

NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE

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Wilmington, North Carolina

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planningdevelopment.nhcgov.com



CONDITIONAL ZONING DISTRICT

Application

Applicant/Agent Information		Property Owner(s) <i>If different than Applicant/Agent</i>
Name Scott D Stewart RIA ASLA	Owner Name	
Company Middlesound LLC	Owner Name 2	
Address 6933 Running Brook Terrace	Address	
City, State, Zip Wilmington, North Carolina	City, State, Zip	
Phone 910 - 231-2428	Phone	
Email scottstewart6933@yahoo.com	Email	
Subject Property Information		
Address/Location 500 & 3626 Middle Sound Loop Road		
Parcel Identification Number(s) R04400-008-001-000; R04400-008-011-000		
Total Parcel(s) Acreage 3.35		
Existing Zoning and Use(s) R-20: one single family residence		
Future Land Use Classification CZ-R-5		
Application Tracking Information (Staff Only)		
Case Number 220-09	Date/Time received: 4/8/2020	Received by: BS

Proposed Zoning, Use(s), & Narrative

Proposed Conditional Zoning District: CZ-R-5 Total Acreage of Proposed District: 3.35

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

See Attached

Proposed Condition(s)

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

See Attached

Proposed Zoning, Use and Narrative

DEMAREST POINTE

NARRATIVE

Middlesound LLC is requesting a Conditional Rezoning request to allow the currently zoned R-20 designation to Conditional Rezoning R-5 Residential District Designation (CZ-R-5) in accordance with New Hanover County's Unified Development Ordinance and Comprehensive Plan for 500 & 3626 Middle Sound Loop Road (3.35 acres). The Conditional Rezoning request from R-20 to CZ-R-5 will provide the opportunity to create a neighborhood program of twenty-four townhomes woven within the fabric of the existing properties features exemplifying sustainability, diversity, ecology and connectivity to been known as Demarest Pointe. The properties are being designed developed by Scott D Stewart RLA ASLA of Middlesound LLC whom has resided in the Middle Sound area since 1994 and has design developed Demarest Landing and Demarest Village neighborhoods (1993 – 2009) and resides in Demarest Landing. The townhome residence program will be built by Dave Spetrino PBC Design Build. Dave was the first Builder invited to build the Demarest Village neighborhood in 1999 involving Townhomes, Row Homes and Charleston Side Homes. Dave and Scott are excited to join for a collaboration to realize the Demarest Pointe neighborhood.

Since the commencement of assembling the land holdings from 2004 – 2006 and in preparation for the future development 500 & 3626 Middle Sound Loop Road, Middlesound LLC in 2009 assigned easement entitlements for access, utilities and stormwater drainage on adjacent properties to the south along Pickway Court, all owned by Middlesound LLC. The easement entitlements (approximately .72 acres) are adjacent to and exclusively support the access, utilities and stormwater drainage regarding the proposed 3.35 acres rezoning request for CZ-R-5R-5. A total of 4.07 acres support the proposed improvement program for the Demarest Pointe neighborhood.

The properties are at an average elevation of +27, natural drainage is to the east to an existing drainage system, there are no wetlands present, the properties are not in a flood zone and are serviced by all required utilities. The properties have been managed over the past decade incorporating tree spading trees, erecting a fence buffer along the easement entitlements on the adjacent Pickway Court homes, preparing several trees for future relocation within the properties and maintaining the existing drainage systems.

After several years of exploring alternative designs, "Demarest Pointe" neighborhood evolved with a priority to achieve sustainability, diversity, ecology and connectivity. Demarest Pointe achieves preservation of 95% of the existing 846 trees on the properties (2"-20" DBH...diameter at breast height) which include 75% tree retention of the existing Protected Trees (8"-24" DBH). Demarest Pointe townhome residence program provides diversity for housing choices for the Middle Sound Community and is supported by a stormwater program sculpted in a park setting that will exceed a 100 year storm event which has been evaluated by CSD Engineering. The stormwater program will provide all stormwater created by the new improvements will be managed within the 4.07 acres provided to support the new improvements ensuring stormwater runoff from Demarest Pointe 4.07 acres will equal the existing stormwater runoff before Demarest Pointe was developed.

Demarest Pointe is uniquely positioned at the confluence of Middle Sound Loop Road and Darden Road Round-A-Bout, across from Ogden Elementary School and at the apex of pedestrian connectivity routes with direct access to the Middle Sound Multi Use Path that will soon connect to Market Street, Wrightsville Beach and Marsh Oaks in Porters Neck. The neighborhood program will provide minimum traffic impacts to the Middle Sound Loop Road corridor as reviewed by NCDOT with 3 trips entering - 9 trips exiting, am and 10 trips entering - 6 trips exiting, pm in accordance with the required compliance to Institute of Transportation Engineer (ITE) Trip Generation Manual.

The Demarest Pointe neighborhood provides a total of 24 Townhome Residences arranged in six (6) buildings with four (4) residences per building, each 1,700 sq ft., 3 bedroom, 3 ½ baths with a one car garage. The residences are positioned on two well defined one way "courtyard" streets with parallel parking, sidewalks and landscape islands minimizing impervious coverage. Each residence has a service alley and additional parking. Demarest Pointe is surrounded by the existing forest canopy for the entire perimeter of the neighborhood. There is an extensive Demarest Pointe neighborhood sidewalk network that provides access to the Demarest Pointe Post Office, Demarest Pointe Park, Pickway Court, Odgen Elementary School and the Middlesound Loop Multi Use Path.

Each residence will be approximately 1,700 sq. ft., 3-bedroom with the first-floor bedroom as a home office option, 3 1/2 baths and one car garage. Each residence will be serviced with an access alley that provides a driveway with adequate parking for one car and one additional car leading to the one car garage. Each residence will be fronting a one-way street with parallel guest parking providing one guest parking space per residence with five additional available spaces within the neighborhood providing 3.2 spaces for each residence.

The only entrance driveway to Demarest Pointe neighborhood is on the northern property line along Middlesound Loop Road 475 linear feet from the Middle Sound Loop Road Round - A - Bout pedestrian crossing. The entrance driveway will be twelve feet (12') wide with an interior driveway and street radius of 45' to accommodate all vehicles with vehicular circulation limited to a counterclockwise movement throughout the Demarest Pointe neighborhood. The entire existing tree canopy along the northern property line of Demarest Pointe will be preserved along the street corridor of Middle Sound Loop Road except for the proposed entrance driveway and utility connections.

The only exit of the Demarest Pointe neighborhood is located along the southern property line along Middle Sound Loop Road 400 linear feet from the Middle Sound Loop Road Round - A - Bout pedestrian crossing and across from Ogden Elementary School. The exit driveway is 75' northwest of the Ogden Elementary School driveway for School Bus circulation providing adequate separation for visibility and safe movements for Ogden Elementary and the exit only driveway for the Demarest Pointe neighborhood. The exit driveway alignment also preserves the existing forested perimeter buffer on Demarest Pointe directly across from the Ogden School Bus Ingress/Egress driveway providing no interruption on the existing conditions and movements of the school bus patterns. In addition, the entire existing tree canopy along the southern property line of Demarest Pointe neighborhood, across from Ogden Elementary School, will be preserved except for the exit driveway.

Demarest Pointe is located within the General Residential Place Types of the New Hanover County Comprehensive Plan that states "The ideal density for multi- and single-family residential is low (ranging up to approximately eight units per acre)" and "Building height could range from one to three stories". Demarest Pointe complies with the Framing Policies to "Promote environmentally responsible growth; Promote Fiscally responsible growth; Preserve and protect water quality and supply and Provide for a range of housing types, opportunities and choices".

Demarest Pointe has been designed as a Performance Residential neighborhood in accordance with the New Hanover County Unified Development Ordinance and section 3.2.11 Residential Moderate- High Density (R-5) District criteria with a "Density, maximum (dwelling units/acre)" of "8" [3.35 acres x 8 = 26.8] and "Building height, maximum (feet)" of "35". As stated, 4.07 acres are provided to support 24 residences.

Demarest Pointe will exemplify the spirit, intent of the policies for growth and development of New Hanover County and compliment the diverse character of the Middle Sound Community.

Proposed Conditions

DEMAREST POINTE

The Conditional Zoning District allows particular uses to be established only in accordance with specific standards and conditions in accordance with the Comprehensive Plan and Unified Development Ordinance pertaining to each individual development establishing the development apart and unique from other like kind developments. Essentially, this means Demarest Pointe's use, structures, layout, entrance, exit, buffers, tree preservation of the approved proposal can only be developed in accordance with the 25 exhibits submitted.

C O N D I T I O N S

1.

The 3.35 acre subject property is triangular in shape located at the confluence of Middle Sound Loop Road, Darden Road Round-A-Bout across from Ogden Elementary School with 1,068.87 linear feet of frontage on Middle Sound Loop Road or 66% of the entire property boundary's totaling 1,620.45 feet is a unique property condition that requires a unique design solution to address connectivity. The subject property will be limited to one ingress access (entrance) and one egress access (exit) limited to right in and right out vehicular movements in accordance with the Vehicular Circulation Plan Exhibit 13, Exhibits 9,14,15,16,17,19,10,21,24,25. Adequate physical and visual improvements will be provided to prohibit left hand turning movements from Middle Sound Loop Road.

2.

Internal Streets will be private, one way, counterclockwise vehicular circulation pattern in accordance with the Vehicular Circulation Exhibit 13 and Exhibits 9,14,15,16,17,19,10,21,24,25.

3.

The 3.35 acre subject property is contiguous to a .72 acre Access, Utility and Drainage Easement for the exclusive use and support for the improvement program of the 3.35 acre subject property regarding the subject property's Access, Utilities and Drainage systems in accordance with all Conditional Rezoning Exhibits 1-25. Collectively this provides 4.07 acres for improvements to support 24 Townhome Residences.

4.

The 3.35 acre subject property will provide a stormwater program with a minimum design requirement for a 100 year storm event within the 3.35 acre subject property and the contiguous .72 acre Access, Utility and Drainage Easement, collectively realizing 4.07 acres to exclusively support the all improvements in accordance with the Conditional Rezoning Exhibits 1-25.

5.

