

NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE

230 Government Center Drive, Suite 110

Wilmington, North Carolina

Telephone (910) 798-7165

FAX (910) 798-7053

planningdevelopment.nhcgov.com



CONDITIONAL USE ZONING DISTRICT

Application

Applicant/Agent Information		Property Owner(s) <i>If different than Applicant/Agent</i>
Name Bellingham Marine	Owner Name Autopark Associates of Wilmington, LLC	
Company	Owner Name 2	
Mailing Address P.O. Box 789	Mailing Address PO Box 539	
City, State, Zip Castle Hayne, NC 28429	City, State, Zip Wilmington, NC 28402	
Phone 949-662-0068 (c/o Brian Schaefgen, CIO)	Phone	
Email bschaefgen@bellingham-marine.com	Email	
Subject Property Information		
Address/Location Adjacent to 4809 Las Tortugas Dr., Castle Hayne, NC		
Parcel Identification Number(s) R01100-008-011-004		
Total Parcel(s) Acreage Total parcel acreage = ± 22.04 acres, Total subject acreage of request = ± 15.0 acres		
Existing Zoning and Use(s) B-2, Vacant		
Future Land Use Classification Employment Center		
Application Tracking Information (Staff Only)		
Case Number 220-08	Date/Time received: 3/5/2020	Received by: BS

Proposed Zoning, Use(s), & Narrative

Proposed Conditional Use Zoning District: CUD-I-1 Total Acreage of Proposed District: ±15 acres

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

Please see attached Exhibit "A".

Traffic Impact

Please provide the estimated number of trips generated for the proposed use(s) based off the most recent version of the Institute of Transportation Engineers (ITE) Trip Generation Manual. A Traffic Impact Analysis (TIA) must be completed for all proposed developments that generate more than 100 peak hour trips, and the TIA must be included with this application.

ITE Land Use: 110 – Light Industrial

Trip Generation Variable (gross floor area, dwelling units, etc.) GFA per 1,000 SF

AM Peak Hour Trips: 48 PM Peak Hour Trips 36

CONSIDERATION OF A CONDITIONAL USE ZONING DISTRICT

Conditional Use District Zoning is established to address situations where a particular land use would be consistent with the New Hanover County Land Use Plan and the Zoning Ordinance objective but for which none of the general zoning classifications which would allow that use are acceptable. The applicant must explain, with reference to attached plans (where applicable), how the proposed Conditional Use Zoning District meets the following criteria.

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

Please see attached Exhibit "A".

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

Please see attached Exhibit "A".

3. What significant neighborhood changes have occurred to make the original zoning inappropriate, or how is the land involved unsuitable for the uses permitted under the existing zoning?

Please see attached Exhibit "A".

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

Please see attached Exhibit "A".

CRITERIA REQUIRED FOR APPROVAL OF A SPECIAL USE PERMIT

Within a Conditional Use Zoning District, no use is allowed except by Special Use Permit. In order for a Special Use Permit to be issued, the Board of Commissioners must find that the application is meeting the following findings of fact. The applicant must explain, with reference to attached plans (where applicable), how the proposed use meets these required findings (please use additional pages if necessary). The applicant has the burden of proof and must provide sufficient evidence in order for the required findings to be met. Planning staff, the Planning Board, and the Board of County Commissioners reserve the right to require additional information, if needed, to assure that the proposed Special Use Permit meets the required findings.

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

Considerations:

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

Please see attached Exhibit "A".

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

Please see attached Exhibit "A".

CRITERIA REQUIRED FOR APPROVAL OF A SPECIAL USE PERMIT

(continued)

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

Considerations:

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

Please see attached Exhibit "A".

4. The location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the New Hanover County Comprehensive Land Use Plan.

Considerations:

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

Please see attached Exhibit "A".

APPLICATION REQUIREMENTS

Staff will use the following checklist to determine the completeness of your application. Please verify all of the listed items are included and confirm by initialing under "Applicant Initial". Applications must be determined to be complete in order to process for further review.


Required Information		Applicant Initial	Staff Initial
1	Complete Conditional Use Zoning District application	MN	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)	MN	BS
3	Community meeting written summary	MN	BS
4	Traffic impact analysis (for uses that generate more than 100 peak hour trips)	MN	N/A
5	Legal description (by metes and bounds) or recorded survey Map Book and Page reference of the property requested for rezoning.	MN	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) 	MN	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.	MN	BS
8	1 PDF digital copy of ALL documents AND plans on a Compact Disk (CD).	MN	BS

ACKNOWLEDGEMENT AND SIGNATURES

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

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

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



Signature of Property Owner(s)

R. Allen Rippy, Manager
Autopark Associates of Wilmington, LLC

Print Name(s)

Brian Schaefgen, CIO
Bellingham Marine

Print Name

Signature of Applicant/Agent

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

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

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

For Staff Only

Application Received:	Completeness Determination Required By (date):	Determination Performed on (date):	Planning Board Meeting:

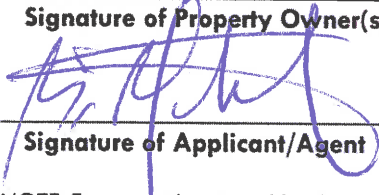
ACKNOWLEDGEMENT AND SIGNATURES

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1. Submit an application including all required supplemental information and materials;
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Signature of Property Owner(s)



R. Allen Rippy, Manager
Autopark Associates of Wilmington, LLC

Print Name(s)

Brian Schaeffen, CIO
Bellingham Marine

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.

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For Staff Only

Application Received:	Completeness Determination Required By (date):	Determination Performed on (date):	Planning Board Meeting:



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

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

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

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

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

Agent Information	Property Owner(s)	Subject Property
Name Matthew A. Nichols	Owner Name Autopark Associates of Wilmington, LLC	Address Adjacent to 4809 Las Tortugas Dr
Company Law Office of Matthew A. Nichols	Owner Name 2	City, State, Zip Castle Hayne,
Address 3205 Randall Pkwy, Suite 104	Address PO Box 539	Parcel ID R01100-008-011-004
City, State, Zip Wilmington, NC 28403	City, State, Zip Wilmington, NC 28402	
Phone 910) 508-7476	Phone	
Email matt@mattnicholslaw.com	Email	
Application Tracking Information (Staff Only)		
Case Number Reference:	Date/Time received:	Received by:

This document was willfully executed on the 2nd day of March, 2020.

