# CONDITIONAL ZONING DISTRICT Application

## Applicant/Agent Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Christopher L. Eisenzimmer, CPA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company</td>
<td>Blue Ridge Atlantic Community Development</td>
</tr>
<tr>
<td>Address</td>
<td>2018 Eastwood Road</td>
</tr>
<tr>
<td>Address</td>
<td>P.O. Box 431</td>
</tr>
<tr>
<td>City, State, Zip</td>
<td>Wilmington, NC 28403</td>
</tr>
<tr>
<td>City, State, Zip</td>
<td>Wrightsville Beach, NC 28480</td>
</tr>
<tr>
<td>Phone</td>
<td>(910) 338-3349</td>
</tr>
<tr>
<td>Phone</td>
<td>(910) 256-3528</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:chris.e@blueridgeatlantic.com">chris.e@blueridgeatlantic.com</a></td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:Haroldc@nexthomecapefear.com">Haroldc@nexthomecapefear.com</a></td>
</tr>
</tbody>
</table>

## Property Owner(s)

If different than Applicant/Agent

<table>
<thead>
<tr>
<th>Owner Name</th>
<th>BHC Properties, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Name 2</td>
<td></td>
</tr>
</tbody>
</table>

## Subject Property Information

<table>
<thead>
<tr>
<th>Address/Location</th>
<th>205 &amp; 217 Middle Sound Loop Road</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel Identification Number(s)</td>
<td>R04410-001-007-000, R04410-001-008-000, R04410-001-009-000, R04410-001-010-000</td>
</tr>
<tr>
<td>Total Parcel(s) Acreage</td>
<td>4.77</td>
</tr>
<tr>
<td>Existing Zoning and Use(s)</td>
<td>R-15 (Single Family Residential)</td>
</tr>
<tr>
<td>Future Land Use Classification</td>
<td>FLUP = General Residential; Proposed Zoning = CZ-RMF-M (Conditional Zoning, Residential Multi-Family - Moderate Density)</td>
</tr>
</tbody>
</table>

## Application Tracking Information (Staff Only)

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Date/Time received:</th>
<th>Received by:</th>
</tr>
</thead>
</table>
### Proposed Zoning, Use(s), & Narrative

<table>
<thead>
<tr>
<th>Proposed Conditional Zoning District: CZ-RMF-M</th>
<th>Total Acreage of Proposed District: 4.77</th>
</tr>
</thead>
</table>

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

The project will consist of a proposed 72-unit Senior Living Apartment Community adjacent to Middle Sound Loop Road in Wilmington, NC. The project is within the New Hanover County Planning and Zoning District. To achieve the project as desired, a Conditional Zoning District approval from R-15 to RMF-M (Residential Multi-Family – Moderate Density) is necessary. The Conditional Zoning District process is pursuant to the recently adopted New Hanover County Unified Development Ordinance (the “UDO”) under Article 3: Zoning Districts, section 3.2.13 RMF-M; Article 5: General Development Standards; Article 7: Stormwater Management; Article 8: Erosion and Sedimentation Control; Article 9: Flood Damage Prevention; and Article 10: Administrative Procedures, section 10.3.3 Conditional Zoning. Only uses permitted under RMF-M are allowed within this Conditional Zoning District. Please see the attached Project Narrative for Residence at Canopy Pointe, Senior Living Apartment Community.

### 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. Residence at Canopy Pointe is not proposing any additional conditions to our CZ-RMF-M request.
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: Senior Adult Housing - Attached (252)

Trip Generation Use and Variable (gross floor area, dwelling units, etc.): 72-units

AM Peak Hour Trips: Enter (5), Exit (9)  
PM Peak Hour Trips: Enter (11), Exit (9)

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 benefitting all affected parties and the community-at-large. The applicant must explain, with reference to attached plans (where applicable), how the proposed Conditional Use Zoning District meets the following criteria.

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

   The project is within the General Residential Classification, the proposed CZ-RFM-M is consistent with the policies under Gen Res for density, promoting environmentally responsible growth, fiscally responsible growth, encourages a walkable community, and provides a range of housing type in the area.

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?

   Residence at Canopy Pointe is within the "General Residential" Classification under the FLUP. Plan NHC states that General Residential is appropriate for single and multi-family residential. It also encourages mixed-income (diversity in housing) projects which begins to address the affordable housing diversity needed in NHC. There is not a small area plan that covers this property.

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?

   With the Market Street Development pattern commercial and institutional uses are adjacent and across the street. These services are needed in close proximity to multi-family projects, and the multi-family provides a transitional buffer to the current R-15 zoning. Multi-family and higher density projects are constructed to the east of this property.
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.

<table>
<thead>
<tr>
<th>Required Information</th>
<th>Applicant Initial</th>
<th>Staff Initial</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Complete Conditional Zoning District application.</td>
<td>x</td>
<td>REM</td>
</tr>
<tr>
<td>2. Application fee – ($600 for 5 acres or less, $700 for more than 5 acres. An</td>
<td>x</td>
<td>REM</td>
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<tr>
<td>additional $300 fee must be provided for applications requiring TRC review).</td>
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<tr>
<td>3. Community meeting written summary.</td>
<td>x</td>
<td>REM</td>
</tr>
<tr>
<td>4. Traffic impact analysis (for uses that generate more than 100 peak hour trips).</td>
<td></td>
<td>REM</td>
</tr>
<tr>
<td>5. Legal description (by metes and bounds) or recorded survey Map Book and Page</td>
<td></td>
<td>REM</td>
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<tr>
<td>reference of the property requested for rezoning.</td>
<td></td>
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<tr>
<td>6. Site Plan including the following elements:</td>
<td></td>
<td>REM</td>
</tr>
<tr>
<td>• Tract boundaries and total area, location of adjoining parcels and roads.</td>
<td></td>
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<tr>
<td>• Proposed use of land, structures and other improvements. For residential</td>
<td></td>
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<tr>
<td>uses, this shall include number, height and type of units and area to be</td>
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<tr>
<td>occupied by each structure and/or subdivided boundaries. For non-</td>
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<tr>
<td>residential uses, this shall include approximate square footage and height</td>
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<tr>
<td>of each structure, an outline of the area it will occupy and the specific</td>
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<td>purpose for which it will be used.</td>
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<tr>
<td>• Development schedule including proposed phasing.</td>
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<td>• Traffic and Parking Plan to include a statement of impact concerning local</td>
<td></td>
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<td>traffic near the tract, proposed right-of-way dedication, plans for access</td>
<td></td>
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<tr>
<td>to and from the tract, location, width and right-of-way for internal streets</td>
<td></td>
<td></td>
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<tr>
<td>and location, arrangement and access provision for parking areas.</td>
<td></td>
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<tr>
<td>• All existing and proposed easements, reservations, required setbacks,</td>
<td></td>
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<tr>
<td>rights-of-way, buffering and signage.</td>
<td></td>
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<tr>
<td>• The one hundred (100) year floodplain line, if applicable.</td>
<td></td>
<td></td>
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<tr>
<td>• Location and sizing of trees required to be protected under Section 62 of the</td>
<td></td>
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<tr>
<td>Zoning Ordinance.</td>
<td></td>
<td></td>
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<tr>
<td>• Any additional conditions and requirements, which represent greater</td>
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<tr>
<td>restrictions on development and use of the tract than the corresponding</td>
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<tr>
<td>General Use District regulations or other limitations on land which may be</td>
<td></td>
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<tr>
<td>regulated by State law or Local Ordinance.</td>
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<tr>
<td>• Any other information that will facilitate review of the proposed change (Ref.</td>
<td></td>
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<tr>
<td>Article VII, as applicable).</td>
<td></td>
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<tr>
<td>7. 1 hard copy of ALL documents AND 8 hard copies of the site plan. Additional</td>
<td>x</td>
<td>REM</td>
</tr>
<tr>
<td>hard copies may be required by staff depending on the size of the document/site</td>
<td></td>
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<tr>
<td>plan.</td>
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<tr>
<td>8. 1 PDF digital copy of ALL documents AND plans.</td>
<td>x</td>
<td>REM</td>
</tr>
</tbody>
</table>
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.