The 3.35 acre subject property and .72 acre Access, Utility and Drainage Easement will retain, preserve all existing and proposed landscaping, landscape buffers and fencing in accordance with all Conditional Rezoning Exhibits 1-25 and to the opacity requirements of the Unified Development Ordinance, in perpetuity. All trees to be retained, with the exception of utility requirements, are marked with one green survey ribbon, all trees to be tree spaded are marked with three green survey ribbons. All Buffers and Fencing, Exhibit 21, shall be complete prior to construction commencement of horizontal improvements.

6.

All Street and Landscape Lighting shall be LED. Street Lighting shall not exceed 12' in height, shielded downward to ensure all illumination is downward, the origination of light will not be visible, all illumination shall be limited to within the street corridor, sidewalk to sidewalk. Landscape Lighting shall not exceed 42" in height. Landscape Up lighting shall remain within the internal Demarest Pointe neighborhood street, yard and park spaces.

7.

Construction Ingress Egress will be in accordance the Vehicular Circulation Plan. Public Utilities will be accessed from Middlesound Loop Road and Pickway Court. Horizontal Construction is anticipated to require six months and all vertical construction is anticipated to require twelve months, unless delays are experience depending on weather, inspections and natural disasters.

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.

Multifamily Housing (low Rise)
ITE Land Use: _____
Trip Generation Use and Variable (gross floor area, dwelling units, etc.): _____ 24
AM Peak Hour Trips: Enter 3; Exit 9 PM Peak Hour Trips: Enter 10; Exit 6

CONSIDERATION OF A CONDITIONAL ZONING DISTRICT

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

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

See Attached

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

See Attached

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

See Attached

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)

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?

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?

**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)**

Demarest Pointe is consistent with the Future Vision ideals of the Comprehensive Plan by: "promotes the reduction of impervious surfaces (roadways) to reduce stormwater runoff", "provides access to "increase walking proximity shops and stores creates a healthier lifestyle" with Ogden Elementary across the street from Demarest Pointe and access to the Middle Sound Multi Use Path, in addition "Increasing the number of people on the street to enhance the security of an area". Demarest Pointe also complies to the General Residential Place Type creating alternate choices for living. Demarest Pointe will virtually be hidden behind the existing tree canopy and rural atmosphere of Middle Sound Loop Road adjacent corridor through tree preservation program referenced throughout the neighborhood plan.

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?

Demarest Pointe is located within the General Residential Place Types of the Future Land Use Map and of the New Hanover County Comprehensive Plan that states " The ideal density for multi- and single-family residential is low (ranging up to approximately eight units per acre) " and "Building height could range from one to Three stories". Demarest Pointe complies with the Framing Policies to "Promote environmentally responsible growth; Promote Fiscally responsible growth; Preserve and protect water quality and supply and Provide for a range of housing types, opportunities and choices".

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?

Significant changes have occurred since the original zoning of the subject property to from R-15 to R-20 in **1988**, thirty-two years ago. Middle Sound had only one ingress and egress out to market street, traffic control was limited to one stop sign, no connectivity, no sewer, lots were required to be larger to accommodate individual septic tanks and wells. Water was either through a neighborhood collection well system or individual wells for each property that could be accommodated in R-15, 15,000 sq. ft. lots or R-20, 20,000 sq. ft. lots. Fire protection had limited sources from available community water collection system or fire department water trucks.

1995 – 2000: Middle Sound Loop Road Connectivity: Red Cedar Road to Covil Farm Road to Military Cutoff; Kenmore Street to Brandywine Circle To Tree Swallow Lane (Gated-Emergency)to Red Cedar Road To Covil Farm Road to Military Cutoff; Darden Road to Wendover Lane To Market Street; Oyster Lane to Wendover Lane To Market Street;

2005*: Middlesound Loop Road Widening with a bike lanes from Ogden Elementary to Harlendale Drive;

2006*: New Ogden Elementary School Facility built with vehicular circulation patterns for ingress and egress;

2007*: County Sewer Installed;

2010*: Middle Sound Loop/Darden Road Round-A-Bout installed to mitigate traffic patterns;

2012*: Multiuse Path installed from Red Cedar Road to Ogden Elementary to Oyster Lane at Emerald Forest;

2017*: Sidewalk Improvements from Ogden Elementary to Kenmore Street at the Brandywine Neighborhood
(* Improvements are all immediately accessible, adjacent to and service the Demarest Pointe neighborhood)

Existing zoning does not provide: for tree retention or preservation of the existing perimeter buffer of the 3.35 acre subject property; does not provide to limit ingress/egress for vehicular access, particularly left hand movements from and onto Middle Sound Loop Road to the subject site; the minimum standard for a stormwater runoff is a 25 year storm.

The New Hanover County Unified Development Ordinance and the **2016** New Hanover County Comprehensive Plan - General Residential Place Type Designation requirements that state: "The areas applicable to this place type are Middle Sound", "Limiting cul-de-sacs", " 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)", "Promoting environmentally responsible growth", Preserve and protect water quality and supply" "Provide for a range of housing types, opportunities and choices". Demarest Pointe meets all criteria.

APPLICATION REQUIREMENTS

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

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

ACKNOWLEDGEMENT AND SIGNATURES

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

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

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


Signature of Property Owner(s)

Scott D Stewart RLA ASLA
Middlesound LLC Member - Manager

Print Name(s)

Signature of Applicant/Agent

Print Name

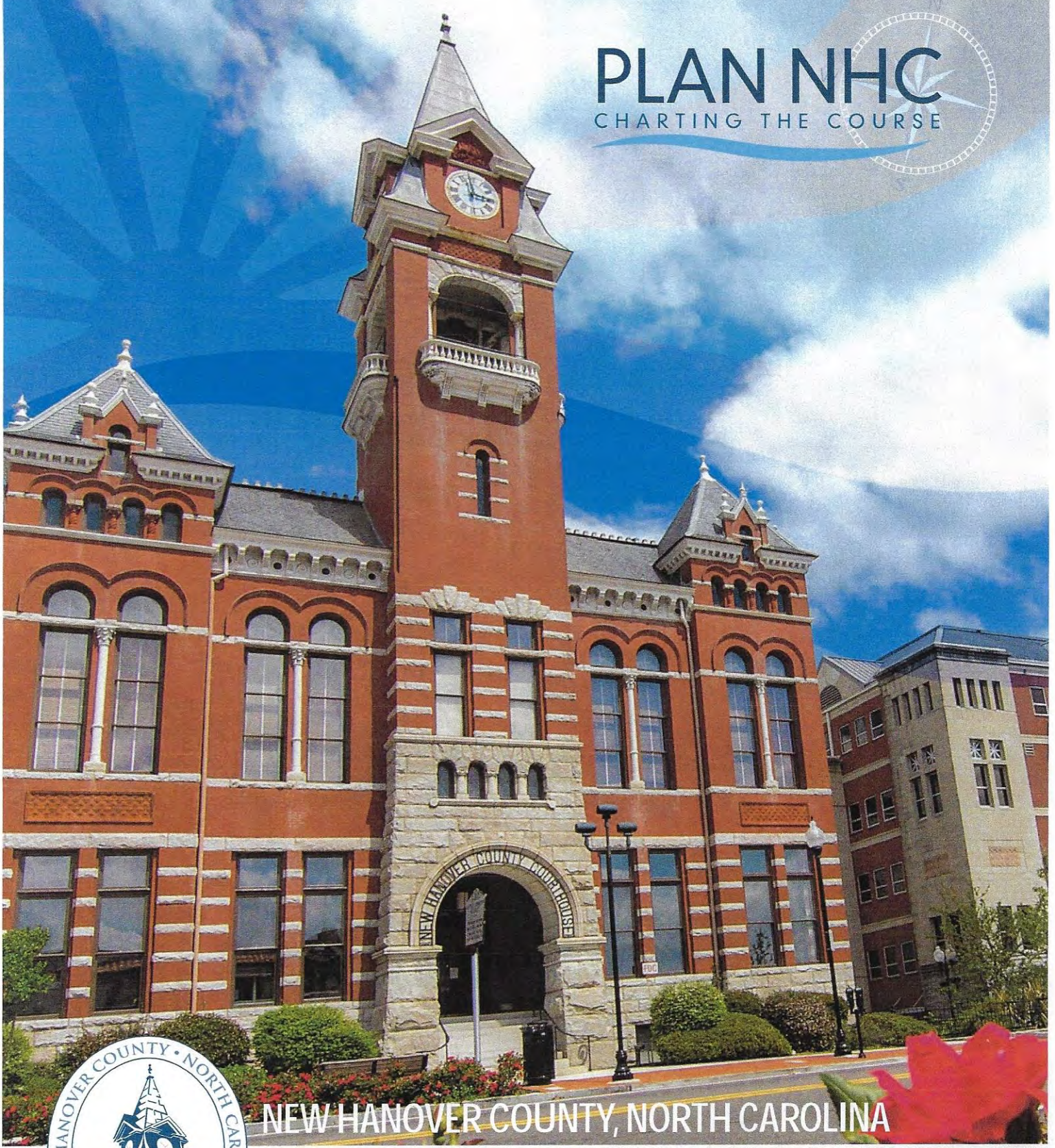
NOTE: Form must be signed by the owner(s) of record. If there are multiple property owners a signature is required for each owner of record.

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



PLAN NHC

CHARTING THE COURSE



NEW HANOVER COUNTY, NORTH CAROLINA

COMPREHENSIVE PLAN 2016

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.