Autopark Associates of Wilmington, LLC



Owner 1 Signature
By: R. Allen Rippey, Manager

Owner 2 Signature



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

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

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

Agent Information	Property Owner(s) Applicant	Subject Property
Name Matthew A. Nichols	Applicant Name Bellingham Marine	Address Adjacent to 4809 Las Tortugas Dr
Company Law Office of Matthew A. Nichols	Applicant Name 2	City, State, Zip Castle Hayne,
Address 3205 Randall Pkwy, Suite 104	Address P.O. Box 789	Parcel ID R01100-008-011-004
City, State, Zip Wilmington, NC 28403	City, State, Zip Castle Hayne, NC 28429	
Phone 910) 508-7476	Phone 949-662-0068 (c/o Brian Schaeffen, CIO)	
Email matt@mattnicholslaw.com	Email bschaeffen@bellingham-marine.com	
Application Tracking Information (Staff Only)		
Case Number Reference:	Date/Time received:	Received by:

This document was willfully executed on the _____ day of _____, 20_____.

Bellingham Marine

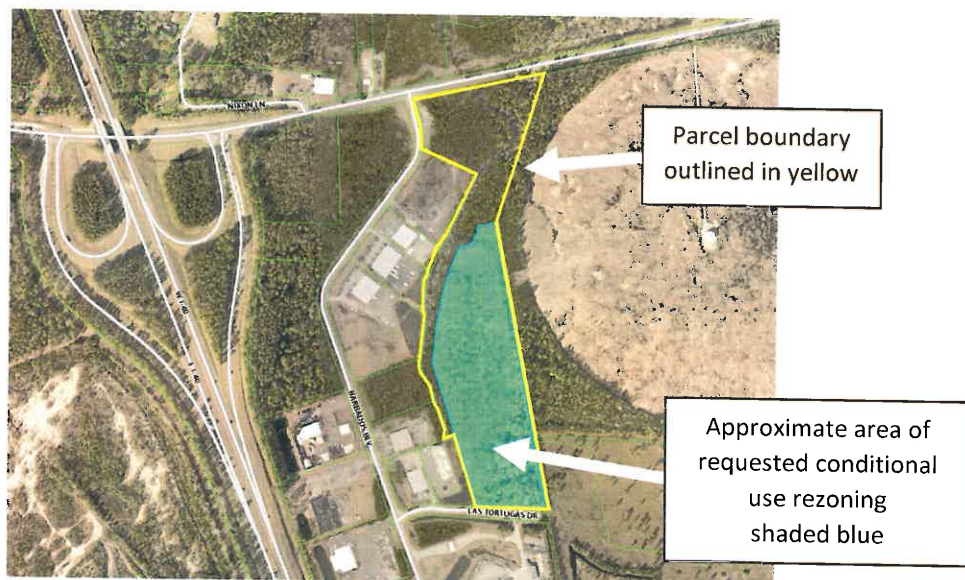
Applicant 1 Signature
By: Brian Schaeffen, CIO

Applicant 2 Signature

EXHIBIT A
Conditional Use Zoning Application
Las Tortugas Dr., Castle Hayne
New Hanover County PARID: R01100-008-011-004

Project Narrative:

The Applicant, Bellingham Marine, is a worldwide company specializing in the design and manufacture of docking systems. Currently, Bellingham Marine operates a wooden dock manufacturing facility in Castle Hayne. The proposed project would allow Bellingham Marine to expand the company's operations and manufacture its concrete floating dock products in Castle Hayne as well. As illustrated on the proposed site plan, this requires a batch concrete plant on site in order to mix concrete for pouring of the dock structures to order. Currently, the property is zoned B-2 Regional Business. The Applicant requests a Conditional Use Zoning District of CUD-I-1 for the proposed project as detailed in on site plan. The general location of the site is shown below:



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

The Comprehensive Plan emphasizes the importance of locating types of uses in appropriate areas in order to promote compatibility and good transitions between land uses. The subject property is located in an area largely consisting of light industrial, regional business and other uses compatible with the proposed project. There are no nearby residences that would be negatively impacted by the proposed use.

Additionally, the Comprehensive Plan emphasizes the need to plan for our growing population, including the need for more housing and more job opportunities. The proposed project site is located within an area designated as an Employment Center in the Future Land Use Map. The Comprehensive Plan states that “[t]his place type identifies areas to serve as employment and production hubs, where office and light industrial uses are predominate.”