By RN Chappell, member/manager
Signature of Property Owner(s)

RN Chappell
Print Name(s)

By Chris Eisenzimmer
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.
1. **How would the requested change be consistent with the County’s policies for growth and development?** The subject property is located within the New Hanover County growth node known as “Kirkland/Porters Neck, just off the intersection of Market Street and Middle Sound Loop Road in Ogden. This growth node will focus on more density, redevelopment and increased building height. This area is designated for General Residential, Community Mixed-Use and Urban Mixed-Use which propose a wide range of single and multi-family residential uses, commercial uses and retail uses. The design of the project proposes a land use that would be acceptable under the Community / Urban Mixed-Use place type.

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?** Per the Future Land Use Map, the subject property does fall into the General Residential category however, it abuts right the Urban Mixed-Use designated area. Given this, a senior independent living facility which would have minimal impact of traffic and is designed in an environmentally cognizant manner would be an acceptable conforming use for the subject property. As stated above, the subject property is within a growth node in Ogden which does provide consistency with the Future Land Use Map in a way of encouraging higher density and has the best opportunity to become commercial, service, and housing hubs. Further the proposed project would be designed in such a way to preserve the Live Oaks Trees to the best extent possible which would allow the site to maintain as much of its green and general residential character as possible.

3. **What significant neighborhood changes have occurred to make the original zoning inappropriate, or how is the land involved unsuitable for the uses permitted under the existing zoning?** The original zoning in place reflects a lower residential density than the Future Land Use Plan projects in the commercial/residential corridor right off the Market Street and Middle Sound Loop Road intersection. A significant neighborhood change that makes the R-15 zoning inappropriate is the new commercial development, Ogden Marketplace as well as the continued progress of re-development in the immediate area of the site. As a byproduct, this creates somewhat of a “new Urbanism” character which promotes more walkable communities and in turn assists in alleviating traffic issues by less need for auto travel. The conditional rezoning to RMF-M allows for a maximum of 17 units/ acre which would promote a higher density use for the subject property and aligns with the County’s growth node on redevelopment and increased building height and/or walkable community. The higher intensive land use and increase in density would be much more suitable and blend well with the new commercial development Ogden Marketplace which is diagonal of the subject property.
February 6, 2020

Ron Meredith, Associate Planner
New Hanover County
Department of Planning & Land Use
230 Government Center Drive, Suite 110
Wilmington, NC 28405

RE: Project Narrative: Conditional Zoning District RMF-M
Residence at Canopy Pointe a Senior Living Community
205 & 217 Middle Sound Loop Road
Wilmington, NC

PROJECT NARRATIVE – Residence at Canopy Pointe

The Residence at Canopy Pointe will consist of a proposed 72-unit Senior Living Apartment Community adjacent to Middle Sound Loop Road in Wilmington, NC. The project is within the New Hanover County Planning and Zoning District. To achieve the project as desired, a Conditional Zoning District approval from R-15 to CZ-RMF-M (Residential Multi-Family – Moderate Density) is necessary. The Conditional Zoning District process is pursuant to the recently adopted New Hanover County Unified Development Ordinance (the "UDO").

Developed by Blue Ridge Atlantic, Residence at Canopy Pointe exemplifies the type of mixed income apartment development that New Hanover County is encouraging in our community. Residence at Canopy Pointe will be nestled into the existing property fabric by preserving as much vegetation as possible, provide buffers to adjacent properties, and employ low impact design techniques for stormwater management.

The single building is a 3-story, 42-foot tall structure accommodating 72 Senior Living Apartments (mixture of 1 and 2-bedrooms). The site plan is arranged with the building tucked into the northwest corner of the property to provide as much buffer and tree preservation along Middle Sound Loop Road as is practical while meeting the minimum design guidelines provided by the county. Parking ratios meet the minimum number required to limit impervious surface, or built upon area, which reduces the overall stormwater impact. The 100-year FEMA flood line does not extend on this property nor are there jurisdictional wetlands on-site.

A Transportation Consultant (Ramey-Kemp & Associates) provided a traffic summary report providing the details of this project’s traffic impacts to surrounding roadways. A
Traffic Impact Analysis (the “TIA”) is not warranted based on the traffic engineer’s report and criteria established by NHC, NCDOT, and the Wilmington MPO. As a senior living apartment community, it will have less traditional peak hour trips and more off-peak trips into and out of the community. The traditional peak hour trips in and out of the community are less than 11 trips in the AM and PM peak hours. Total daily trips during a 24-hour period are 264 trips. See the traffic letter report by Ramey-Kemp & Associates included in this submittal package.