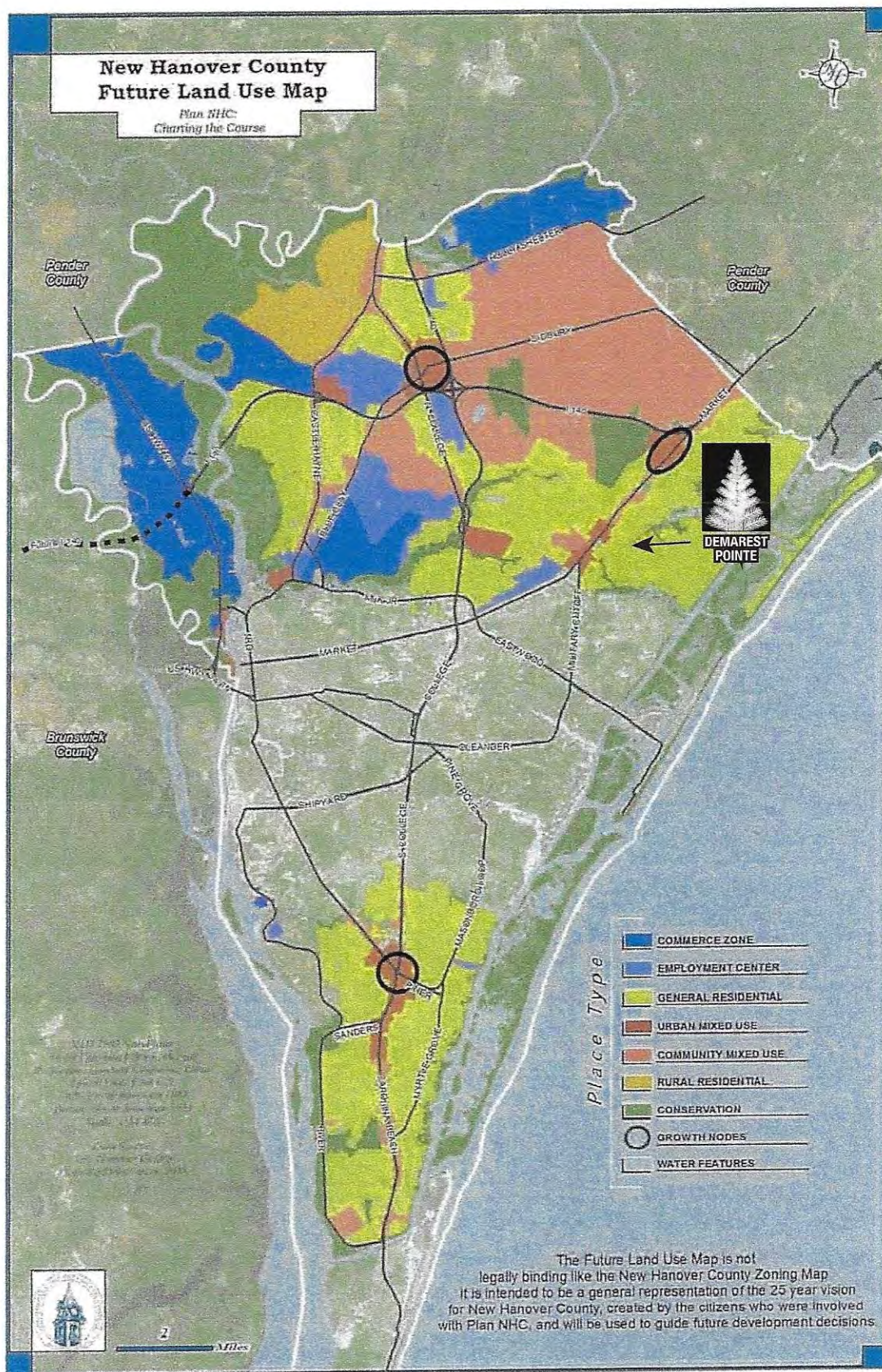
The areas applicable for this place type are Middle Sound, Myrtle Grove, Castle Hayne, Piner Road, Porter's Neck, Gordon Road, Wrightsboro, and Masonboro Loop. Pedestrian amenities should include sidewalks, street and shade trees, and open space.

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.

NEW HANOVER COUNTY FUTURE LAND USE MAP



Unified Development Ordinance

New Hanover County, North Carolina



Buffers, but may not be reduced below the absolute minimum setback specified in Table 3.1.3.C.3 (by use of the language “in no case less than”).

Table 3.1.3.C.3: Interior Side and Rear Setbacks from Abutting Residential Use or Platted Lot in Residential District

Zoning District	Side Setback	Rear Setback
B-1	Building height (in feet) multiplied by 2.75, in no case less than 25 feet	Building height (in feet) multiplied by 3.73, in no case less than 30 feet
B-2	Building height (in feet) multiplied by 2.75, in no case less than 30 feet	Building height (in feet) multiplied by 3.73, in no case less than 35 feet
O&I	Building height (in feet) multiplied by 2.75, in no case less than 25 feet	Building height (in feet) multiplied by 3.73, in no case less than 30 feet
AC	Building height (in feet) multiplied by 3.08, in no case less than 35 feet	Building height (in feet) multiplied by 4.33, in no case less than 40 feet
I-1	Building height (in feet) multiplied by 2.75, in no case less than 35 feet	Building height (in feet) multiplied by 4.33, in no case less than 40 feet
I-2	Building height (in feet) multiplied by 2.75, in no case less than 40 feet	Building height (in feet) multiplied by 5.14, in no case less than 45 feet

D. Performance Residential Development

Performance Residential Developments are not subject to the minimum lot size, minimum lot width, and front, rear, and side setback requirements in the zoning district where they are located. Performance Residential Developments shall comply with the standards in this section and with all other applicable standards in this Ordinance.

1. Setbacks and Spacing

- a. Buildings on the periphery of a Performance Residential Development shall setback a minimum of 20 feet from the adjoining property line.
- b. Single-family detached dwellings shall be spaced a minimum of ten feet from each other, measured from the closest parts of the buildings.
- c. No multiple dwelling unit shall be located closer than 20 feet to any part of another dwelling unit.

2. Density

- a. In calculating the density for a proposed Performance Residential Development, the areas in subsections 1 and 2 shall first be subtracted from the gross area of land to be committed to development. In lieu of subtracting Dorovan, Johnston, and Pamlico soils, the developer may choose to preserve 100 percent of such areas as conservation space in accordance with Section 5.7, Conservation Resources:

1. All natural lakes, ponds, rivers, or marshes; and,

3.2.11. RESIDENTIAL MODERATE-HIGH DENSITY (R-5) DISTRICT

A. Purpose

The purpose of the Residential Moderate-High Density (R-5) District is to provide lands that accommodate moderate to high density residential development on smaller lots with a compact and walkable development pattern. The R-5 district allows a range of housing types and can be developed in conjunction with a non-residential district to create a vertical mixed-use development pattern as well as serve as a transition between mixed-use or commercial development and low to moderate density residential development.

B. Concept



C. Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Uses and Use-Specific Standards.

D. District Dimensional Standards

Standard	Single Family Detached	Duplex	Triplex	Quadrplex
Lot area, minimum (square feet)*	5,000	7,500	12,500	17,500
1 Lot width, minimum (feet)*	50			
2 Front setback (feet)*	20			
3 Side setback, street (feet)*	10.5			
4 Side setback, interior (feet)*	7			
5 Rear setback (feet)*	15			
Density, maximum (dwelling units/acre)**	8			
Building height, maximum (feet)	35			

* Does not apply to Performance Residential Developments (see Section 3.1.3.D).

** Applies only to Performance Residential Developments (see Section 3.1.3.D).

3.5.5. CONDITIONAL ZONING (CZ) DISTRICT

A. Purpose

The Conditional Zoning (CZ) District option is established to address situations where a particular land use would be consistent with the Comprehensive Plan and the objectives of this Ordinance and only a specific use or multiple specific uses are proposed and appropriate for the development of a site. The district is primarily intended for use at transitions between zoning districts of dissimilar character where a particular use or uses, with restrictive conditions to safeguard adjacent land uses, can create a more orderly transition benefiting all affected parties and the community at-large. It is intended only for firm development proposals and should not be used for tentative projects without definitive plans.

B. Applicability

CZ districts are intended only for voluntary proposals submitted in the names of the owners of all property included in the petition/application.

C. Districts Established

The following conditional zoning districts, each bearing the designation "CZ", are hereby established:

1. The residential conditional zoning districts include: CZ-RA, CZ-AR, CZ-R20S, CZ-R-20, CZ-R15, CZ-R-10, CZ-R-7, CZ-R-5, CZ- RMF-L, CZ- RMF-M, CZ- RMF-MH, CZ-RMF-H.
2. The commercial and industrial conditional zoning districts include: CZ- B-1, CZ- CB, CZ-B-2, CZ- O&I, CZ-SC, CZ- CS, CZ-I-1, and CZ-I-2.

D. District Requirements

1. Eligible Uses

Only uses allowed by right in the corresponding general use district are eligible for CZ district consideration and any such use within a CZ district shall, as a minimum requirement, satisfy all the regulations of the corresponding general use district.

2. Additional Conditions and Requirements

The approval for a specific CZ district shall specify all additional conditions and requirements that represent greater restrictions on development and use of the land than the corresponding general use district regulations or other limitations on land that may be regulated by state law or local ordinance. Such conditions and requirements shall not specify ownership status, race, religion, character, or other exclusionary characteristics of the occupant(s), shall be objective, specific, and detailed to the extent necessary to accomplish their purpose, and shall relate rationally to making the approval compatible with the Comprehensive Plan, other pertinent requirements of this Ordinance, and to securing the public health, safety, morals, and welfare.