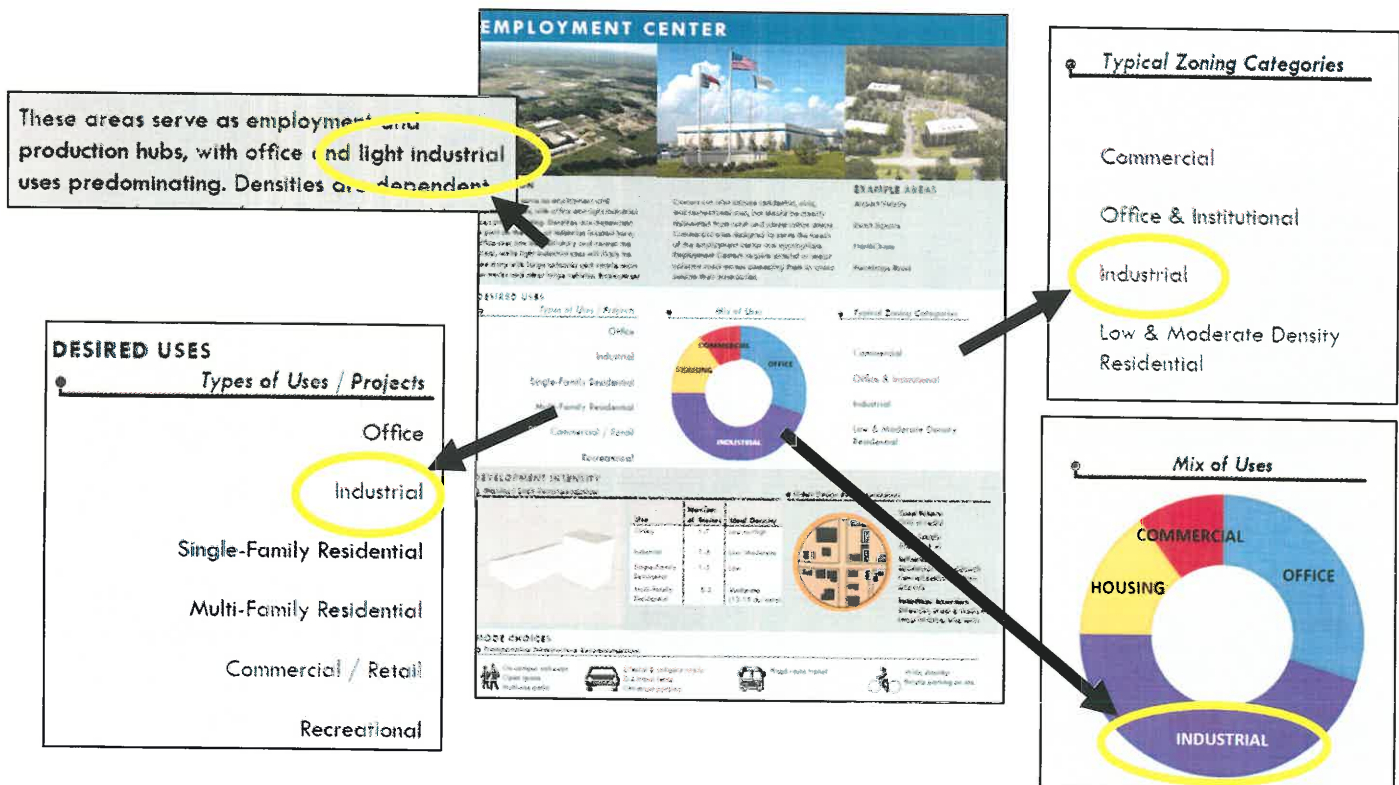
The proposed project is consistent with many of the County Comprehensive Plan goals for this placetype, including:

- Support workforce development and economic prosperity for all.
- Promote fiscally responsible growth.
- Support business success.

The proposed project will create jobs, enhance and diversify the New Hanover County tax base, and support the expansion of an existing and successful New Hanover County business currently providing good jobs to area residents.

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

As stated above, the Future Land Use Map designation of the property is Employment Center. As illustrated below, the proposed project meets the definition, desired uses, typical zoning categories mixture of uses and development intensity for this designation.



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 proposed expansion of an existing business, overall economic growth and expansion in the general vicinity, the development of compatible business and light industrial uses in the area, adjacent existing I-1 zoning and nearby I-2 zoning all make the requested CUD-I-1 rezoning request reasonable, in the public interest and consistent with the County's land use planning and growth strategies in the Comprehensive Plan.

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

In addition to the foregoing, light industrial facilities featuring the types of trades that are a part of this proposed project bring quality jobs and economic stimulus to the County. Promoting this type of employment opportunity, particularly within a Future Land Use Map designated Employment Center, is important to job growth and overall economy of the area. Promoting quality employment opportunities in appropriate locations, such as the proposed project, is an important goal of the Comprehensive Plan. An existing industrial and regional business area with compatible and similar surrounding uses located on a road that does not negatively impact residential/neighborhood streets presents a very appropriate and compatible site for the proposed use.

SPECIAL USE PERMIT

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

The proposed use will not materially endanger the public health or safety if located where proposed and approved. The site has been carefully planned and designed to ensure that the proposed operation of the facility will be both harmonious and appropriate in the location. Utilities are available or in close proximity to the site through Cape Fear Public Utility Authority and Duke Progress Energy. The batch concrete plant would not be in continuous use and would be limited to mixing concrete for specific orders for Bellingham Marine's customers. The proposed project is not a concrete plant, mining operation or factory, and does manufacture concrete for third parties—it is only for internal use with Bellingham Marine floating dock products. Pouring of the forms would occur inside the facility and the finished forms would be placed outside to cure before being

assembled. The final assembled products would then be shipped to their destination via truck. Because of the typical order volume for Bellingham Marine, there is anticipated to be an average volume of two trucks per day to and from the site. The proposed design and internal circulation of the facility allows for significantly more than sufficient truck parking/stacking within the facility so that there will be no trucks or trailers parked on Las Tortugas Dr. The site will be fenced. The design has carefully avoided wetlands and the building height will comply with FAA height restrictions for the specific area.

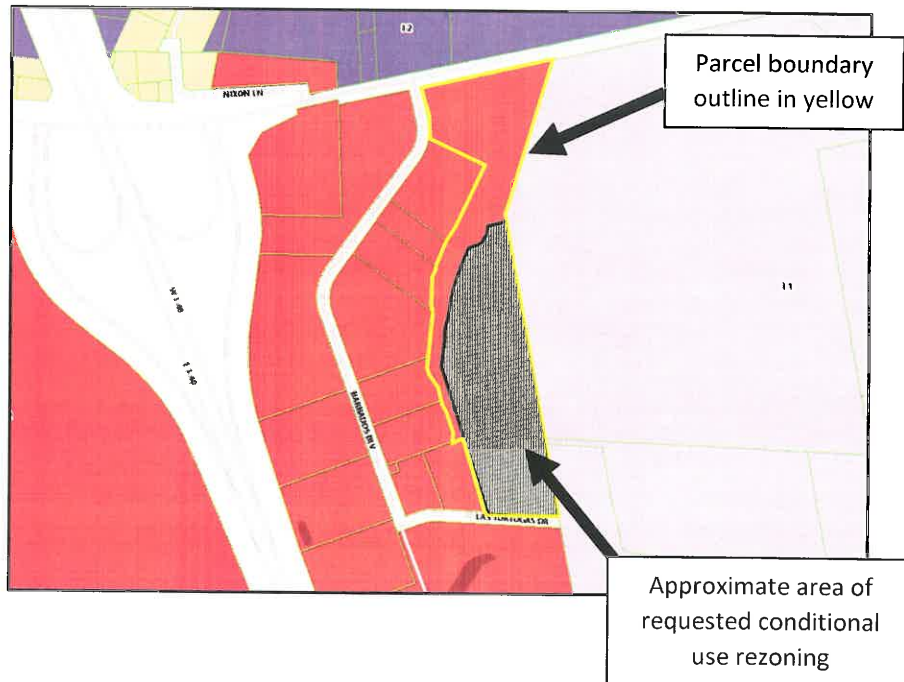
2. The use meets all required conditions and specifications of the Zoning Ordinance.