We request a Conditional Zoning (“CZ”) within the Residential Multi-Family, Moderate Density (“RMF-M”) be applied to the Residence at Canopy Pointe. The NHC Future Land use Plan describes this property a “General Residential” and multi-family is an appropriate use and transition to traditional single-family residential. There exists directly east of the property a multi-family apartment community and a higher density residential development. This project meets the spirit and intent of the policies for growth and development provided by New Hanover County.
The Future Land Use Map is not legally binding like the New Hanover County Zoning Map. It is intended to be a general representation of the 25 year vision for New Hanover County, created by the citizens who were involved with Plan NHC, and will be used to guide future development decisions.
**DEVELOPMENT INTENSITY**

This placetype provides opportunity for lower-density housing and associated civic and commercial services. Housing is typically single-family or duplexes, with setbacks on all sides. Block sizes are large, at ¼ to ½ mile wide. Commercial uses should be limited to office and retail spaces in carefully located areas where neighborhood character will be enhanced, while recreation and school facilities are encouraged throughout. Access to areas outside these residential areas is provided by arterial roadways, but still allowing for interconnection between other placetypes. However, limiting cul-de-sacs is encouraged to promote better internal circulation and minimizing high-volume traffic roads within the area. Flooding hazard avoidance should be taken into consideration when abutting coastal areas.

**EXAMPLE AREAS**
- Middle Sound
- Myrtle Grove
- Castle Hayne
- Porter’s Neck
- Wrightsboro
- Masonboro Loop

**DESIRED USES**

- Types of Uses / Projects
  - Single-Family Residential
  - Low-Density Multi-Family Residential
  - Light Commercial
  - Civic
  - Recreational

**Mix of Uses**

- **Housing**
- **Office & Institutional**
- **Light Commercial**
- **Recreational**

**Typical Zoning Categories**
- Low Density Residential
- Medium Density Residential
- Office & Institutional
- Planned Unit Development

**DEVELOPMENT INTENSITY**

- **Massing / Scale Recommendations**

<table>
<thead>
<tr>
<th>Use</th>
<th>Number of Stories</th>
<th>Ideal Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>1-2</td>
<td>Low</td>
</tr>
<tr>
<td>Retail</td>
<td>1-2</td>
<td>Low</td>
</tr>
<tr>
<td>Planned Development</td>
<td>1-3</td>
<td>Medium</td>
</tr>
<tr>
<td>Low-Density Multi-Family</td>
<td>1-3</td>
<td>2-6 du/acre</td>
</tr>
<tr>
<td>Single-Family Residential</td>
<td>1-3</td>
<td>1-6 du/acre</td>
</tr>
</tbody>
</table>

**Urban Design Recommendations**

- **Street Pattern:** Warped Grid & Limited Cul-de-sacs
- **Block Length:** 1000 - 2500 ft
- **Setbacks:** Residential: Away from street or in line with existing development
  Non-residential: Away from the street
- **Pedestrian Amenities:** Sidewalks, Street Trees, Open Space, Shade

**MODE CHOICES**

- **Transportation Infrastructure Recommendations**
  - 4-6 ft sidewalks (some areas)
  - Arterial, collector & local roads
  - Crosswalks at schools, busy intersections
  - 2-4 travel lanes
  - On and off-street parking
  - Street lamps
  - Limited fixed-route transit
  - On-road wide outside lane
  - Greenways & multi-use paths

- **Vehicle Access:**
  - Limited fixed-route transit
  - On-road wide outside lane
  - Greenways & multi-use paths

- **Non-Motorized Access:**
  - Sidewalks
  - Street trees
  - Open space
  - Shade
**DEFINITION**
This placetype provides access to a mix of residential, office, and retail uses at higher densities. Multi-family residential uses are preferred, though higher-density single family developments will not be prohibited. Mixed uses are encouraged in the same footprint in a vertical pattern, but they can also be adjacent, or separated by lower traffic local and collector roads in a horizontal pattern. This placetype can include big box retail that has included appropriate urban design features. These areas place an emphasis on multimodalism through the requirement of sidewalks on all non-local streets, crosswalks at all intersections, dedicated bicycle lanes or wide outside lanes, and bus access. Types of uses include office, retail, mixed use, small recreation, single-family and multi-family residential.

**EXAMPLE AREAS**
- Ogden
- Kirkland
- Monkey Junction
- CFCC North Campus Area

**DESIRED USES**
- Retail
- Office
- Mixed Use
  - Single & Multi-Family Residential
  - Small Recreational

**Mix of Uses**

<table>
<thead>
<tr>
<th>Use</th>
<th>Number of Stories</th>
<th>Ideal Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>3-7</td>
<td>Moderate/High</td>
</tr>
<tr>
<td>Retail</td>
<td>1-3</td>
<td>Low/Moderate</td>
</tr>
<tr>
<td>Planned Development</td>
<td>2-7</td>
<td>Moderate/High</td>
</tr>
<tr>
<td>Residential</td>
<td>2-5</td>
<td>Moderate/High</td>
</tr>
<tr>
<td>Commercial/Mixed Use</td>
<td>2-7</td>
<td>Moderate/High</td>
</tr>
</tbody>
</table>

**Typical Zoning Categories**
- Moderate to High-Density Residential
- Mixed Use
- Office & Institutional
- Commercial

**DEVELOPMENT INTENSITY**

<table>
<thead>
<tr>
<th>Use</th>
<th>Massing / Scale Recommendations</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>Moderate/High</td>
</tr>
<tr>
<td>Retail</td>
<td>Low/Moderate</td>
</tr>
<tr>
<td>Planned Development</td>
<td>Moderate/High</td>
</tr>
<tr>
<td>Residential</td>
<td>Moderate/High</td>
</tr>
<tr>
<td>Commercial/Mixed Use</td>
<td>Moderate/High</td>
</tr>
</tbody>
</table>

**Urban Design Recommendations**
- Street Pattern: Arterial & local; grid or partial grid
- Block Length: 200 - 800 ft
- Setbacks: Varies
- Pedestrian Amenities: Sidewalks, street trees, street furniture, shade trees, bike racks, lighting, crosswalks, plazas, pedestrian malls

**MODE CHOICES**

<table>
<thead>
<tr>
<th>Transportation Infrastructure Recommendations</th>
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</thead>
<tbody>
<tr>
<td>5-12 ft Sidewalks</td>
</tr>
<tr>
<td>Pedestrian malls &amp; paths</td>
</tr>
<tr>
<td>Crosswalks</td>
</tr>
<tr>
<td>Arterial, collector &amp; local roads</td>
</tr>
<tr>
<td>2-4 travel lanes</td>
</tr>
<tr>
<td>On-street, off-street &amp; garage parking</td>
</tr>
<tr>
<td>Limited fixed-route transit</td>
</tr>
<tr>
<td>Covered transit stops</td>
</tr>
<tr>
<td>Transit hubs</td>
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<tr>
<td>Bicycle lanes</td>
</tr>
<tr>
<td>Wide shoulders</td>
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<tr>
<td>Bike racks</td>
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</tbody>
</table>
COMMUNITY MIXED USE

DEFINITION
This placetype focuses on small-scale, compact, mixed use development patterns that serve multimodal travel and act as an attractor for county residents and visitors. These areas share several qualities with higher-intensity mixed use, including a combination of retail with office and housing above, wider sidewalks and an emphasis on streetscaping. However, these centers are generally small, no more than a few square blocks. Civic uses, particularly recreation and public gathering places are encouraged here. Lower density single family development may be acceptable when limitations to mixed use development exists. Ideally, large-scale, lower density commercial and industrial developments are prohibited.