Middlesound LLC

Professional Qualifications

SCOTT D. STEWART RLA ASLA

Real Estate Developer / Landscape Architect / General Contractor / Realtor

6933 Running Brook Terrace; Wilmington, North Carolina 28411

scottstewart6933@yahoo.com 1-910-231-2428



Education:	Bachelor of Science, Rutgers University College of Agriculture & Environmental Science, New Brunswick, NJ	1976
Licenses:	Landscape Architect, North Carolina; License # 1128 Landscape Architect, New York; License #0836 Landscape Architect, New Jersey; License # 0033 General Contractor, Commercial/Residential, N.C. #72619 North Carolina Real Estate Broker; License # 279570	2000 - 2006, 2013 - 1981 - 2000 1984 - 2000 2013 - 2014 -
		
Associations:	Member, American Society of Landscape Architects Member, National Association of Realtors Member, Wilmington Cape Fear Home Builders Association	1981 - 2006, 2013 - 2014 - 2018 -

- 2018 Calabash Waterfront Community Park Master Development Plan, Grant Acquisition
- 2017 Demarest Landing Board of Directors Member, Architectural Review Committee Member
- 2016 **"Stewardship Champion Award"; Pioneering LID, Sustainable Growth and TND Program Models in South Eastern N.C.**
- 2016 **"Stewardship Outstanding Achievement Award"; Demarest Landing, Wilmington, N.C.**
- 2016 **"Stewardship Special Recognition Award"; Compass Pointe, Leland, NC**
- 2015 Committee Member, Architectural Review; Compass Pointe, Leland, NC
- 2014 Guest Lecturer, "Demarest Neighborhoods", First NC Example of Smart Growth & LID; LID Summit, Raleigh, N.C.
- 2013 Guest Lecturer, "Low Impact Development Basics for Water Quality Protection", Wilmington, NC
- 2012 Calabash Community Park Dedication/Recognition, Town of Calabash, NC
- 2011 1st **"Stewardship Award for Exceptional Contributions & Services", Town of Calabash, NC**
- 2011 "Calabash's Good Friend & Neighbor Award", Calabash Community Park, Calabash, NC
- 2010 Long Range Planning Committee Member; Calabash Community Park Design, Calabash, NC
- 2009 Unified Development Ordinance (UDO) Committee Member; Calabash, NC
- 2008 Philanthropic Financial/Planning Restructure "Tidal Walk", Wilmington, NC
- 2007 **Low Impact Development Guest Lecturer; Coastal Federation; Moorehead City, NC**
- 2007 **Low Impact Development (LID) Steering Committee; New Hanover/Brunswick County, NC**
- 2006 **"Stewardship Significant Achievement Award"; Demarest Village, Devaun Park, NC**
- 2005 "Central Business District Streetscape Appreciation Award" 1998-2005; Calabash, NC
- 2005 Volunteer Of The Year Award" Laney High School, Wilmington, NC
- 2004 "Volunteer Of the Year Award" Laney High School, Wilmington, NC
- 2003 "Tree Preservation Award": Tidal Reach, Demarest Village/Landing, Wilmington, NC
- 2002 Committee Member; Streetscape/Central Business District, Calabash, NC
- 2001 Guest Lecturer, **"Smart Growth", Save our State Summit, Wilmington, NC**
- 2001 Expert Consultant, **"Paving the American Dream" Documentary, UNCW, Wilmington, NC**
- 2000 **Traditional Neighborhood Design "Expert Endorsement", NC Governors Task Force**
- 2000 Committee Member, Mixed Use Development Ordinance, Wilmington, NC
- 1999 Committee Member, Main Street Revitalization, Calabash, NC
- 1998 Guest Lecturer, "New Urbanism", New Hanover/Brunswick/Pender/Onslow County, NC
- 1997 Philanthropic Planning Consultant: Corbet Family: Arlie Gardens to Wilmington, NC
- 1997 Founding Member, Board of Directors, Wilmington Country Day School, Wilmington, NC
- 1996 Founding Member, Board of Directors, Cape Fear Tomorrow, Wilmington, NC
- 1995 Charter Member, Congress for New Urbanism, Charleston, SC
- 1994 CNU Member, Congress for New Urbanism Summit, Los Angeles, California
- 1993 CNU Member, Congress for New Urbanism Summit, Alexandria, Virginia
- 1992 Guest Juror, Cocolaba Island Master Plan, Virgin Islands, Rutgers University, New Brunswick, NJ
- 1991 National Accreditation Review Committee, Rutgers University, New Brunswick, NJ
- 1990 Guest Lecturer, CADD Applications in Practice, Rutgers University 25th Anniversary
- 1989 Harvard Graduate School of Design, Golf Course Design, Cambridge, Mass.
- 1989 Rutgers University, Advanced Irrigation Design, New Brunswick, NJ
- 1988 1st **Qualified Interdisciplinary Coordination Expert/Landscape Architect, NJ Superior Court**
- 1988 NJASLA Merit Design Award (residential site design), "Stanford Village, West Milford, NJ
- 1988 NJ Builders Assoc. SAM award, Best Pre-Sales Center, "Cambridge Heights", Ramsey, NJ
- 1988 Harvard Graduate School of Design, Housing/Health Care for the Elderly
- 1988 Harvard Graduate School of Design, Urban Waterfront Development
- 1987 Guest Juror, P.U.D. Site Design Critic, Rutgers University Landscape Architecture Program
- 1985 NJASLA Merit Design Award (urban design) "Weehawken Waterfront Development Plan", Weehawken, NJ

Experience

1994-2019

Real Estate Developer [1]; Landscape Architecture [2]; General Contractor [3]; Realtor [4]

Expedite all business development programming, land assembly/acquisitions, design, implementation and tasks including: Legal; Accounting; Financing; Support Appraisal Documentation; Payables/Receivables; Declaration of Protective Covenants and Restrictions; Landscape Architecture; Land Planning; Regulatory Approvals; Regulatory Permits; Tax Planning/ Returns; Surveying; Preliminary Maps; Final Maps; Civil Engineering; Environmental; Architecture; Construction Budgets/ Permits/Management; Bank Financing Construction Draw Requests; Clearing; Grading; Utilities; Horizontal Infrastructure; Roads; Sidewalks; Park Construction; Marine Construction; Landscaping; Irrigation; Lighting; Signage; Site Gazebo's; Arbor's; Sales Center; Clubhouse; Pool; Fountains; Maintenance; Marketing Materials, Programs, Sales, Events; Architectural Review for Community Associations. Tasks performed for the following Real Estate Development endeavors:

Demarest Landing	Wilmington	NC [1, 2, 3]	1993 - 2000
Demarest Village	Wilmington	NC [1, 2, 3]	1997 - 2009
Tidal Reach	Wilmington	NC [1, 2, 3]	1997 - 2002
Devaun Park	Calabash	NC [1, 2, 3]	1997 - 2013
Overlook at Pages Creek	Wilmington	NC [1, 2, 3]	1999 - 2011
Middlesound Pointe	Wilmington	NC [1, 2, 3]	2004 -
Riptide Aquatic/Fitness Center	Wilmington	NC [1, 2, 3]	2005 -
Barclay West; Forks; Courtyard	Wilmington	NC [2,3]	2013 - 2014
Compass Pointe	Leland	NC [1,2]	2014 - 2016
Hyatt Place; Fairfield Inn	Durham	NC [2,3]	2014 - 2015
Homewood Suites	Pinehurst	NC [2,3]	2014 - 2015
Llewellyn Park (Mayfair)	Wilmington	NC [2]	2014 - 2017
Demarest Park	Brunswick County	NC [1,2,3,4]	2015 -
Wrightsville Beach Park	Wilmington	NC [1,2]	2016 -
Arboretum West, Arboretum Village	Wilmington	NC [2]	2017 - 2018

1989-1994

Stewart/Burgis Professional Planners & Landscape Architects, Saddlebrook NJ

Founder-Vice President - 50% Owner - Full Service Planning firm consulting to 17 NJ Municipalities

Code Compliance, Urban Planning, Central Business District Studies

1982-1995

Stewart Group Landscape Architects, Highland Park, NJ

Founder -President - 100%Owner-Full Service Landscape Architectural/Land Planning Firm

30 Masterplan Communities

1979-1982

Capibianco & Zemsky AIA, Secaucus, NJ

Senior Landscape Architect – Master Town & Community Planner

1976-1979

Tectonic Engineering, Sommerville, NJ

Landscape Architect/Civil Draftsman

Articles:

Wilmington Business Journal	11-16-18	Wilmington Firm Proposes 2 Projects on Military Cutoff Road
Lumina News	10-04-16	Ambitious Plan for Wrightsville Beach Park includes promenade, pier
Wilmington Business Journal	02-26-16	Recent And Past Development Projects Honored With Stewardship Awards
Brunswick Beacon	08-11-16	Compass Pointe Adds Land To Create Mixed Use Development
Wilmington Buisness Journal	03-13-15	Compass Pointe Reboots With New Master Plan Incorporating TND Principles
Coastal Federation	04-07-14	LID Draws a Packed House In Raleigh/Stewart Recognized as First LID Pioneer
Brunswick Beacon	11-22-12	Stewart Recognized at Calabash Community Park Dedication
Brunswick Beacon	03-09-11	Stewart Bestowed Calabash's First Stewardship Award
Prevision Company	02-10-10	Riptide Aquatic Center 3D Visualization Achievement
Brunswick Beacon	04-25-07	Environmental Recognition – Demarest Landing/Village; Devaun Park
Wilmington Star	03-30-07	Opinions - Good Design/Soil Conservation Supervisor –Demarest/Devaun Park
Wilmington Star	03-11-07	Eco-Friendly Developments Catching On- Demarest Landing - Devaun Park
Wilmington Star	02-03-07	Stewardship Council Awards Green Developments-Demarest-DevaunPark
Wilmington Star	03-23-05	Laney Parent Digs Deep-Stewart donates Campus Face Lift to Laney High School
UNCW	05-02-01	Stormwater Commendation/Demarest Village
Penderwatch News	10-18-00	Demarest Village- Low Impact Design Stormwater Achievements
Town of Calabash	10-17-00	NCDOT Enhancement Grant Approval – River Road Revitalization, Calabash, NC
Wilmington Star	09-02-00	Scott Stewart Profile – TND - Demarest Landing, Demarest Village
Wilmington Star	06-03-00	Demarest Landing, Wilmington, NC - Profile of completed TND Achievements
Wilmington Star	04-06-00	Demarest Village (Governor's Commendation)
Wilmington Star	04-04-00	Demarest Landing/Village (Smart Growth)
Wilmington Star	09-15-99	Devaun Park Commendation-Land Planning-Low Impact Stormwater Design
Coastal Report	06-01-98	Demarest Landing Stormwater Commendation
Wilmington Star	05-11-97	Demarest Landing, Wilmington, NC - Profile of Precedent Design Achievements
Wilmington Star	06-22-96	New Urbanism - Andres Duany reveals TND practices at sold out UNCW program
Wilmington Star	06-13-96	New Urbanism - Cape Fear Tomorrow- Stewart brings Duany to Wilmington
Wilmington Star	03-24-93	Demarest Landing, Wilmington, NC – First TND Neighborhood in Wilmington
Rutgers University	12-07-93	Teaching Commendation - Senior Landscape Architecture Program

Scott D. Stewart RLA ASLA, Landscape Architect, Real Estate Developer, Real Estate Broker, Commercial General Contractor is a career Landscape Architect for 42 years. A 1976 Rutgers's University Graduate in Landscape Architecture, Scott apprenticed for three years at a civil engineering firm, land planning large PUD's, and three years with an architectural firm designing large scale high rise projects along the New Jersey Hudson River corridor that have now matured and define it's skyline between the George Washington Bridge and the Lincoln Tunnel.