As illustrated on the site plan, the project will meet all required conditions and specifications of the Zoning Ordinance including but not limited to uses, parking, setbacks, buffering, stormwater management, and building height.

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

The use will not substantially injure the value of adjoining or abutting property. As shown below, all of the property adjacent to the east of the proposed site is already zoned I-1 Industrial. The rest of the surrounding parcels are zoned B-2 Regional Business. Because the proposed CUD does not incorporate the entire parcel, the B-2 zoned properties to the west will be separated from the conditional use by a buffer of B-2 zoning with the exception of one property along Las Tortugas Drive in the southwest corner. That adjacent business is a large irrigation and landscape supply company.

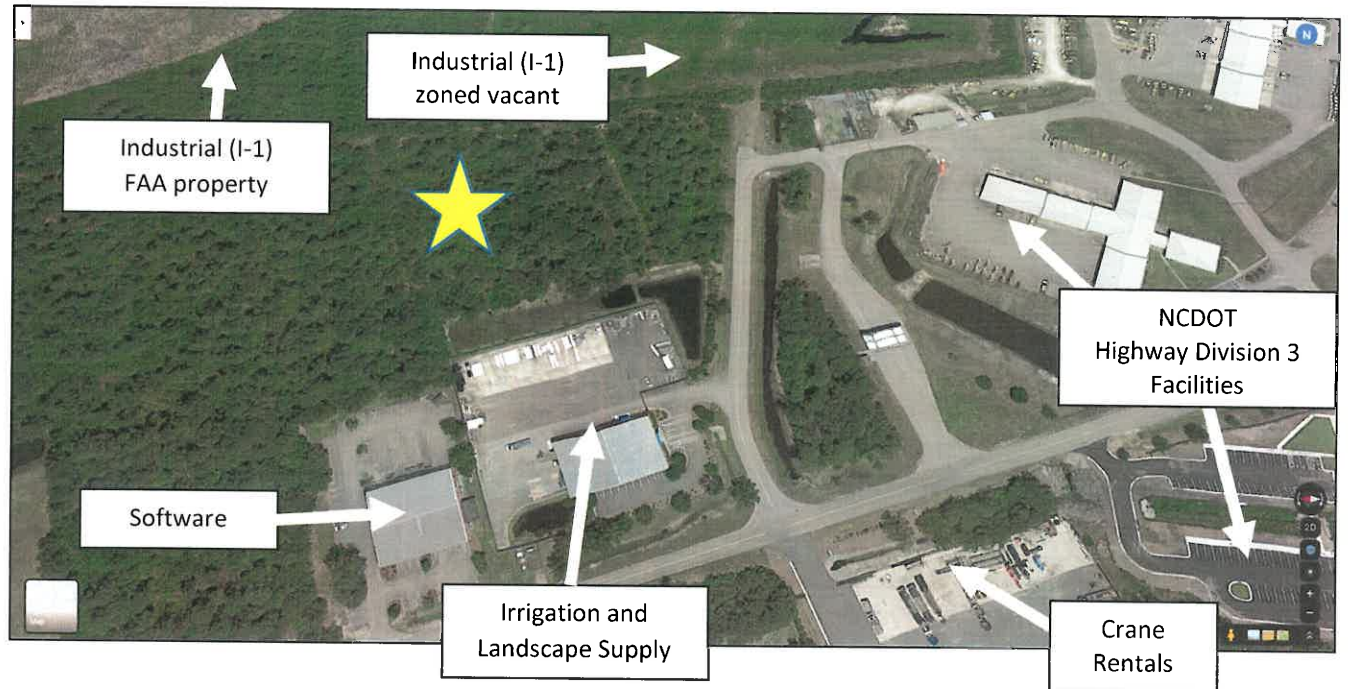
The northern portion of the existing parcel will also remain B-2. To the north of that area is Holly Shelter Road and I-2 Industrial zoning which is a more intense district than the proposed CUD. To the south of the site across Las Tortugas Dr. is the NCDOT Highway Division 3 facility. All of the existing adjacent uses and zoning are compatible with the proposed CUD.



Additionally, as stated above, the batch concrete plant would not be in continuous use and would be limited in use to mixing concrete for specific orders. The proposed project is not a concrete factory and does not manufacture concrete for third parties, only for internal use. Hours of operation will be limited, lighting will be downlit as required by the ordinance, noise will not be excessive, truck traffic will be quite limited for an industrial use, and accommodation has been made for parking/stacking of trucks within the facility to eliminate any stacking along Las Tortugas Dr. The site has also been designed to avoid impacting any wetlands.

4. The location and character of the use if developed according to the plan as submitted and approved will be in harmony with the area in which it is to be located and in general conformity with the New Hanover County Comprehensive Land Use Plan.

In addition to the zoning districts outlined above and the fact that the property is located within an Employment Center as designated by the Future Land Use Map, the proposed CUD is in harmony with surrounding and nearby land uses. As illustrated by the propose site plan and the general vicinity map (below), the proposed use is entirely compatible with the surrounding land uses and zoning districts. This project will create good jobs for the area and allow the expansion of an existing business in New Hanover County. This project does not negatively impact any residential areas and does not place commercial traffic upon residential/neighborhood streets. The subject property presents a very appropriate and compatible site for the proposed use.



