



July 16, 2020

RE: Community Meeting for Master Planned Development by Hanover Development Company, LLC

You are receiving this notification because New Hanover County GIS records indicate you own property near or adjacent to a ± 68.67 acre property being considered for a master planned development/rezoning by our clients, Hanover Development Company, Inc. The land is further identified as New Hanover County Parcel Numbers R02800-004-104-000 and R02800-004-031-000. This land will be bisected by the future Military Cutoff Extension creating two separate areas, both with easy access to the new highway. Access to a major regional highway opens opportunities for a commercial node offering goods and services to neighboring communities.

We are embarking on the first step of a new development to provide those goods and services integrated with new residential communities, and we would appreciate your input on our proposed master planned development plan (MPD). The purpose of this MPD is to set the groundwork for future commercial and residential areas of this property by identifying the uses, road network, pedestrian connectivity, and transition of use from more intensive commercial uses clustered near the main roadways/highway into residential neighborhoods on the edge of the PD development. Our initial MPD, enclosed with this notice, proposes rezoning the property from R-15 to Planned Development (PD) in the areas south of the Military Cutoff Extension and Regional Business (B-2) in the areas north of that highway. These districts allow the kind of uses and neighborhoods we would like to bring to the area combined under a master plan.

Due to COVID 19, we will not be holding an in-person meeting to discuss our plans and listen to your comments or concerns. Instead, **you are invited to attend a virtual meeting on GoToMeeting on Thursday, July 30, 2020 at 5:00 PM.** At that meeting, we will share our plans for a mixed-use community with a variety of residential housing types integrated with a various potential retail, restaurant, office, and other commercial uses. We will listen you your comments and then prepare a plan for submittal to the New Hanover County Planning Department and boards for further review.

Please reference the enclosed MPD for a first look at the project and join us on the 30th for a more in-depth explanation of the plan.

We look forward to speaking with you
5:00 on July 30, 2020

If you are unable to attend the virtual meeting but would like to discuss or comment on the plan, please email Allison Engebretson at augebretson@paramounte-eng.com for more information.