In 1982, SGLA - "Stewart Group Landscape Architects" was formed and blossomed from 1982-1994 into three offices, with twenty-three employees executing over 400 projects, including 30 master planned communities. Stewart Burgis Professional Planners, founded in 1987, a complimentary five person planning firm to SGLA, consulted to 17 N.J. Municipalities expediting township masterplans, development regulations, low income housing compliances, urban revitalization, central business district studies & design, Planning Board and Board of Adjustment consultation specific to the review of development applications. The firms were recognized with several Merit Design Awards by the local ASLA Chapter during the 1980's with specialization in waterfront development together with attendance for numerous personal certifications from Harvard University, Graduate School of Design, Office of Special Programs.

Introduced to the "Traditional Neighborhood Design" (TND) New Urbanism movement in 1989, a focus to transition from design and marketing consultant in the northeast tri-state area of New York, New Jersey and Connecticut prompted the move to Wilmington, N.C. in 1993 promoting TND models as the "precedent new model" for alternate, future growth. Since 1994, as an owner/developer, Scott has designed/developed four TND neighborhood programs: Demarest Landing, Demarest Village, Tidal Reach and Devaun Park collectively creating: 383 single family lots, 222 multifamily units, 220,000 sq. ft. commercial space and a 46 slip marina, realizing gross sales in excess of 45 million.

Demarest Landing commenced in 1993 and implemented Low Impact Development (LID) techniques prior to establishment of the current BMP design standards and LID programs popular today. Demarest Village was the first High Density/Low Density stormwater program implemented in North Carolina in 1998 promoting LID techniques, voluntarily demonstrating and exploring practical, responsible, cost effective solutions as an alternate for managing stormwater while preserving and enhancing existing natural features woven among his communities. The Demarest neighborhoods, named after "William Demarest Stewart", in the Middle Sound Community of Wilmington, N.C., became the southeast regions first examples of "Smart Growth" and "Low Impact Development" endorsed by the N.C. Governor's Task Force for "Smart Growth" in 2000.

Demarest Landing and Demarest Village in Wilmington, N.C., and the Devaun Park development program in Calabash, N.C. under Scott's leadership, were among the first to receive the Lower Cape Fear Stewardship Coalition (LCFSC) Awards for "Significant Achievement" in 2006 for land planning, storm water management with creative, precedent design programs. LCFSDC 10th anniversary in 2016 awarded Scott the first "Champion Award" to an individual for pioneering the first sustainable growth models in south eastern North Carolina and "Outstanding Achievement" award for Demarest Landing for being the first model program.

Philanthropic and personal recognitions include: "Tree Preservation Award" from the City of Wilmington, N.C. in 2003; "Volunteer of the Year" in 2004 & 2005 by New Hanover County Schools, Wilmington, N.C. for "Laney High School Campus Renovation"; "Main Street Revitalization" in 2005, "Good Neighbor" and the first "Stewardship" award honors received by the Town of Calabash in 2011 for contributions to assist Calabash to grow responsibly over the past 17 years, including the first "Calabash Community Park" that was completed in 2012.

During the execution of the four TND neighborhoods Scott has developed, he has: served on the Board of Directors, authored all Design Guidelines, Covenant & Restrictions; managed all aspects of development design, approvals, /infrastructure, construction, created and directed all sales and marketing programs. Scott has served, in the City of Wilmington, on the "Mixed Use Development Ordinance Committee"; in the Town of Calabash, on the "Unified Development Ordinance Committee" and serves on the "Long Range Planning Committee" in Calabash 2004 - 2019.

Demarest Park- A TND Pattern Sustainable Mixed Use Community, Brunswick County, NC and Riptide Aquatic Center, Wilmington, N.C. are the focus of current development efforts. Scott is Owner & Principle of: "Demarest Company Landscape Architects" (DCLA), a Landscape Architectural Firm for all land planning, marketing ventures; "Peninsula Capital Group", a Commercial General Contracting Firm for construction of selected Commercial and Residential projects; Demarest Realty, a Real Estate Brokerage and Management Company. In addition to his own development ventures, Scott has consulted to:

CP Brunswick LLC as Advisor, Landscape Architect, General Contractor for Compass Pointe, Leland, N. C. Master Planning and Development of 2,200 acres, remaining 1808 units, 555,825 sq.ft. commercial, 18-hole golf course. CP Brunswick was awarded by LCFSDC in 2016 for a "Special Recognition" due to Scott's new Master Plan program for Compass Pointe.

Cameron Management as Advisor/Landscape Architect overseeing the design development of the last remaining developable 500 acres in the City of Wilmington, NC including: Barclay West/The Pointe mixed use community of 1.48 million sq. ft. commercial/1,375 residential units on 300 acres; "The Forks" TND pattern of 133 residences on 46 acres; Henry's Restaurant Site Renovation@ Barclay Commons;

Summit Hospitality Group LTD, Raleigh, N.C. as Advisor/Landscape Architect /General Contractor for the completion of "Hyatt Place" and the renovation of the "Fairfield Inn & Suites", Durham, N.C.; "Homewood Suites", Pinehurst, N.C.

Mayfair 1LLC as Landscape Architect for Mayfair (Weeks), Mixed Use, 45 acres, 325 units, Mayfair, Wilmington, N. C.

Town of Wrightsville Beach as Landscape Architect for the Wrightsville Beach Park Masterplan

Tribute Properties as Landscape Architect for Arboretum West, Arboretum Village, 360 Multifamily, 98 Townhomes, 18,500 sq. ft. Commercial

PBC Design Build

Professional Qualifications

AWARDS

2020

HOZZ AWARD FOR EXCELLENCE, DESIGN

GUILDQUALITY GUILDMASTER AWARD FOR EXCELLENCE

2019

HOZZ AWARD FOR EXCELLENCE, DESIGN

HOZZ AWARD FOR EXCELLENCE, SERVICE

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: GOLD AWARD, THOM'S CREEK RIVER HOUSE

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: SILVER AWARD, 7 MYRTLE WRIGHTSVILLE BEACH

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: GOLD AWARD, SAUTHIER II

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES BEST DESIGN: KITCHEN, THOM'S CREEK RIVER HOUSE

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES BEST DESIGN: OUTDOOR LIVING, THOM'S CREEK RIVER HOUSE

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: GOLD AWARD, DUNEWALK TOWNES

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: SILVER AWARD, RIVERVIEW TOWNES

HISTORIC WILMINGTON FOUNDATION: PRESERVATION AWARD, BEAUTIFUL FIT, MENTESANA RESIDENCE

2018

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: GOLD AWARD, STARLING

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: GOLD AWARD, RIVERVIEW TOWNES

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: GOLD AWARD, DUNEWALK TOWNES

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES BEST DESIGN; KITCHEN, STARLING

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES BEST DESIGN; MASTER BATH, STARLING

HOZZ AWARD FOR EXCELLENCE, SERVICE

GUILDQUALITY GUILDMASTER AWARD FOR EXCELLENCE

2017

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: GOLD AWARD, DRAKE

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: BRONZE AWARD, HAVEN

HOZZ AWARD FOR EXCELLENCE, DESIGN

HOZZ AWARD FOR EXCELLENCE, SERVICE

2016

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: GOLD AWARD, LARK^{SEP}

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: GOLD AWARD, TANGIER^{SEP}

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: SILVER AWARD, CATE GREENE^{SEP}

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: BEST DESIGN: MASTER BATH, CATE GREENE

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: BEST DESIGN: KITCHEN, TANGIER

HOZZ AWARD FOR EXCELLENCE, DESIGN^{SEP}

HOZZ AWARD FOR EXCELLENCE, SERVICE^{SEP}

2015

HOZZ AWARD FOR EXCELLENCE, DESIGN

HOZZ AWARD FOR EXCELLENCE, SERVICE

2014

BRUNSWICK COUNTY HOME BUILDERS ASSOCIATION PARADE OF HOMES: DIAMOND AWARD, WYNWARD

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: GOLD AWARD, LARK

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: SILVER AWARD, LAUTNER

HOZZ AWARD BEST OF 2014 AWARD FOR EXCELLENCE, DESIGN

HOZZ AWARD BEST OF 2014 AWARD FOR EXCELLENCE, SERVICE^{SEP}

HISTORIC WILMINGTON FOUNDATION: PRESERVATION AWARD, COMPATIBLE NEW CONSTRUCTION, ROSS-BRADY HOUSE^{SEP}

GUILD QUALITY: 2014 GUILDMASTER AWARD FOR SERVICE EXCELLENCE

2013

PROFESSIONAL BUILDER MAGAZINE: TOP 40 BUILDERS UNDER 40, KYLE HENRY
QUALITY REMODELERS MAGAZINE: TOP 500 OF 2013, RUSTY MEADOR

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: GOLD AWARD, PIPER^[17]_[SEP]

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: SILVER AWARD, WYNWARD^[17]_[SEP]

HOZZ AWARD BEST OF 2013 AWARD FOR EXCELLENCE^[17]_[SEP]

2012

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: SILVER AWARD, ROBERTIE RESIDENCE^[17]_[SEP]

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION MAX! AWARD FOR EXCELLENCE: MARKETER OF THE YEAR, KASEY VALENTE^[17]_[SEP]

2008

MULTI-FAMILY EXECUTIVE LOW RISE PROJECT OF THE YEAR, NEW YORK HATTERS^[17]_[SEP]

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: GOLD AWARD, NEW YORK HATTERS^[17]_[SEP]

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: SILVER AWARD, WELDON^[17]_[SEP]

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION MAX! AWARD FOR EXCELLENCE: DIRECT MARKET ADVERTISING, WELDON

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION MAX! AWARD FOR EXCELLENCE: ROOKIE OF THE YEAR, KASEY VALENTE

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION MAX! AWARD FOR EXCELLENCE: BEST BUILDER PRINT ADVERTISING, PBC

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION MAX! AWARD FOR EXCELLENCE: SALES MODEL ATTACHED HOME, NEW YORK HATTERS