REPORT OF COMMUNITY MEETING
Proposed Conditional Use Zoning District
for property located near 4809 Las Tortugas Dr.

New Hanover County PARID: R01100-008-011-004

The undersigned hereby certifies that written notice of a community meeting for the above-referenced proposed conditional use zoning district was mailed via First Class U.S. Mail on February 11, 2020, to all property owners within 500 feet of the subject property as listed on the New Hanover County tax records, and also submitted to the County Planning Department on February 11, 2020, for e-mail distribution via the County's "Sunshine List". The mailing list of property owners is attached hereto as Exhibit "A". A copy of the written notice is also attached to this report as Exhibit "B".

The meeting was held at the following time and place: Monday, February 24, 2020, from 5:30 p.m. to 6:30 p.m. at Bellingham Marine, 5613 Barbados Blvd., Castle Hayne, North Carolina.

The persons in attendance were:

For a list of persons in attendance, please see a copy of the sign-in sheets from the Community Meeting attached to this report as Exhibit "C". On behalf of the Applicant the following people were in attendance: Joe Ueberroth (CEO, Bellingham Marine), Ed Heaton (General Manager, Northeast Division, USA, Bellingham Marine), Tony Garrett (Bellingham Marine), Tim Clinkscales, PE, and Mike Nichols, FASLA, RLA (Paramounte Engineering), Matt Nichols and Nikki Cooper (paralegal) (Law Office of Matthew A. Nichols).

The following issues were discussed at the Community Meeting:

- Existing Bellingham Marine facility in Castle Hayne and proposed new facility and expansion for manufacturing concrete floating dock systems.
- Current B-2 zoning of subject property, zoning district designations in vicinity, proposed Conditional Use District I-1 zoning for purposes of proposed business expansion.
- Scope of proposed manufacturing facility operations, including specifics regarding concrete batch plant portion of proposed project for construction of floating concrete dock systems.
- Typical volume of products shipped from existing facility in York, Pennsylvania.
- Average number of trucks expected to/from site on daily and weekly basis, and site design and capacity to avoid stacking/parking trucks on Las Tortugas Drive.
- Number and location of proposed driveways and internal circulation of trucks.
- Fencing and buffering, stormwater management, lighting.
- Existing and future FAA height restrictions on subject and nearby properties.
- Conditional Use District, Special Use Permit and quasi-judicial process, anticipated application submittal timeline.

- County Comprehensive Plan, and Future Land Use Plan placetype designation for subject property.
- Availability of infrastructure, including water supply for property.
- Types of permits required (e.g., erosion control, stormwater), air quality testing, anticipated noise generation of facility.
- Operations at Bellingham Marine sites in other locations.
- Hours of operation, number of employees, business growth and job creation.

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

- No changes proposed at this time.

Respectfully submitted,

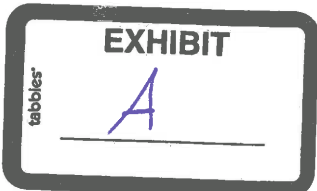
By:



Matthew A. Nichols, N.C. State Bar No. 23403
 Attorney and agent for Applicant Bellingham Marine
 Law Office of Matthew A. Nichols
 3205 Randall Parkway, Suite 104
 Wilmington, NC 28403
 Phone: (910) 508-7476
 Email: matt@mattnicholslaw.com

COMMUNITY MEETING NOTICE MAILING LIST

OWNER	MAILING ADDRESS	
5531 BARBADOS LLC	5120 JEFFERSON DAVIS HWY	RICHMOND, VA 23234
AUTOPARK ASSOCIATES/WILM LLC	4951 NEW CENTRE DR	WILMINGTON, NC 28403
AUTOPARK ASSOCIATES/WILM LLC	4951 NEW CENTRE DR	WILMINGTON, NC 28403
BARBADOS BOULEVARD LLC	9477 WAPLES ST SUITE 100	SAN DIEGO, CA 92121
JOHN J BERMAN ETAL	3717 SAINT JOHNS CT UNIT B	WILMINGTON, NC 28403
PHILIP B BERMAN ETAL	3717 SAINT JOHNS CT UNIT B	WILMINGTON, NC 28403
BIRDSEY NAPIER INVEST GROUP LLC	2715 ASHTON DR SUITE 100	WILMINGTON, NC 28412
BMI PROPERTIES LLC	1323 LINCOLN ST	BELLINGHAM, WA 98229
BROWN FOX LLC	122 EDGEHILL RD	WILMINGTON, NC 28403
CAMERON COMPANY TIMBER LLC	PO BOX 3649	WILMINGTON, NC 28406
COOPERATIVES COMPUTER CENTER INC	PO BOX 457	CASTLE HAYNE, NC 28429
EWING IRRIGATION PRODUCTS INC	3441 HARBOUR DR E	PHOENIX, AZ 85034
EWING IRRIGATION PRODUCTS INC	3441 HARBOUR DR E	PHOENIX, AZ 85034
F & B INVESTMENT GROUP LLC	2715 ASHTON DR SUITE 100	WILMINGTON, NC 28412
FULLBLOCK LLC	2715 ASHTON DR SUITE 100	WILMINGTON, NC 28412
SHENEQUA THERESA LACEWELL	121 WOODCROFT LN	ROCKY POINT, NC 28457
MARITIME WEST DEVELOPMENT LLC	PO BOX 789	CASTLE HAYNE, NC 28429
MARITIME WEST DEVELOPMENT LLC	PO BOX 789	CASTLE HAYNE, NC 28429
MARTIN MARIETTA AGGREGATES	PO BOX 8040	FORT WAYNE, IN 46898
WILLIAM C MAUS III ETAL	2524 INDEPENDENCE BLV	WILMINGTON, NC 28412
NC STATE OF	1321 MAIL SERVICE CENTER ***	RALEIGH, NC 27699
NCSU STUDENT AID ASSOCIATION INC	PO BOX 37100	RALEIGH, NC 27627
NEWMAN PAGE INVESTMENTS LLC	5704 NIXON LN	CASTLE HAYNE, NC 28429
KAREN ROUSE	PO BOX 597	CASTLE HAYNE, NC 28429
DEAMES SMITH HRS ETAL	1520 ORANGE ST	WILMINGTON, NC 28401
USA	PO BOX 20636	ATLANTA, GA 30320