DESIRED USES
- Office
- Retail
- Mixed Use
- Multi-family Residential
- Single-Family Residential
- Recreational

EXAMPLE AREAS
Castle Hayne
Sidbury Road
Carolina Beach Road
NorthChase

DEVELOPMENT INTENSITY
- Massing / Scale Recommendations

<table>
<thead>
<tr>
<th>Use</th>
<th>Number of Stories</th>
<th>Ideal Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>1-2</td>
<td>Moderate</td>
</tr>
<tr>
<td>Retail</td>
<td>1-2</td>
<td>Low/Moderate</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>2-3</td>
<td>Moderate</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>2-3</td>
<td>Moderate (12-15 du/acre)</td>
</tr>
<tr>
<td>Single-Family Residential</td>
<td>1-3</td>
<td>Moderate (± 8 du/acre)*</td>
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</tbody>
</table>

Urban Design Recommendations
- Street Pattern:
  - Grid or radial
- Block Length:
  - 200 - 500 ft
- Setbacks:
  - Residential: Near sidewalk
  - Non-residential: At sidewalk
- Pedestrian Amenities:
  - Sidewalks, street & shade trees, street furniture, bike racks

MODE CHOICES
- Transportation Infrastructure Recommendations
  - 5-12 ft Sidewalks
  - Crosswalks
  - Arterial & collector roads 2-4 travel lanes
  - On and off street parking
  - Fixed-route transit
  - Bicycle lane / shoulder
  - Bicycle parking
General Residential

This place type focuses on lower-density housing and associated civic and commercial services. Housing for the area is typically single-family or duplexes. Commercial uses should be limited to strategically located office and retail spaces, while recreation and school facilities are encouraged throughout. Access to areas outside these residential areas are provided by arterial roadways, but still allow for interconnection between other place types. Limiting cul-de-sacs is encouraged to promote better internal circulation and minimize high-volume traffic roads within the area. Types of uses include single-family residential, low-density multi-family residential, light commercial, civic, and recreational.

The areas applicable for this place type are Middle Sound, Myrtle Grove, Castle Hayne, Piner Road, Porter’s Neck, Gordon Road, Wrightsboro, and Masonboro Loop. Pedestrian amenities should include sidewalks, street and shade trees, and open space.

Building height could range from one to three stories. The ideal density for multi- and single-family residential is low (ranging up to approximately eight units per acre). Density within the General Residential place type may be limited by flood plain, wetlands, or other natural or man-made features and generally should be consistent with nearby communities.

The following goals from Chapter 3: Framing the Policy will be promoted within the General Residential place type:

• Promote environmentally responsible growth.
• Promote fiscally responsible growth.
• Increase recycling and reduction of solid waste.
• Increase public safety by reducing crime through the built environment;
• Integrate multi-modal transportation into mixed land uses that encourage safe, walkable communities.
• Preserve and protect water quality and supply.
• Increase physical activity and promote healthy, active lifestyles.
• Ensure New Hanover County remains in attainment for air quality, in support of clean air and improved public health outcomes to support of continued growth.
• Increase access to affordable and convenient healthy foods.
• Provide for a range of housing types, opportunities and choices.
• Revitalize commercial corridors and blighted areas through infill and redevelopment.
• Conserve and enhance our unique sense of place to attract individuals, companies and organizations.
• Actively promote high quality educational and diverse cultural opportunities for New Hanover County residents and visitors.
### Strategic Plan Objective: Prepare all students to be successful in a 21st century world

**Goal XIV:** Actively promote high quality education and diverse cultural opportunities for New Hanover County residents and visitors.

**Desired Outcome:** High quality education and diverse opportunities that sustain the economic vitality of our community and enrich the lives of current and future residents.

<table>
<thead>
<tr>
<th>Implementation Strategies</th>
<th>Implementation Guidelines</th>
</tr>
</thead>
</table>
| A. Work with New Hanover County Public Schools as well as community stakeholders and institutions to support high quality pre-K, primary, and secondary educational opportunities to meet current and future needs of County residents. | **XIV.A.1** Encourage schools to locate in areas where they provide the maximum benefit to adjoining neighborhoods.  
**XIV.A.2** Plan and locate schools to allow for future expansion and to ensure better and shared use of the facilities and campus. |
| B. Form diverse partnerships to maximize utilization and improve access to recreational and cultural opportunities and assets for New Hanover County residents and visitors. | **XIV.B.1** Where development projects include protected cultural resources, encourage promotion of the resource as an asset to the development.  
**Guidelines are not part of this strategy.** |
| C. Partner with New Hanover County Schools, UNCW, CFCC, and economic development stakeholders to develop and promote educational programs that support the full range of skill sets employers need and target specific economic development opportunities within New Hanover County. | |

### Strategic Plan Objective: Enhance the self-sufficiency of individuals and families

**Goal XV:** Provide for a range of housing types, opportunities, and choices.

**Desired Outcome:** Citizens are not overburdened with the costs or availability of housing, but have a diverse range of options that are affordable at different income levels.

<table>
<thead>
<tr>
<th>Implementation Strategies</th>
<th>Implementation Guidelines</th>
</tr>
</thead>
</table>
| A. Enhance and update incentives to reduce development costs to private developers such as density bonuses when workforce housing is included in development proposals. | **XV.A.1** Explore an ordinance allowing accessory dwelling units that are compatible with existing neighborhoods.  
**XV.A.2** Encourage a mixture of uses in an effort to provide diversity of housing choice.  
**XV.A.3** Review zoning regulations where appropriate to accommodate populations with special needs such as the elderly and disabled.  
**XV.A.4** Incentivize, through the development process, the inclusion of diverse housing choices and opportunities in urban and community mixed use areas so that safe and conveniently located communities are available regardless of age or income.  
**Guidelines are not part of this strategy.** |
| B. Consider creating an affordable housing task force to define affordability and work with private sector to provide it. | |
| C. Strategically work with developers experienced in providing affordable and subsidized housing through federal and state programs and locate affordable housing developments in areas of highest need. | **XV.C.1** Encourage a mixture of housing types near employment centers. |
February 6, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.
February 5, 2020

Abigail Lorenzo
Senior Transportation Planner
Wilmington Urban Area Metropolitan Planning Organization (WMPO)
305 Chestnut Street, 4th Floor
Wilmington, North Carolina 28401

Subject: Trip Generation Letter
Middle Sound Loop Senior Apartments - Wilmington, North Carolina

Dear Ms. Lorenzo:

This letter provides trip generation information prepared by Ramey Kemp & Associates, Inc. (RKA) for the proposed Middle Sound Loop Senior Apartments located on Middle Sound Loop Road just west of Sunnybranch Road in Wilmington, North Carolina.