HISTORIC WILMINGTON FOUNDATION: PRESERVATION AWARD, COMPATIBLE NEW INFILL, MERCANTILE BUILDING

HISTORIC WILMINGTON FOUNDATION: PRESERVATION AWARD, COMPATIBLE NEW INFILL, NEW YORK HATTERS

HISTORIC WILMINGTON FOUNDATION: PRESERVATION AWARD, COMPATIBLE NEW INFILL, CHURCH STREET RESIDENCE

2007

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: GOLD AWARD, MODERN BAKING COMPANY

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION MAX! AWARD FOR EXCELLENCE: BEST NEW HOME COMMUNITY LOGO DESIGN, WELDON

2006

HISTORIC WILMINGTON FOUNDATION: COMPATIBLE NEW CONSTRUCTION, BROOKLYN HOUSE

2005

HISTORIC WILMINGTON FOUNDATION: PRESERVATION AWARD, ADAPTIVE REUSE, NORTHSIDE

2003

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: SILVER AWARD, LAUREL OAKS

2002

MACIE HOMEOWNERS: SUPREME CUSTOMER SERVICE AWARD, DEMAREST VILLAGE

2001

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: BRONZE AWARD, DEMAREST VILLAGE

WILMINGTON-CAPE FEAR HOME BUILDERS ASSOCIATION PARADE OF HOMES: SILVER AWARD, CAROLINA PLACE

2000

DOWNTOWN AREA REVITALIZATION EFFORT, INC.: OUTSTANDING CONTRIBUTION TO THE REVITALIZATION OF DOWNTOWN WILMINGTON

MIDDLESOUND LLC

6933 Runningbrook Terrace
Wilmington, NC 28411

March 30, 2020

TO: Adjacent and Nearby Property Owners and Residents
FROM: Middlesound LLC
RE: Notice for Information Regarding a Conditional Use Rezoning Request

Dear Neighbors,

This is a Notice for information for all my Adjacent and Nearby Property Owners in the proximity of Middlesound LLC properties. The information contained in the notice is to inform you of a request by Middlesound LLC to New Hanover County to rezone the property located at 500 & 3626 Middle Sound Loop Road. In addition, the election to request a Conditional Use Rezoning will be applied for that provides the opportunity to establish specific standards and conditions pertaining to this application during the New Hanover County Planning Board and Commissioners procedures.

This Notice for Information was directed by the New Hanover County Planning Department Planning in lieu of conducting a Community Meeting due to the current limitations for assembly of gatherings from the Coronavirus restrictions. As required by the County, this Notice of Information is sent to all property owners within 500 feet of the property boundary and available to all other interested parties.

Middlesound LLC is requesting a Conditional Use Rezoning Request to allow the currently zoned R-20 designation to Conditional Use R-5 Residential District designation in accordance with New Hanover County's Unified Development Ordinance and Comprehensive Plan for 500 & 3626 Middle Sound Loop Road (3.35 acres). The properties are at an average elevation of +27, with no wetlands present, are not in a flood zone and are serviced by all required utilities.

Since assembling these properties in 2004, in preparation for the future development 500 & 3626 Middle Sound Loop Road, Middlesound LLC in 2009 assigned easement entitlements for access, utilities and stormwater drainage on adjacent properties to the south along Pickway Court, all owned by Middlesound LLC. The easement entitlements (approximately .7 acres) are adjacent to and support the access, utilities and stormwater drainage regarding the proposed 3.35 acres rezoning request for Conditional Use R-5 Residential District residential designation. A total of 4 acres support the proposed improvement program.

The properties have been managed over the past decade incorporating tree spading trees, erecting a fence buffer along the easement entitlements on the adjacent Pickway Court homes, preparing several trees for future relocation within the properties and maintaining the existing drainage systems

After several years of exploring alternative designs, "Demarest Pointe" neighborhood evolved with a priority to achieve sustainability, diversity, ecology and connectivity. Demarest Pointe achieves minimum traffic impacts (3 trips entering - 9 trips exiting, am and 10 trips entering - 6 trips exiting, pm), a priority for tree preservation and accommodating in excess of a 100-year storm event in a park like setting.

The Demarest Pointe neighborhood provides a total of 24 Townhome Residences arranged in six (6) buildings with four (4) residences per building, each 1,700 sq ft., 3 bedroom, 3 ½ baths with a one car garage. The residences are positioned on two well defined one way "courtyard" streets with parallel parking, sidewalks and landscape islands. Each residence has a service alley and additional parking. Demarest Pointe is surrounded by the existing forest canopy for the entire perimeter of the neighborhood. There is an extensive sidewalk network that provides access to the Demarest Pointe Post Office, Demarest Pointe Park, Pickway Court, Odgen Elementary School and the Middlesound Loop Multi Use Path.

Should you require additional information or clarification, I will welcome the conversation. Please contact me at 910-231-2428 or middlesoundllc@yahoo.com

Kindest Regards,
Scott D Stewart RLA ASLA
Middlesound LLC



PROJECT TITLE:
DEMARSHANT POINTS
MASTER DEVELOPMENT PLAN
NEW MARSHBOROUGH, NEW JERSEY

AE

72420 ALL RIGHTS RESERVED
GERMANY COMPANY LANDSCAPE ARCHITECTS

Notice For Information Regarding Conditional Rezoning Request

Responses

Re: 500 & 3626 Middle Sound Loop Road

From: S Stewart (middlesoundllc@yahoo.com)

To: amyshannonlayton@gmail.com

Date: Wednesday, April 8, 2020, 07:56 PM EDT

Amy,

Good evening.

Thank you for reviewing the Notice for Information provided regarding the Conditional Rezoning request.

I started visiting Wilmington in 1987, eventually moved here in 1994 to design develop Demarest Landing and Demarest Village. I reside in Demarest Landing. My main profession has been Land Planning and Landscape Architecture for the last 42 years.

Middle Sound was originally R-15 zoning to accommodate 15,000 sq.ft. lots to support individual septic tanks and wells. R-15 zoning provided the ability to develop trailer parks. R-20 zoning was enacted in 1988, I believe, to eliminate additional trailer parks being built. There was only one way in and one way out of Middle Sound to Market Street at the time when R-15 Zoning was changed to R-20 zoning, thirty two years ago. R-20 zoning has limited controls on the preservation of trees, ingress and egress to a property and storm-water design, to name a few. This application addresses all those matters, provides conditions to exceed all requirements of all new regulations ensuring the property will be improved to the highest standards.

Significant changes have occurred to Middle Sound since the establishment of R-20 zoning. The Conditional Rezoning request specifically complies to the policies of the New Hanover County Comprehensive Plan and the Unified Development ordinance to promote sustainable, environmentally sound, responsible development and are aligned with the current patterns of growth in the Middle Sound area.

Thank you for taking the time to reach out.

Best Regards,

Scott D Stewart RLA ASLA
Middlesound LLC

On Monday, April 6, 2020, 08:46:47 PM EDT, Amy Layton <amyshannonlayton@gmail.com> wrote:

Good Afternoon Mr. Stewart,

I am writing to express my concern about a development plan that is proposed at 500 & 3626 Middle Sound Loop Road that requires Conditional Rezoning. My concern is that changing the zoning from R-20 to Conditional R-5 would create high density in our community which is not why we live in this area. This is an issue, especially for the purposed location, due to the traffic on MSL Rd. and especially at the round-about and Ogden Elementary being across the street. The area is surrounded by R-20 for reason.

Per the NHC R-20 definition, the purpose of the Residential-20 (R-20) District is provide lands that accommodate primarily very low density residential development and recreational uses. District regulations discourage development that substantially interferes with the quiet residential and recreational nature of the district. With my math this should be a total of 7.3 single dwelling homes for the combined 3.35 acre tract???!!!

Amy Layton
Art Director/Owner

TrueForm Graphics
910.471.0977
www.trueformgraphics.com

Notice For Information Regarding Conditional Rezoning Request

To

Adjacent and Nearby Property Owners and Residents

3-30-20

FW: Middle Sound

From: Schuler, Brad (bschuler@nhcgov.com)

To: scottstewart

Date: Friday, March 13, 2020, 04:09 PM EDT

Here are the addresses for the community meeting.

Brad Schuler | Senior Planner
Planning & Land Use - Planning & Zoning
New Hanover County
230 Government Center Drive, Suite 110
Wilmington, NC 28403
(910) 798-7444 p | (910) 798-7053 f
www.nhcgov.com

From: Townsend, John <jtownsend@nhcgov.com>
Sent: Friday, March 13, 2020 11:33 AM
To: Schuler, Brad <bschuler@nhcgov.com>
Subject: Middle Sound

See attached

John Townsend | Planning Coordinator
Planning & Land Use - Planning & Zoning
New Hanover County
230 Government Center Drive, Suite 110
Wilmington, NC 28403
(910) 798-7443 p | (910) 798-7053 f
www.nhcgov.com



