28411 | 8433 ROSEMARY LN WILMINGTON |
| CHAMP MCD-DAVIS FOUNDATION | | WILMINGTON, NC 28402 | 1011 PORTERS NECK RD WILMINGTON |
| HOLT REAL ESTATE ENTERPRISES INC | | FAYETTEVILLE, NC 28305 | 8312 MARKET ST WILMINGTON |
| MARLING JAMES B ETAL | 721 PORTERS NECK RD | WILMINGTON, NC 28411 | 721 PORTERS NECK RD WILMINGTON |
| LONG MIKEL F KATHRYN P | 8350 MARKET ST | WILMINGTON, NC 28411 | 8350 MARKET ST WILMINGTON |
| WHELDON CHARLES R | 717 PORTERS NECK RD | WILMINGTON, NC 28411 | 717 PORTERS NECK RD WILMINGTON |
| COLENDIA BENJAMIN E HEATHER A | 813 PORTERS NECK RD | WILMINGTON, NC 28411 | 813 PORTERS NECK RD WILMINGTON |
| BLACHER RYAN D JESSICA C | 626 WINERY WAY | WILMINGTON, NC 28411 | 626 WINERY WAY WILMINGTON |
| POPE PROPERTIES ON 17 LLC | | WILMINGTON, NC 28406 | 8318 MARKET ST WILMINGTON |
| ZHAO YAN CHONG HUA LIN | 408 CHABLIS WAY | WILMINGTON, NC 28411 | 408 CHABLIS WAY WILMINGTON |
| MILLIKEN GAIL J GEORGE W | 4473 AMELIA CT | WILMINGTON, NC 28405 | 617 PORTERS NECK RD WILMINGTON |
| BOUGHTON RICHARD R JR JENNIFER | 616 CHABLIS WAY | WILMINGTON, NC 28411 | 616 CHABLIS WAY WILMINGTON |
| POPE JERRY W | 400 TIBBYS DR | WILMINGTON, NC 28411 | 400 TIBBYS DR WILMINGTON |
| DEXTER STACY P PATRICIA L | 508 SHUNEY ST | WILMINGTON, NC 28409 | 401 PORTERS NECK RD WILMINGTON |
| SANTANIELLO AMATO ELAINE M | 409 LADY BUG LN | WILMINGTON, NC 28411 | 409 LADY BUG LN WILMINGTON |
| BLTD PROPERTIES LLC | 8405 FREESTONE AVE | HENRICO, VA 23229 | 817 PORTERS NECK RD WILMINGTON |
| SORENSEN SHAUN | 17 SLOOP ST | SWANSBORO, NC 28584 | 309 PORTERS NECK RD WILMINGTON |
| AEIN MARGARET | 717 WINERY WAY | WILMINGTON, NC 28411 | 717 WINERY WAY WILMINGTON |
| CRUMRINE KEVIN T CHRISTINA B | 621 WINERY WAY | WILMINGTON, NC 28411 | 621 WINERY WAY WILMINGTON |
| ADAMS ANDREW D JODI N | 714 CHABLIS WAY | WILMINGTON, NC 28411 | 714 CHABLIS WAY WILMINGTON |

PO BOX 1268
PO BOX 53157

PO BOX 4014

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| HOLLIMAN GREGORY C REGINA T | 738 CHABLIS WAY |
| WAGNER TRACY L | 220 CHABLIS WAY |
| MESSINEO MICHAEL CINDEE | 612 CHABLIS WAY |
| MITCHELL WADE S TRUST NUMBER TWO | 2616 HIBERNIA ST |
| PERDUE MICHAEL W KAYOKO M | 8410 REISLING AVE |
| RAYMER MELISSA E | 312 CHABLIS WAY |

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220 CHABLIS WAY WILMINGTON
612 CHABLIS WAY WILMINGTON
600 TIBBYS DR WILMINGTON
8410 REISLING AVE WILMINGTON
312 CHABLIS WAY WILMINGTON