The proposed development is anticipated to consist of a 72 attached senior adult housing dwelling units.

Average weekday daily, AM peak hour trips, and PM peak hour trips for the proposed development were estimated using methodology contained within the 10th Edition of the ITE Trip Generation Manual. Traffic volumes for Senior Adult Housing - Attached (ITE Code 252) were generated utilizing ITE equations [for the peak hour adjacent street traffic] and dwelling units as the independent variable. Refer to Table 1 for a breakdown of the trip generation for the proposed development.

<table>
<thead>
<tr>
<th>Land Use (ITE Code)</th>
<th>Independent Variable</th>
<th>Average Weekday Daily Traffic (vpd)</th>
<th>AM Peak Hour Trips (vph)</th>
<th>PM Peak Hour Trips (vph)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Average Weekday Daily Traffic (vpd)</td>
<td>AM Peak Hour Trips (vph)</td>
<td>PM Peak Hour Trips (vph)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Enter</td>
<td>Exit</td>
<td>Enter</td>
</tr>
<tr>
<td>Senior Adult Housing - Attached (252)</td>
<td>72 Dwelling Units</td>
<td>264</td>
<td>5</td>
<td>9</td>
</tr>
</tbody>
</table>

It is estimated the proposed development will generate 264 daily trips (in and out) during a typical 24-hour weekday period with 14 total trips (5 entering and 9 exiting) generated during the AM peak hour and 20 total trips (11 entering and 9 exiting) during the PM peak hour.

The expected daily and peak hour trip generation are well below the WMPO’s [1,000 vpd daily and 100 vph] and NCDOT’s [3,000 vpd] thresholds; therefore, a Traffic Impact Analysis (TIA) should not be warranted based on each agency’s guidelines.
If you should have any questions, please feel free to contact me at (336) 725-5470.

Sincerely,

Ramey Kemp and Associates, Inc.

[Signature]

Jayson B. Clapp, Jr., P.E., PTOE

Attachments: Site Plan
Drawn by:
A.A. Saffo
Saffo Law Firm, P.C.
1508 Military Cutoff Road, Suite 203
Wilmington, NC 28403

Parcel No.: R04410-001-010-000

The attorney preparing this instrument has made no record search or title examination as to the property herein conveyed unless the same is shown by his written signed opinion on title.

RETURNED TO: THOMAS A. LEACH

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

WARRANTY DEED

THIS DEED, made and entered into this 15th day of December, 2005, by and between

SUSAN N. MORGAN (f/k/a Susan N. Anderson) and husband, GEORGE RALPH MORGAN, and EVA N. LIGHTNER and husband, JAMES J. LIGHTNER, JR., hereinafter the GRANTORS; and BHC Properties, LLC, a North Carolina limited liability company with its principal office located at: P.O. BOX 431, WIGHTSVILLE BEACH, NC 28480, hereinafter the GRANTEE;

WITNESSETH:

WHEREAS, the real property hereinafter described was acquired by Katie Belle Koonce Newkerk by deeds recorded in Book 645 at Page 542, Book 761 at Page 533 and Book 1313 at Page 946 of the New Hanover County Registry; and
WHEREAS, Katie Bell Koonce Newkerk died testate on the 28TH day of July, 2002, leaving a Last Will and Testament which was duly probated and whose Estate was administered by Affidavit of Collection in the office of the Clerk of Superior Court for New Hanover County in file no. 02-E-527; and

WHEREAS, under Article V of her Will, Katie Bell Koonce Newkerk devised her residuary estate in equal shares to and among her children; and

WHEREAS, Susan N. Morgan and Eva N. Lightner are the daughters of Katie Bell Koonce Newkerk;

NOW, THEREFORE, the GRANTORS, for and in consideration of the sum of TEN DOLLARS AND NO/100THS ($10.00) DOLLARS and other valuable consideration, receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell and convey unto the GRANTEE, its successors and assigns, all of their right, title and interest in and to that certain tract or parcel of land lying and being in the County of New Hanover, North Carolina, as more particularly described as follows:

BEING ALL of TRACT #1, containing 2.837 Acres +/-, as shown on map entitled “Division for KATIE BELL NEWKERK” recorded in Map Book 34 at Page 226 of the New Hanover County Registry.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging, to it the said GRANTEE and its successors and assigns in fee simple forever.

And the said GRANTORS covenant with the GRANTEE that the Grantors, are seized of said lands in fee simple and have the right to convey the same in fee simple, that the same are free and clear of all encumbrances except as herein set forth; and except for current year’s ad valorem taxes, zoning and land use ordinances, utility easements and rights of way of record, and restrictions of record, and that they will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever.
IN TESTIMONY WHEREOF, the GRANTORS have hereunto set their hands and seals the day and year first above written.

(SIGNATURES)

(SIGNATURES)

(SIGNATURES)

(SIGNATURES)

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, [SIGNATURE], a Notary Public of the County and State aforesaid, do hereby certify that SUSAN N. MORGAN and husband GEORGE RALPH MORGAN, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official stamp or seal, this the [ ] day of December, 2005.

[SIGNATURE]
Notary Public

My Commission Expires: [ ]

(AFFIX NOTARIAL SEAL)
STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

I, JACKIE WATSON, a Notary Public of the County and State aforesaid, do hereby certify that EVA N. LIGHTNER and husband, JAMES J. LIGHTNER, JR., personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official stamp or seal, this the 19th day of December, 2005.

[Signature]
Notary Public

My Commission Expires: 12-24-2016
(AFFIX NOTARIAL SEAL)
REBECCA P. SMITH
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

Filed For Registration: 12/20/2005 04:17:19 PM
Book: RE 4954 Page: 2329-2333
Document No.: 2005075180
DEED 5 PGS $23.00

Recorder: SCOTT, NANCY A

State of North Carolina, County of New Hanover

YELLOW PROBATE SHEET IS A VITAL PART OF YOUR RECORDED DOCUMENT.
PLEASE RETAIN WITH ORIGINAL DOCUMENT AND SUBMIT FOR RE-RECORDING.