Mailout_Middle Sound Corner.xlsx
30.2kB

Owner	Owner_Address	Owner_City
AMODIO AMANDA J	3608 MIDDLE SOUND LOOP RD	WILMINGTON, NC 28411
ARMITAGE LUKE E CHRISTINA M	1037 CLIFF RD	ASHEBORO, NC 27203
ATKINS FRANCES	104 PICKWAY CT	WILMINGTON, NC 28411
BAILEY JOHN LEE MARY ELLEN	7100 OYSTER LN	WILMINGTON, NC 28411
BAKER WILLIAM C JR ASHLEY D	103 PICKWAY CT	WILMINGTON, NC 28411
BALKUS ANTHONY J III KAREN MARIE	7101 OYSTER LN	WILMINGTON, NC 28411
BREWINGTON RUDY JUDITH	1820 WILD WILLOW TR	FORT WORTH, TX 76134
BURTON EARL E III CINDY	4006 GLEN ARBOR DR	WILMINGTON, NC 28411
CAPUTO NICHOLAS A	7109 HAVEN WAY	WILMINGTON, NC 28411
CARRIER MATTHEW J ETAL	7101 HAVEN WAY	WILMINGTON, NC 28411
CLAMDIGGER PROPERTY GROUP LLC	7204 ADONIS CT	WILMINGTON, NC 28405
CORNELIUS ALEXANDRA M JORDAN R	126 BRANDYWINE CIR W	WILMINGTON, NC 28411
CRUTCHFIELD NATHANAEL L MARGARET A	246 BEDFORD RD W	WILMINGTON, NC 28411
DEFFENBAUGH MICHAEL L ANNETTE	242 BEDFORD RD W	WILMINGTON, NC 28411
DOUGLAS CYNTHIA M	3613 MIDDLE SOUND LOOP RD	WILMINGTON, NC 28411
EVERHART STEVEN H JR MEREDITH	528 MIDDLE SOUND LOOP RD	WILMINGTON, NC 28411
EXLINE DEAN D KRIS ANN	402 JEWELL PT	WILMINGTON, NC 28411
GIOIELLI JOSEPH C ETAL	7100 HAVEN WAY	WILMINGTON, NC 28405
HALL J SCOTT	214 SIMMONS DR	WILMINGTON, NC 28411
HALL JOHN EDWARD	1105 LT. CONGLETON RD	WILMINGTON, NC 28409
HINSON ERIC T TAMMY P	138 BRANDYWINE CIR W	WILMINGTON, NC 28405
HOWARD MATTHEW COLLEEN	7107 OYSTER LN	WILMINGTON, NC 28405
JOHNSEN WILLIAM ELAINE A	254 BEDFORD RD W	WILMINGTON, NC 28411
KAHN BARBARA	101 PICKWAY CT	WILMINGTON, NC 28411
KAISER CALVIN E DONNA H	118 BRANDYWINE CIR W	WILMINGTON, NC 28411
KELLEHER PATRICIA L HRS	535 MIDDLE SOUND LOOP RD	WILMINGTON, NC 28411
KELLY STEVEN BLAIR NICOLE MARIE	342 LOCKERBY LN	WILMINGTON, NC 28409
KING RUBY M	122 BRANDYWINE CIR W	WILMINGTON, NC 28405
KITT SIMEON A TIARA ATKINS	102 PICKWAY CT	WILMINGTON, NC 28411
KRANCHALK LAURA N JAY MICHAEL	7112 OYSTER LN	WILMINGTON, NC 28411
LAMB JAMES M KAYE D	7104 OYSTER LN	WILMINGTON, NC 28411
LANDRES THEODORE BARRY	403 FAITH CT	WILMINGTON, NC 28411
LAYTON KEITH N SHERRY E	7108 OYSTER LN	WILMINGTON, NC 28411
LESTER BRYANT W II	334 LOCKERBY LN	WILMINGTON, NC 28411
LU YU X KIN F YEUNG	105 PICKWAY CT	WILMINGTON, NC 28411
MCFAYDEN CHARLENE W DENNIS W	608 MIDDLE SOUND LOOP RD	WILMINGTON, NC 28411
MIDDLESOUND LLC	6933 RUNNINGBROOK TER	WILMINGTON, NC 28411
MILLARD ANN C	407 FAITH CT	WILMINGTON, NC 28411
MORY EDNA H JAVIER F	7105 HAVEN WAY	WILMINGTON, NC 28411
MURRAY BLANCHE LEONA B	130 BRANDYWINE CIR W	WILMINGTON, NC 28405
NEW HAN CNTY BD OF EDUCATION	6410 CAROLINA BEACH RD	WILMINGTON, NC 28412
PRINCETON PLACE HOA	3530 LEWIS LOOP RD SE	BOLIVIA, NC 28422
PRINTY DONALD	7432 NAUTICA YACHT CLUB DR	WILMINGTON, NC 28411
ROGERS BARBIE	100 PICKWAY CT	WILMINGTON, NC 28411
SBOTI KAREN L	3601 MIDDLE SOUND LOOP RD	WILMINGTON, NC 28411
SHIVAR GLENN E TIFFANY W	404 JEWELL PT	WILMINGTON, NC 28411

SMITH RANDALL THERESA	402 FAITH CT	WILMINGTON, NC 28411
TAYLOR STEPHEN J CHARLENE K	2029 EASTWOOD RD APT 144	WILMINGTON, NC 28403
UHLMAN MISTY D	3618 MIDDLE SOUND LOOP RD	WILMINGTON, NC 28411
WERNER STUART MARY K	338 LOCKERBY LN	WILMINGTON, NC 28411
WESNER KATRIN	406 FAITH CT	WILMINGTON, NC 28411
WILKERSON G ALLEN ETAL	3605 MIDDLE SOUND LOOP RD	WILMINGTON, NC 28411
YELLE GARRY ETAL	346 LOCKERBY LN	WILMINGTON, NC 28411

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WILMINGTON, NC 28411-9192
368641-0405
(800)275-8777
04/02/2020 09:23 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter (Domestic) (WILMINGTON, NC 28411) (Weight:0 Lb 0.80 Oz) (Estimated Delivery Date) (Saturday 04/04/2020)	1	\$0.55	\$0.55
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Letter (Domestic) (WILMINGTON, NC 28411) (Weight:0 Lb 0.80 Oz) (Estimated Delivery Date) (Saturday 04/04/2020)	1	\$0.55	\$0.55
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Letter (Domestic) (WILMINGTON, NC 28411) (Weight:0 Lb 0.80 Oz) (Estimated Delivery Date) (Saturday 04/04/2020)	1	\$0.55	\$0.55
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Letter (Domestic) (WILMINGTON, NC 28411) (Weight:0 Lb 0.80 Oz) (Estimated Delivery Date) (Saturday 04/04/2020)	1	\$0.55	\$0.55
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Letter (Domestic) (FORT WORTH, TX 76134) (Weight:0 Lb 0.80 Oz) (Estimated Delivery Date) (Monday 04/06/2020)	1	\$0.55	\$0.55
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Letter (Domestic) (BOLIVIA, NC 28422) (Weight:0 Lb 0.80 Oz) (Estimated Delivery Date) (Saturday 04/04/2020)	1	\$0.55	\$0.55
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Letter (Domestic) (WILMINGTON, NC 28411) (Weight:0 Lb 0.80 Oz) (Estimated Delivery Date) (Saturday 04/04/2020)	1	\$0.55	\$0.55
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Letter (Domestic) (BOLIVIA, NC 28422) (Weight:0 Lb 0.80 Oz) (Estimated Delivery Date) (Saturday 04/04/2020)	1	\$0.55	\$0.55
Cert of Mail (Affixed Amount:\$0.00)			\$1.50

First-Class Mail®	1	55	\$0.55
Letter			
(Domestic)			
(WILMINGTON, NC 28405)			
(Weight:0 Lb 0.80 Oz)			
(Estimated Delivery Date)			
(Saturday 04/04/2020)			
Cert of Mail			\$1.50
(Affixed Amount:\$0.00)			
First-Class Mail®	1	\$0.55	\$0.55
Letter			
(Domestic)			
(WILMINGTON, NC 28411)			
(Weight:0 Lb 0.80 Oz)			
(Estimated Delivery Date)			
(Saturday 04/04/2020)			
Cert of Mail			\$1.50
(Affixed Amount:\$0.00)			
First-Class Mail®	1	\$0.55	\$0.55
Letter			
(Domestic)			
(WILMINGTON, NC 28411)			
(Weight:0 Lb 0.80 Oz)			
(Estimated Delivery Date)			
(Saturday 04/04/2020)			
Cert of Mail			\$1.50
(Affixed Amount:\$0.00)			
First-Class Mail®	1	\$0.55	\$0.55
Letter			
(Domestic)			
(WILMINGTON, NC 28411)			
(Weight:0 Lb 0.80 Oz)			
(Estimated Delivery Date)			
(Saturday 04/04/2020)			
Cert of Mail			\$1.50
(Affixed Amount:\$0.00)			
First-Class Mail®	1	\$0.55	\$0.55
Letter			
(Domestic)			
(WILMINGTON, NC 28411)			
(Weight:0 Lb 0.80 Oz)			
(Estimated Delivery Date)			
(Saturday 04/04/2020)			
Cert of Mail			\$1.50
(Affixed Amount:\$0.00)			
First-Class Mail®	1	\$0.55	\$0.55
Letter			
(Domestic)			
(WILMINGTON, NC 28411)			
(Weight:0 Lb 0.80 Oz)			
(Estimated Delivery Date)			
(Saturday 04/04/2020)			
Cert of Mail			\$1.50
(Affixed Amount:\$0.00)			
First-Class Mail®	1	\$0.55	\$0.55
Letter			
(Domestic)			
(WILMINGTON, NC 28411)			
(Weight:0 Lb 0.80 Oz)			
(Estimated Delivery Date)			
(Saturday 04/04/2020)			
Cert of Mail			\$1.50
(Affixed Amount:\$0.00)			
First-Class Mail®	1	\$0.55	\$0.55
Letter			
(Domestic)			
(WILMINGTON, NC 28403)			
(Weight:0 Lb 0.80 Oz)			
(Estimated Delivery Date)			
(Saturday 04/04/2020)			
Cert of Mail			\$1.50
(Affixed Amount:\$0.00)			

Total: \$104.55

Debit Card Remit'd \$104.55
(Card Name:VISA)
(Account #:XXXXXXXXXX6824)
(Approval #)
(Transaction #:600)
(Receipt #:028926)
(Debit Card Purchase:\$104.55)
(Cash Back:\$0.00)
(AID:A0000000980840 Chip)
(AL:US DEBIT)
(PIN:Verified)

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Clerk: 1



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____ Middlesound LLC
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____ Wilmington, North Carolina 28411

To:

____ BURTON EARL E III CINDY
____ 4006 GLEN ARBOR DR
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
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____ Wilmington, North Carolina 28411

To:

____ LAMB JAMES M KAYE D
____ 7104 OYSTER LN
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ MORY EDNA H JAVIER F
____ 7105 HAVEN WAY
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ CAPUTO NICHOLAS A
____ 7109 HAVEN WAY
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ MURRAY BLANCHE LEONA B
____ 130 BRANDYWINE CIR W
____ WILMINGTON, NC 28405