**LAW OFFICE OF
MATTHEW A. NICHOLS**

3205 Randall Parkway, Suite 104
Wilmington, NC 28403

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

February 11, 2020

NOTICE OF COMMUNITY MEETING

TO: Adjacent and Nearby Property Owners and Residents
FROM: Matthew A. Nichols
RE: Community Meeting Regarding Proposed Conditional Use District Rezoning Request
Meeting Date and Time: Monday, February 24, 2020, from 5:30 p.m. to 6:30 p.m.
Meeting Location: 5613 Barbados Blvd., Castle Hayne, NC 28429

Dear Neighbors:

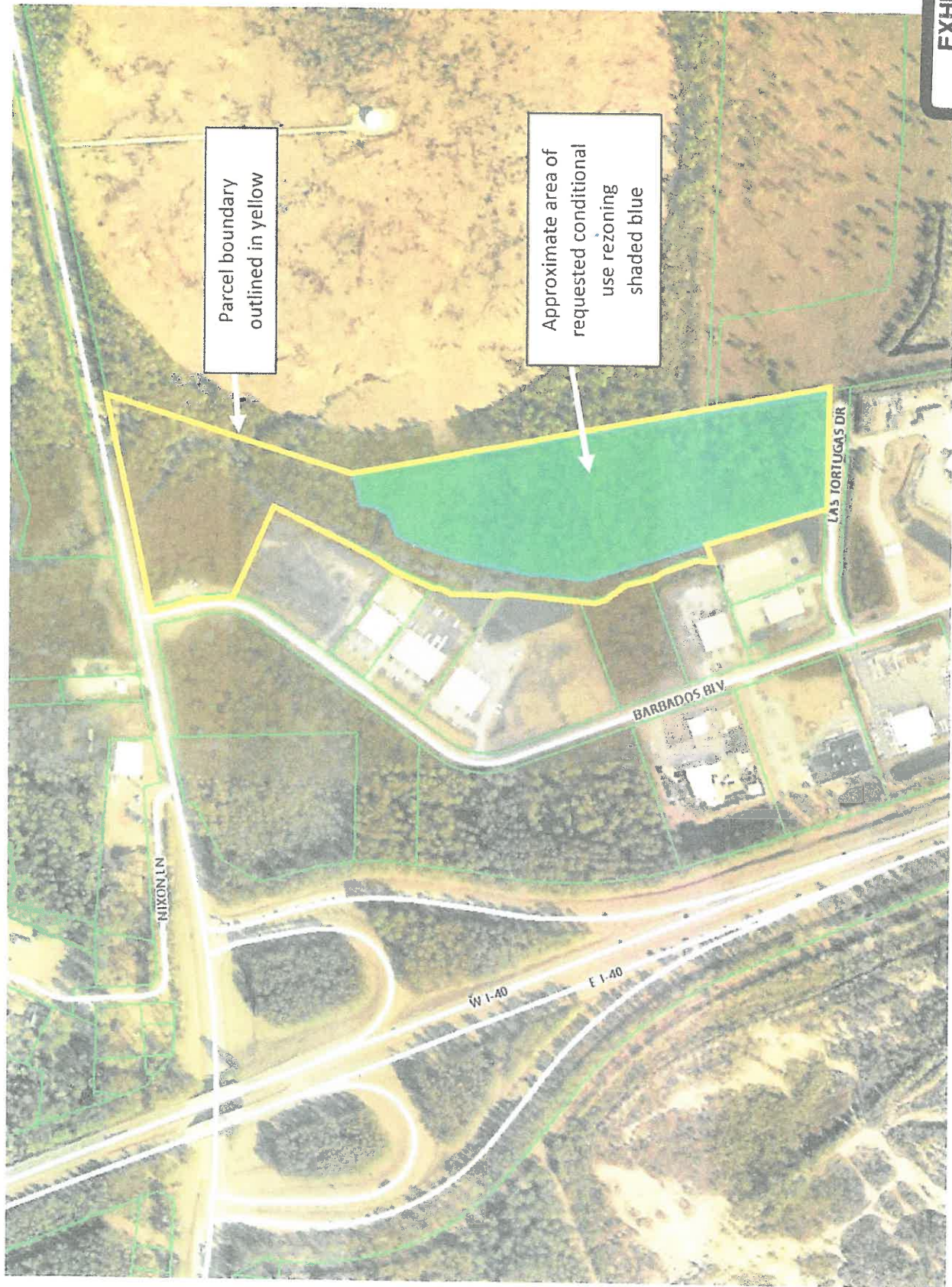
This is a notice for a community information meeting for an upcoming request by my client, Bellingham Marine Industries, the applicant, for a proposed rezoning and special use permit request for property located near 4809 Las Tortugas Drive from B-2 Zoning District to CUD-I-1 Conditional Use Zoning District for cement and concrete product manufacturing for construction of floating dock systems.

The subject site consists of approximately 15 acres located near 4809 Las Tortugas Drive, Castle Hayne, NC, and is identified as a portion of New Hanover County Tax Parcel ID No. R01100-008-011-004. The subject ± 15 acre site is generally shown as that light blue shaded area on the attached exhibit map (Exhibit 1), while the entire ± 22.04 acre parcel boundary is outlined in yellow. Also attached to this notice is a preliminary conceptual plan for the proposed project (Exhibit 2).

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

The community information meeting will be held at Bellingham-Marine located at 5613 Barbados Blvd., Castle Hayne, NC 28429, on Monday, February 24, 2020, from 5:30 pm to 6:30 p.m.