*2005075180*

2005075180
NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: $500

Parcel Identifier No. R4410-001-007-000 & R04410-001-009-000 & R04410-001-008-000
Verified by ____________________________ County on the _____ day of _____________, 20__

Mail/Box to: Thomas A. Leach, Attorney at Law

This instrument was prepared by & returned to: Thomas A. Leach, Attorney at Law

Brief description for the Index: 3 Parcel on Middle Sound Loop Road

THIS DEED made this 23rd day of September, 2005, by and between

GRANTOR

Maury Walton Koonce, and wife
Frances Clemmons Koonce

GRANTEE

BHC Properties, LLC
P. O. Box 431
Wrightsville Beach, NC 28480

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Wilmington, ______________ Township, New Hanover County, North Carolina and more particularly described as follows:

See Exhibit “A” attached for Legal Description

The property hereinafore described was acquired by Grantor by instrument recorded in Book 1402 Page 232.

A map showing the above described property is recorded in Plat Book 2 Page 78.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

By: ____________________________
Title: ____________________________

By: ____________________________
Title: ____________________________

By: ____________________________
Title: ____________________________

State of North Carolina - County of New Hanover

I, the undersigned Notary Public of the County and State aforesaid, certify that Maury Walton Koonce and wife Frances Clemmons Koonce, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 19 day of DECEMBER, 2005.

My Commission Expires: 12-30-2006

Practitioner

State of North Carolina - County of ________________

I, the undersigned Notary Public of the County and State aforesaid, certify that ____________________________ personally came before me this day and acknowledged that he is the ____________________________ of North Carolina or ________________ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this __________ day of ____________, 20__.

My Commission Expires: ____________________________

Notary Public

State of North Carolina - County of ________________

I, the undersigned Notary Public of the County and State aforesaid, certify that

Witness my hand and Notarial stamp or seal, this ____ day of ________________, 20__.

My Commission Expires: ____________________________

Notary Public

The foregoing Certificate(s) of ____________________________ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for ________________ County

By: ____________________________ Deputy/Assistant - Register of Deeds
EXHIBIT “A”

TRACT 1 – Parcel # R04410-001-007-000

In the subdivision known as “Ogden Place”, located near the Seven Mile Post of Market Street Road, lying on the Middle Sound Road, and being a part of Farm or Lot #22, according to the official plan of “Ogden Place” which plan was prepared by J. L. Becton, C. E., July, 1924, and registered in Map Book 2, at Page 78, in the Office of the Register of Deeds of New Hanover County, and more particularly bounded and described as follows; BEGINNING at the Northwest corner of said Farm or Lot #22, according to said map, and running thence from a stake at said corner, South 35 degrees 35 minutes East, 127 feet along the eastern line of Middle Sound Road (the same being the Western line of said Farm or Lot #22), to a stake in said line; thence North 43 degrees 25 minutes East, 348 feet to a stake; thence North 35 degrees 35 minutes West, 127 feet to a stake in the Northern line of said Farm or Lot #22; thence South 43 degrees 25 minutes West, 348 feet along said northern line of said Farm #22, to the Beginning; containing approximately 1 acre, more or less. The said one acre of land being a part of Farm or Lot #22, which was conveyed by deed from D. R. Foster, et ux, et al, to G. W. Koonce and wife, January 12, 1927, and recorded in Book 176, at Page 399, New Hanover County Registry, reference to which deed and above mentioned plan or map of “Ogden Place is hereby made for a more particular description.

BEING the same lands as that described in Deed Book 1402 at Page 232 of the New Hanover County Registry.

TRACT 2 – Parcel # R04410-001-008-000

BEGINNING at a point in the dividing line between lots 20 and 22 of Ogden Place Subdivision, according to a map recorded in Map Book 2 at Page 78, New Hanover County Registry, said point being located North 44 degrees 45 minutes East, and along the aforementioned lot line 325.05 feet from the eastern right-of-way line of Middle Sound Road (said road being 60 feet wide and said right-of-way being 30 feet from the centerline thereof), and continuing thence North 44 degrees 45 minutes East 231.75 feet to a point on the Eastern side of an old canal; thence South 53 degrees 14 minutes East 247.0 feet to a point on the western side of the aforesaid canal; thence South 55 degrees 45 minutes West 395.0 feet to a point at the northeastern corner of Katie B. Newkerk’s eastern line to a point in the Southern line of the G. R. Koonce line as per deed recorded in Book 368 at Page 113, New Hanover County Registry; thence North 44 degrees 45 minutes East, and along the Koonce Southern line, 87.71 feet, to the Koonce Southeast corner; thence North 34 degrees 15 minutes West 127.0 feet, and along the Koonce Eastern line, to the point of BEGINNING. The same being a Northern part of Lot # 22 of Ogden Place.

Being the same lands as that described in Deed Book 1313 at Page 950 and Deed Book 761 at Page 532 of the New Hanover County Registry.
TRACT 3 Parcel # R04410-001-009-000

BEGINNING at a point in the Eastern right-of-way of the Middle Sound Road (said road being 60 feet wide and said point being 30 feet from the center-line thereof), said beginning point also being located S 3415 E, and along the right-of-way of the Middle Sound Road 127.0 feet from the Northwest corner of lot no. 22 of the Ogden Place Subdivision according to a map on record in Map Book 2 at Page 78 of the New Hanover County Registry, and running thence, N 44 – 45 E, and along the Southern line of a tract of land conveyed to G. R. Koonce by G. W. Koonce by deed recorded in Book 368 at Page 113 of the New Hanover Registry, 237.24 feet; thence, S 34-15 E. 45.24 feet (this line being the line that will exist by the prolongation of the most eastern line of a tract conveyed to Katie B. Newkerk by G. W. Koonce in Book 645 at Page 542 of the Registry aforesaid); thence, S 55-45 W, 233.0 feet to the Eastern right-of-way of the Middle Sound Road, and to the point of beginning. The same being a Western part of the Koonce to Newkerk conveyance aforesaid.