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ CORNELIUS ALEXANDRA M JORDAN R
____ 126 BRANDYWINE CIR W
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To: _____ WILKERSON G ALLEN ETAL
____ 3605 MIDDLE SOUND LOOP RD
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To: _____ SBOTI KAREN L
____ 3601 MIDDLE SOUND LOOP RD
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To: _____ EVERHART STEVEN H JR MEREDITH
____ 528 MIDDLE SOUND LOOP RD
____ WILMINGTON, NC 28411

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From:

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Wilmington, North Carolina 28411

To:

MIDDLESOUND LLC
6933 RUNNINGBROOK TER
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From:

Middlesound LLC
6933 Runningbrook Terrace
Wilmington, North Carolina 28411

To:

ERINSON ERIC T TAMMY P
138 BRANDYWINE CIR W
WILMINGTON, NC 28405

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From:

Middlesound LLC
6933 Runningbrook Terrace
Wilmington, North Carolina 28411

To:

NEW HAN CNTY BD OF EDUCATION
6410 CAROLINA BEACH RD
WILMINGTON, NC 28412

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ KING RUBY M
____ 122 BRANDYWINE CIR W
____ WILMINGTON, NC 28405

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ DOUGLAS CYNTHIA M
____ 3613 MIDDLE SOUND LOOP RD
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ GIOIELLI JOSEPH C ETAL
____ 7100 HAVEN WAY
____ WILMINGTON, NC 28405

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ BAILEY JOHN LEE MARY ELLEN
____ 7100 OYSTER LN
____ WILMINGTON, NC 28411

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From:

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To:

____ LAYTON KEITH N SHERRY E
____ 7108 OYSTER LN
____ WILMINGTON, NC 28411

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From:

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____ Wilmington, North Carolina 28411

To:

____ NEW HAN CNTY BD OF EDUCATION
____ 6410 CAROLINA BEACH RD
____ WILMINGTON, NC 28412

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ PRINTY DONALD
____ 7432 NAUTICA YACHT CLUB DR
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ ARMITAGE LUKE E CHRISTINA M
____ 1037 CLIFF RD
____ ASHEBORO, NC 27203

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ KAISER CALVIN E DONNA H
____ 118 BRANDYWINE CIR W
____ WILMINGTON, NC 28411

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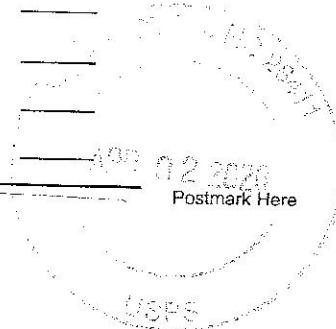
To pay fee, affix stamps or
meter postage here.

From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ WERNER STUART MARY K
____ 338 LOCKERBY LN
____ WILMINGTON, NC 28411



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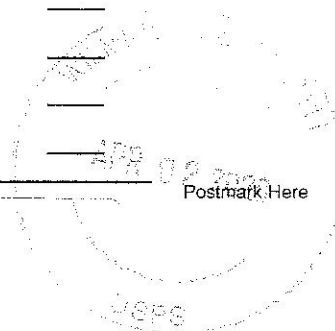
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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ SMITH RANDALL THERESA
____ 402 FAITH CT
____ WILMINGTON, NC 28411



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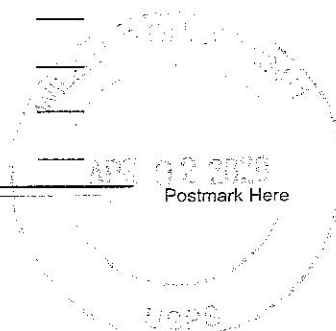
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meter postage here.

From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ LESTER BRYANT W II
____ 334 LOCKERBY LN
____ WILMINGTON, NC 28411



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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ BREWINGTON RUDY JUDITH
____ 1820 WILD WILLOW TR
____ FORT WORTH, TX 76134

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ PRINCETON PLACE HOA
____ 3530 LEWIS LOOP RD SE
____ BOLIVIA, NC 28422

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ KAHN BARBARA
____ 101 PICKWAY CT
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To: PRINCETON PLACE HOA
____ 3530 LEWIS LOOP RD SE
____ BOLIVIA, NC 28422

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To: JOHNSEN WILLIAM ELAINE A
____ 254 BEDFORD RD W
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To: SHIVAR GLENN E TIFFANY W
____ 404 JEWELL PT
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To: _____ BAKER WILLIAM C JR ASHLEY D
____ 103 PICKWAY CT
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To: _____ DEFFENBAUGH MICHAEL L'ANNETTE
____ 242 BEDFORD RD W
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To: _____ YELLE GARRY ETAL
____ 346 LOCKERBY LN
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ HALL J SCOTT
____ 214 SIMMONS DR
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ KELLEHER PATRICIA L HRS
____ 535 MIDDLE SOUND LOOP RD
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ CLAMDIGGER PROPERTY GROUP LLC
____ 7204 ADONIS CT
____ WILMINGTON, NC 28405

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From: _____
Middlesound LLC
6933 Runningbrook Terrace
Wilmington, North Carolina 28411

To: _____
HALL JOHN EDWARD
1105 LT. CONGLETON RD
WILMINGTON, NC 28409

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From: _____
Middlesound LLC
6933 Runningbrook Terrace
Wilmington, North Carolina 28411

To: _____
LU YU X KIN F YEUNG
105 PICKWAY CT
WILMINGTON, NC 28411

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From: _____
Middlesound LLC
6933 Runningbrook Terrace
Wilmington, North Carolina 28411

To: _____
BALKUS ANTHONY J III KAREN MARIE
7101 OYSTER LN
WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ MCFAYDEN CHARLENE W DENNIS W
____ 608 MIDDLE SOUND LOOP RD
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ MILLARD ANN C
____ 407 FAITH CT
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ WESNER KATRIN
____ 406 FAITH CT
____ WILMINGTON, NC 28411

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From:

— Middlesound LLC
— 6933 Runningbrook Terrace
— Wilmington, North Carolina 28411
—
—

To:

— KELLY STEVEN BLAIR NICOLE MARIE
— 342 LOCKERBY LN
— WILMINGTON, NC 28409
—
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From:

— Middlesound LLC
— 6933 Runningbrook Terrace
— Wilmington, North Carolina 28411
—
—

To:

— LANDRES THEODORE BARRY
— 403 FAITH CT
— WILMINGTON, NC 28411
—
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From:

— Middlesound LLC
— 6933 Runningbrook Terrace
— Wilmington, North Carolina 28411
—
—

To:

— CRUTCHFIELD NATHANAEL L
— MARGARET A
— 246 BEDFORD RD W
— WILMINGTON, NC 28411
—
—

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ EXLINE DEAN D KRIS ANN
____ 402 JEWELL PT
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ AMODIO AMANDA J
____ 3608 MIDDLE SOUND LOOP RD
____ WILMINGTON, NC 28411

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ HOWARD MATTHEW COLLEEN
____ 7107 OYSTER LN
____ WILMINGTON, NC 28405

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This Cert
This form

From:

Middlesound LLC
6933 Runningbrook Terrace
Wilmington, North Carolina 28411

To:

KRANCHALK LAURA N JAY MICHAEL
7112 OYSTER LN
WILMINGTON, NC 28411

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PS Form 3811, April 2007



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3

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This Cert
This form

From:

Middlesound LLC
6933 Runningbrook Terrace
Wilmington, North Carolina 28411

To:

CARRIER MATTHEW J ETAL
7101 HAVEN WAY
WILMINGTON, NC 28411

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PS Form 3811



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ing.

To pay fee, affix stamps or
meter postage here.

This Cert
This form

From:

Middlesound LLC
6933 Runningbrook Terrace
Wilmington, North Carolina 28411

To:

TAYLOR STEPHEN J CHARLENE K
2029 EASTWOOD RD APT 144
WILMINGTON, NC 28403

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PS Form 3

=====

MAGNOLIA
8207 MARKET ST STE P
WILMINGTON, NC 28411-9192
368541-0405
(800)275-8777
04/03/2020 03:21 PM

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Product	Qty	Unit Price	Price
First-Class Mail® Letter (Domestic) (WILMINGTON, NC 28411) (Weight:0 Lb 0.70 Oz) (Estimated Delivery Date) (Monday 04/06/2020)	1	\$0.55	\$0.55
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Letter (Domestic) (WILMINGTON, NC 28411) (Weight:0 Lb 0.70 Oz) (Estimated Delivery Date) (Monday 04/06/2020)	1	\$0.55	\$0.55
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Letter (Domestic) (WILMINGTON, NC 28411) (Weight:0 Lb 0.70 Oz) (Estimated Delivery Date) (Monday 04/06/2020)	1	\$0.55	\$0.55
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
First-Class Mail® Letter (Domestic) (WILMINGTON, NC 28411) (Weight:0 Lb 0.70 Oz) (Estimated Delivery Date) (Monday 04/06/2020)	1	\$0.55	\$0.55
Cert of Mail (Affixed Amount:\$0.00)			\$1.50
Total:			\$8.20

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ UHLMAN MISTY D
____ 3618 MIDDLE SOUND LOOP RD
____ WILMINGTON, NC 28411

U.S. POSTAGE PAID
FCM LETTER
WILMINGTON, NC
28411
APR 03, 20
AMOUNT
\$1.50
R2305K133374-30



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**Certificat
Ma**

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ ATKINS FRANCES
____ 104 PICKWAY CT
____ WILMINGTON, NC 28411

U.S. POSTAGE PAID
FCM LETTER
WILMINGTON, NC
28411
APR 03, 20
AMOUNT
\$1.50
R2305K133374-30

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ KITT SIMEON A TIARA ATKINS
____ 102 PICKWAY CT
____ WILMINGTON, NC 28411

U.S. POSTAGE PAID
FCM LETTER
WILMINGTON, NC
28411
APR 03, 20
AMOUNT
\$1.50
R2305K133374-30

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From:

____ Middlesound LLC
____ 6933 Runningbrook Terrace
____ Wilmington, North Carolina 28411

To:

____ ROGERS BARBIE
____ 100 PICKWAY CT
____ WILMINGTON, NC 28411

U.S. POSTAGE PAID
FCM LETTER
WILMINGTON, NC
28411
APR 03, 20
AMOUNT
\$1.50
R2305K133374-30

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