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



EXHIBIT

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PRELIMINARY DESIGN - NOT RELEASED FOR CONSTRUCTION

EXHIBIT

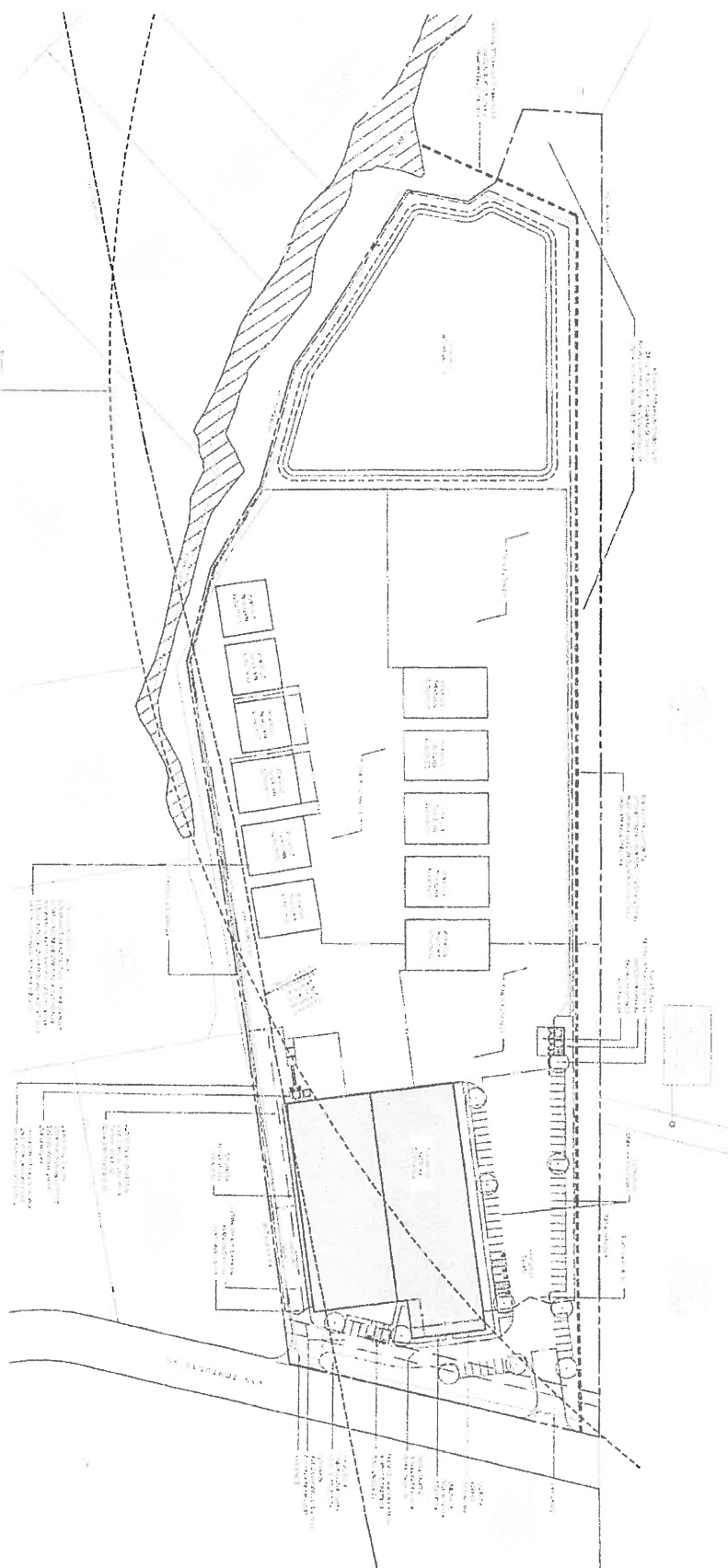
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THIS PROJECT IS BEING SUBMITTED FOR REVIEW AND APPROVAL BY THE CITY OF CASTLE HAYNE, NC. THE CITY ENGINEER'S OFFICE HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY ENGINEERING DEPARTMENT'S REQUIREMENTS FOR A PRELIMINARY DESIGN. THE CITY ENGINEER'S OFFICE HAS NOT REVIEWED THE PROJECT FOR CONSTRUCTION. THE CITY ENGINEER'S OFFICE HAS NOT REVIEWED THE PROJECT FOR CONSTRUCTION. THE CITY ENGINEER'S OFFICE HAS NOT REVIEWED THE PROJECT FOR CONSTRUCTION.

PROJECT LOCATION: 4809 LAS FORTICAS DRIVE, CASTLE HAYNE, NC 28429. PROJECT AREA: 1.5 ACRES. PROJECT TYPE: RESIDENTIAL DEVELOPMENT. PROJECT DESCRIPTION: A PRELIMINARY DESIGN FOR A RESIDENTIAL DEVELOPMENT. THE PROJECT CONSISTS OF A 1.5 ACRE PARCEL. THE PROJECT AREA IS LOCATED ON THE EAST SIDE OF THE CITY OF CASTLE HAYNE, NC. THE PROJECT AREA IS ADJACENT TO THE CITY OF CASTLE HAYNE, NC. THE PROJECT AREA IS ADJACENT TO THE CITY OF CASTLE HAYNE, NC. THE PROJECT AREA IS ADJACENT TO THE CITY OF CASTLE HAYNE, NC.

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FOR INFORMATION ONLY: THIS PRELIMINARY DESIGN IS NOT A FINAL DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CITY ENGINEER'S OFFICE HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY ENGINEERING DEPARTMENT'S REQUIREMENTS FOR A PRELIMINARY DESIGN. THE CITY ENGINEER'S OFFICE HAS NOT REVIEWED THE PROJECT FOR CONSTRUCTION. THE CITY ENGINEER'S OFFICE HAS NOT REVIEWED THE PROJECT FOR CONSTRUCTION. THE CITY ENGINEER'S OFFICE HAS NOT REVIEWED THE PROJECT FOR CONSTRUCTION.