BEING the same land as that described in Deed Book 761 Page 530 of the New Hanover County Registry.
REBECCA P. SMITH
REGISTER OF DEEDS, NEW HANOVER
216 NORTH SECOND STREET

WILMINGTON, NC 28401

Filed For Registration: 12/20/2005 04:17:19 PM
Book: RE 4954 Page: 2319-2323
Document No.: 2005075178
DEED 5 PGS $23.00
NC REAL ESTATE EXCISE TAX: $500.00
Recorder: SCOTT, NANCY A

State of North Carolina, County of New Hanover

YELLOW PROBATE SHEET IS A VITAL PART OF YOUR RECORDED DOCUMENT. PLEASE RETAIN WITH ORIGINAL DOCUMENT AND SUBMIT FOR RE-RECORDING.

*2005075178*

2005075178
REPORT OF COMMUNITY MEETING REQUIRED BY
NEW HANOVER COUNTY FOR CONDITIONAL ZONING DISTRICT
REZONING REQUEST

To: Department of Planning & Land Use
Re: Residence at Canopy Pointe
Case No.: To Be Assigned
Location: 205 Middle Sound Loop Road
Proposed Zoning: RMF-M (Residential Multi-Family – Moderate Density)

The undersigned hereby certifies that written notice (invitation) of a community meeting on the above rezoning application was given to the adjacent owners set forth on the attached list via USPS certified mail on January 24, 2020.

The meeting was held at the following time and place: Tuesday, February 4th, 2020; 5:00 PM – 8:00 PM at The Covenant Church, 210 Station Road, Wilmington, NC 28405

The persons in attendance at the meeting were: Please see attached Sign-In sheets. In addition to the guests, the following development team representatives were present: Sam Weldon, Joe Taylor, Rick Moore, Kathryn Espinoza, Emily McArthur, Brock Daniel, Derek Shrewsberry, Jay Clapp and Tara Murphy

In summary of the community meeting, our team felt that there was a lot of support for the project and its merits related to mixed-income housing for senior apartments. Several attendees stated they are willing to attend the Planning Board and County Commissioners Public Hearings to express their support of the project. We are following up with these individuals to discuss this in more detail.

Comments were discussed related to tree preservation, stormwater management, and transportation. With implementation of the County’s Tree Preservation Ordinance the large oaks and other hardwoods onsite are being designed into the project. We are locating these trees by specific location, size, species, and tree canopy for use in site planning. The county’s stormwater ordinance provides the avenue for collection, treatment and disposal while limiting flooding events. Based on information prepared by our transportation engineer a traffic study is not warranted, however we will be very cognizant of our traffic entering and exiting the project. With senior apartments the daily traffic does not follow the traditional peak hour movements and as such limits direct impacts on Middle Sound Loop Road.
Eighteen (18) adjacent neighbors attended the community meeting out of the 60+ certified mail invites and the county’s sunshine list email posting. The meeting had a positive tone with respectful, thoughtful questions and comments from the attendees. We feel that our team heard the comments and will take them under advisement during the next steps of the planning process.

The following comments were received at the meeting:

1. **Project Support**
   a. Several people that would be qualified tenants for the project which are living in Ogden area expressed interest in getting on waitlist as soon as possible
   b. Over abundant support for elderly living that is reasonably priced for elderly individuals and in a great location was immense.
   c. Seniors of the Ogden area continued to reiterate throughout entire meeting this is a great step in the right direction for Wilmington and New Hanover County as the need for this type of product continues to outgrow production.
   d. Several stakeholders are planning to address their positive comments at the Planning Board and County Commissioners Public Hearings.

2. **Trees and Buffers**
   a. Neighbors expressed interest in having trees adjacent to the Middle Sound Loop Road right of way retained to the extent possible.
      
      Reply: The site plan as presented has pushed the building and parking as far north on the property as possible to provide a buffer adjacent to Middle Sound Loop Road.
   b. Neighbors expressed interest in maintaining large trees on site to the extent possible especially any large live oaks and magnolias.
      
      Reply: These trees are located on the southern part of the property in the “buffer” area along Middle Sound Loop Road.
   c. One neighbor recommended an arborist be consulted with regard to the big trees on site.
      
      Reply: An arborist would be consulted only if there are diseased or poor health/condition trees exist that would otherwise be required for preservation to determine how practical preservation would be.

3. **Traffic and Transportation**
   a. The issue of increased traffic on Middle Sound Loop and Market Street was discussed.
      
      Reply: Based on a report provided by Ramey-Kemp & Associates, a TIA is not warranted for the project. The proposed use as senior apartments only generates 264 total trips per 24-hour day with less than 11 entering and exiting during the traditional peak hour times.
   b. Concerns were voiced with regard to an ambulance trying to turn left into the development as vehicles are trying to get to Market Street.
      
      Reply: As with all emergency situations on-road motorists are to yield for emergency vehicles. This condition applies to each and every development or single-family lot in New Hanover County.
c. Will there be a multi-use trail on Middle Sound Loop Road?
   Reply: New Hanover County Planning Staff and the Wilmington MPO / NCDOT will need to address any proposed MUP on Middle Sound Loop Road.

4. Stormwater
   a. Several neighbors indicated concern about the potential for flooding, some indicated that there is flooding that occurs at the Cloverfield Court / Wendover Lane intersection during stronger storms.
   Reply: We will provide the required stormwater management on-site for our project. This will reduce the site’s post-development runoff to be equal or less than the 25-year pre-developed condition. The situation discussed is north of the project and not within our purview to remedy.
   b. A neighbor indicated that “fairly recently” White Oak Apartments had to clean out the ditch on their property at their cost.
   Reply: Unfortunate, but necessary in certain situations.
   c. A neighbor indicated a “box” at the corner of our property and another at Darden Street may need repair or replacement.
   Reply: We will investigate the existing stormwater structure and provide comments and discussion with the NHC Stormwater Engineer.
   d. A neighbor asked if the ditches will be cleaned out to help with drainage from Market Street.
   Reply: Middle Sound Loop Road is an NCDOT road. NCDOT should be consulted along with NHC Stormwater Engineering related to ditch cleanout to Market Street.

5. General
   a. A neighbor expressed concern about the potential for an open field (adjacent to the subject property) to be used by residents with dogs and asked if there would be a pet policy for the residents of the proposed apartment facility.
   Reply: Our project will be situated and design for the enjoyment of its residents. This may include a dog park for exercise and provisions for dog waste.
   b. One neighbor inquired as to the maximum number of residents that will be allowed per unit.
   Reply: Without physical lease documents a maximum number of residents per unit cannot be determined. Suffice it to say that a 1-bedroom unit would house 2-residents, and a 2-bedroom may house up to 4-residents.
   c. One neighbor expressed concern for the wildlife that may be impacted.
   Reply: We are providing the required 20% Open Space on-site and providing tree preservation peer the NHC Unified Development Ordinance. An undeveloped parcel exists east of the project site and natural creeks and streams remain for wildlife corridors within the area.
   d. Several neighbors expressed concern about activities on an adjacent single-family rental property.
   Reply: This was a general comment and has no bearing or effect on the proposed project.
e. One neighbor indicated he would like to see all minimum requirements be exceeded including the size of parking spaces since this was to be an age qualified development.