COMMUNITY MEETING SIGN-IN SHEET
 FOR PROPOSED CONDITIONAL USE DISTRICT REQUEST
 FOR PROPERTY LOCATED NEAR 4809 LAS TORTUGAS DR.
 (NEW HANOVER TAX PARCEL ID NO. R01100-008-011-004)
 FEBRUARY 24, 2020
 HELD AT 5613 BARBADOS BLVD., CASTLE HAYNE, NC

NAME

ADDRESS

Matt Nichols

3205 Randall Parkway Suite 104
Wilmington NC 28403

Will Leonard

1051 Military Cutoff #200

JOE UEBERROTH

610 Newport Center Drive, Newport CA 92660

ED HEATON

225 Hanover Rd, York, PA 17406

Allen Ribby

4951 New Center Dr. Wilmington N.C. 28403

BRAD SCHULER

230 GOVERNMENT CENTER, Wilmington

Tony Garrett

5613 Barbados Blvd Castle Hayne NC 28429

Don Harley

1430 Commonwealth Dr 28403

Philip J. Serman

3717 B ST. JOHNS CT.

Michael Brown Jr.

122 Edge Hill Rd, Wilmington 28403

Bob Patz

6706 Falcon Pointe Rd
Wilmington N.C. 28411

Community Meeting Sign-In Sheet
Proposed Conditional Use District Request
for Property Located Near 4809 Las Tortugas Dr.
Monday, February 24, 2020
5613 Barbados Blvd.

NAME

ADDRESS

Ruth Lawrence
Grace Sullivan
C Bonds

PARAMOUNT

ENGINEERING, INC.

March 3, 2020
19437.PE

Autopark Associates of Wilmington LLC
Part of Parcel ID – R01100-008-011-004
New Hanover County, NC

Being part of that certain parcel or tract of land conveyed to Autopark Associates of Wilmington LLC in Deed Book 2408 at Page 855 in the New Hanover County Register of Deeds and part of Map Book 35 at Page 294. Located on the northern margin Las Tortugas Drive, being more particularly described as follows:

Beginning at an iron pipe found along the northern margin of Las Tortugas Drive and the eastern boundary of the lands of Ewing Irrigation Products Inc in Deed Book 6075 at Page 1692 and Map Book 56 at page 535.

Thence along the eastern and northern boundary of said lands of Ewing Irrigation Products Inc the following two (2) courses and distances:

Thence North 17°46'12" West a distance of 396.31' to an iron pipe found;

Thence South 69°50'02" West a distance of 48.63' to a point where the eastern boundary of the lands of Cooperative Computer Center Inc in Deed Book 5195 at Page 249 and Map Book 51 at Page 167, intersects the northern boundary of Ewing Irrigation Products Inc;

Thence along the eastern boundary of said lands of Cooperative Computer Center Inc the following five (5) courses and distances:

Thence North 08°09'14" East a distance of 32.87' to a point;

Thence North 14°03'54" West a distance of 49.82' to a point;

Thence North 20°10'49" West a distance of 61.83' to a point;

Thence North 28°21'18" West a distance of 58.81' to a point;

Thence North 11°57'31" West a distance of 51.99' to a point along the eastern boundary of the lands of NCSU Student Aid Association Inc in Deed Book 5365 at Page 1960 and Map Book 51 at page 167;

Thence along the eastern boundary of said lands of NCSU Student Aid Association Inc the following six (6) courses and distances:

Thence North 17°45'47" West a distance of 50.04' to a point;

Thence North 40°57'55" West a distance of 29.73' to a point;

Thence North 34°39'00" West a distance of 26.72' to a point;

Thence North 31°44'38" West a distance of 20.29' to a point;

Thence North 13°21'24" West a distance of 40.47' to a point;
Thence North 04°23'03" East a distance of 48.59' to a point along the eastern boundary of the lands of Birdsey Napier Invest Group LLC in Deed Book 5906 at Page 2467 and Map Book 41 at Page 390;

Thence along the eastern boundary of said lands of Birdsey Napier Invest Group LLC the following five (5) courses and distances:

Thence North 08°31'55" East a distance of 46.43' to a point;
Thence North 04°54'03" East a distance of 49.65' to a point;
Thence North 05°41'40" East a distance of 37.33' to a point;
Thence North 02°52'07" East a distance of 40.51' to a point;
Thence North 13°03'26" East a distance of 49.70' to a point being the southeastern corner of the lands of F&B Investment Group LLC in Deed Book 3810 at Page 878 and Map Book 44 at Page 101;

Thence along the eastern boundary of said lands of F&B Investment Group LLC the following seven (7) courses and distances:

Thence North 20°29'30" West a distance of 37.56' to a point;
Thence North 11°43'18" East a distance of 23.34' to a point;
Thence North 00°46'59" East a distance of 34.51' to a point;
Thence North 06°11'58" East a distance of 38.91' to a point;
Thence North 03°34'22" East a distance of 41.08' to a point;
Thence North 26°27'31" East a distance of 39.06' to a point;
Thence North 10°24'01" East a distance of 42.52' to a point along the eastern boundary of the lands of Fullblock LLC in Deed Book 4930 at Page 361 and Map Book 48 at Page 301;

Thence along the eastern boundary of said lands of Fullblock LLC the following four (4) courses and distances:

Thence North 22°30'00" East a distance of 36.44' to a point;
Thence North 21°14'11" East a distance of 27.04' to a point;
Thence North 26°57'07" East a distance of 32.89' to a point;
Thence North 15°40'42" East a distance of 21.68' to a point being the southeastern corner of the lands of Maritime West Development LLC in Deed Book 6122 at Page 422 and Map Book 64 at Page 140;

Thence along the eastern boundary of said lands of Maritime West Development LLC North 34°51'55" East a distance of 68.99' to a point;

Thence a new line North 80°10'18" East a distance of 275.64' to an iron rod set along the western boundary of the lands of United States of America in Deed Book 1284 at Page 1533;

Thence southerly along the western boundary of said lands of United States of America South

10°22'53" East a distance of 1,525.75' to a point along the northern margin of Las Tortugas Drive;

Thence westerly along the northern margin of Las Tortugas Drive North 87°15'22" West a distance of 382.57' to an iron pipe found, being the point of beginning,

Having an area of 653,400 +/- Square feet or 15.00+/- Acres more or less.