Reply: We are providing a site plan enough in size and design to meet the needs of our project’s residents. To artificially “exceed” all minimum requirements is unnecessary as the county’s rules and regulations take these matters into consideration. By contrast, we have not requested any variance to reduce the minimum requirements.

6. Rezoning Processes
   a. Next step in the process is the Planning Board meeting and public hearing.

As a result of the meeting, the following changes were made to the rezoning petition:

No immediate changes to the rezoning petition were deemed necessary as a result of the Community Meeting. See the Reply’s provided above to each comment.

Date: 02.05.2020

Applicant: McKim & Creed, Inc.

By: Tara S. Murphy, PLA/PMP

Encl: Copy of Invitation
      Exhibits (as presented at the meeting)
      List of Recipients (and associated Exhibit Map)
      List of those that were not able to be contacted and reason(s) why
      Sign-In Sheets (roster of the persons in attendance at the meeting)
# The Residence at Canopy Pointe

## SIGN-IN SHEET

<table>
<thead>
<tr>
<th>Project: The Residence at Canopy Pointe</th>
<th>Meeting Date: Tuesday, February 4, 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Purpose: Community Meeting</td>
<td>Meeting Time: 5 PM-8 PM</td>
</tr>
<tr>
<td>Place/Room: The Covenant Church</td>
<td></td>
</tr>
<tr>
<td></td>
<td>210 Station Road, Wilmington</td>
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</table>

<table>
<thead>
<tr>
<th>Name</th>
<th>Address/Contact Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Lori Schumacher</td>
<td>1009 Anchor's Bend Rd, NA</td>
</tr>
<tr>
<td>2. Rick Crumley</td>
<td>141 Middle Sound Ct, 28411</td>
</tr>
<tr>
<td>3. Priss Endo</td>
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<td>4. Jim Massey</td>
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<td>5. Tim Beavers</td>
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<td>6. Todd Mizey</td>
<td>330 Medical Center Rd, NA</td>
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<td>7. Ken Meredith</td>
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<td>8. Bob Parr</td>
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<td>9. John Chesire</td>
<td>Scheshire &amp; WMJordan.com</td>
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<tr>
<td>10. Seth Speight</td>
<td><a href="mailto:SSpeight@WMJordan.com">SSpeight@WMJordan.com</a></td>
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<tr>
<td>11. Wendy D'Vueose</td>
<td><a href="mailto:WendyLDubose@yahoo.com">WendyLDubose@yahoo.com</a></td>
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<tr>
<td>12. Michael Werner</td>
<td>NWMWerner6913.com</td>
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<tr>
<td>13. Pat Stewart</td>
<td><a href="mailto:pstewart1936@gmail.com">pstewart1936@gmail.com</a></td>
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<tr>
<td>14. Esther Murphy</td>
<td>while Oak APT #27</td>
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<tr>
<td>15. Adam Albert Jr.</td>
<td><a href="mailto:edm-1958@Gmail.com">edm-1958@Gmail.com</a></td>
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<tr>
<td>16. Carolie Vakelian</td>
<td>707 Briarwood Ln, Wilmington</td>
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<td>17. Kevin Mugno</td>
<td>2519 Alby Rd, Del.</td>
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<tr>
<td>18. Jillian Newberg</td>
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20. NA

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23. NA

24. NA

25. NA
COMMUNITY MEETING INVITATION

Dear Neighbor:

Please join us on Tuesday February 4, 2020 from 5:00 to 8:00 p.m. at The Covenant Church (210 Station Road, Wilmington, NC 28405) to learn more about Residence at Canopy Pointe, a proposed senior living apartment development located at 205 Middle Sound Loop Road in Wilmington. The project will be located on approximately 5 acres with street frontage on Middle Sound Loop Road, adjacent to Living Water Ministries to the west, White Oaks Apartments to the east, and The Fields at Wendover neighborhood to the north.

Developed by Blue Ridge Atlantic Community Development, Residence at Canopy Pointe exemplifies the type of mixed income apartment development that the County is encouraging in our community. Residence at Canopy Pointe will be nestled into the existing property fabric by preserving as much vegetation as possible, provide buffers to adjacent properties, and employ low impact design techniques for stormwater management.

On behalf of Blue Ridge Atlantic Community Development, McKim & Creed is submitting a request to New Hanover County to rezone the Middle Sound Loop property from R-15 to Conditional Zoning District RMF-M (Residential Multi-Family – Medium Density). Representatives from Blue Ridge Atlantic Community Development, McKim & Creed and the development team look forward to meeting you at the February 4, 2020 community meeting.

Tuesday February 4, 2020, 5:00 – 8:00 p.m.
The Covenant Church (210 Station Road, Wilmington, NC 28405)

Sincerely,
MCKIM & CREED, INC.

Richard M. Collier, PE
Regional Manager / Asst VP

Enclosure: Residence at Canopy Pointe - Site Exhibit

Cc: Chris Eisenzimmer
Sam Weldon
Joe Taylor
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SITE INFORMATION

SITE INFORMATION: (V) 4.77 ACRES
SITE ACCESS: FROM MIDDLE SOUND LOOP
TOTAL PARKING SPACES PROVIDED: 109 SPACES
TOTAL NUMBER OF BUILDINGS: (1) RESIDENTIAL
FLOOD PLAIN: ZONE X - PANEL 3129 - AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOODPLAIN
RETAINING WALLS: NONE EXPECTED
Front Exterior Elevation

Left Wing Front Exterior Elevation

Rear Exterior Elevation

Left Wing Rear Exterior Elevation

Side Exterior Elevation

Side Exterior Elevation

Elevation Key

OC Weathered Wood Color (or similar)

30 Year Architectural, Dimensional Anti-Fungal Asphalt Shingles, on one layer of 15# Building Felt on 7/16" OSB Typ.

Mark

Roof

Mark

Brick Veneer

Mark

Vinyl Siding

Min. .044 Heavy Gauge Cedar Shake Profile

Brick Veneer with Masonry Ties @ 1'-4" O.C. both directions

M1

M2

M5

M3

M4

HORIZONTAL SIDING - MIN. 044 HEAVY GAUGE TRIPLE 3 EXPOSURE