

NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE

230 Government Center Drive, Suite 110

Wilmington, North Carolina

Telephone (910) 798-7165

FAX (910) 798-7053

planningdevelopment.nhcgov.com



CONDITIONAL ZONING DISTRICT Application

Applicant/Agent Information		Property Owner(s) <i>If different than Applicant/Agent</i>	
Name CINDEE WOLF	Owner Name REDLAND DEVELOPMENT INCORPORATED		
Company DESIGN SOLUTIONS	Owner Name 2		
Address PO BOX 7221	Address 6622A GORDON ROAD		
City, State, Zip WILMINGTON, NC 28406	City, State, Zip WILMINGTON, NC 28405		
Phone 910-620-2374	Phone 910-443-2700 (CONTACT: MARTIN SORENSEN)		
Email CWOLF@LOBODEMAR.BIZ	Email REDLAND1@ICLOUD.COM		
Subject Property Information			
Address/Location 8814 MARKET STREET			
Parcel Identification Number(s) 326012.96.5171 [R02900-003-032-000]			
Total Parcel(s) Acreage 7.15			
Existing Zoning and Use(s) R-15 & B-1 / VACANT			
Future Land Use Classification COMMUNITY MIXED-USE			
Application Tracking Information (Staff Only)			
Case Number 720-15	Date/Time received: 8/6/2020 10AM	Received by: GHS	

Proposed Zoning, Use(s), & Narrative

Proposed Conditional Zoning District: (CZD) RMF-L & (CZD) CB **Total Acreage of Proposed District:** 7.15 AC.

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

(CZD) RMF-L = 6.11 ACRES / PROPOSE SIXTY (60) TWO-STORY ATTACHED TOWNHOMES WITH PARKING & STORMWATER FACILITY.

(CZD) CB = 1.04 ACRES / PROPOSE 8000 S.F. TWO-STORY COMMERCIAL BUILDING FOR MIX OF RETAIL, OFFICE & PERSONAL SERVICES USES WITH PARKING.

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.

**** REFERENCE SITE PLAN FOR SITE LAYOUT & IMPROVEMENTS**

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: 4000 S.F. RETAIL (820) / 4000 S.F. OFFICE (710) / 60 RESIDENTIAL TOWNHOME (230)

Trip Generation Use and Variable (gross floor area, dwelling units, etc.): CALCULATED PER GFA & DWELLINGS

AM Peak Hour Trips: 4 / 6 / 26 = 36 PM Peak Hour Trips: 15 / 6 / 31 = 42

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)

The policies for growth and development encourage safe and affordable housing to be available to every citizen. Sustainability of the County depends on sensible in-fill and maximizing use of lands already accessible to services.

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?

The tract is identified in the Comprehensive Land Use Plan as a Community Mixed-use place type. The plan suggests higher densities to support the small-scale, compact development patterns that the place type promotes. The proposed development is an acceptable transition between the busy highway corridor and the more established single-family housing beyond the boundary of the tract.

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?

Market Street (US Hwy 17) is a major thoroughfare of the community. Single-family residences are less attractive along very busy traffic corridors. Transition of density is an acceptable planning strategy.

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.	CAW	GHS
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).	CAW	GHS
3	Community meeting written summary.	CAW	GHS
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.	CAW	GHS
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). 	CAW	GHS
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.	CAW	GHS
8	1 PDF digital copy of ALL documents AND plans.	CAW	GHS

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)

REDLAND DEVELOPMENT INC /
MARTIN SORENSON

Print Name(s)

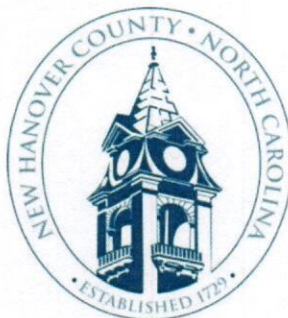

Signature of Applicant/Agent

DESIGN SOLUTIONS / CINDEE WOLF

Print Name

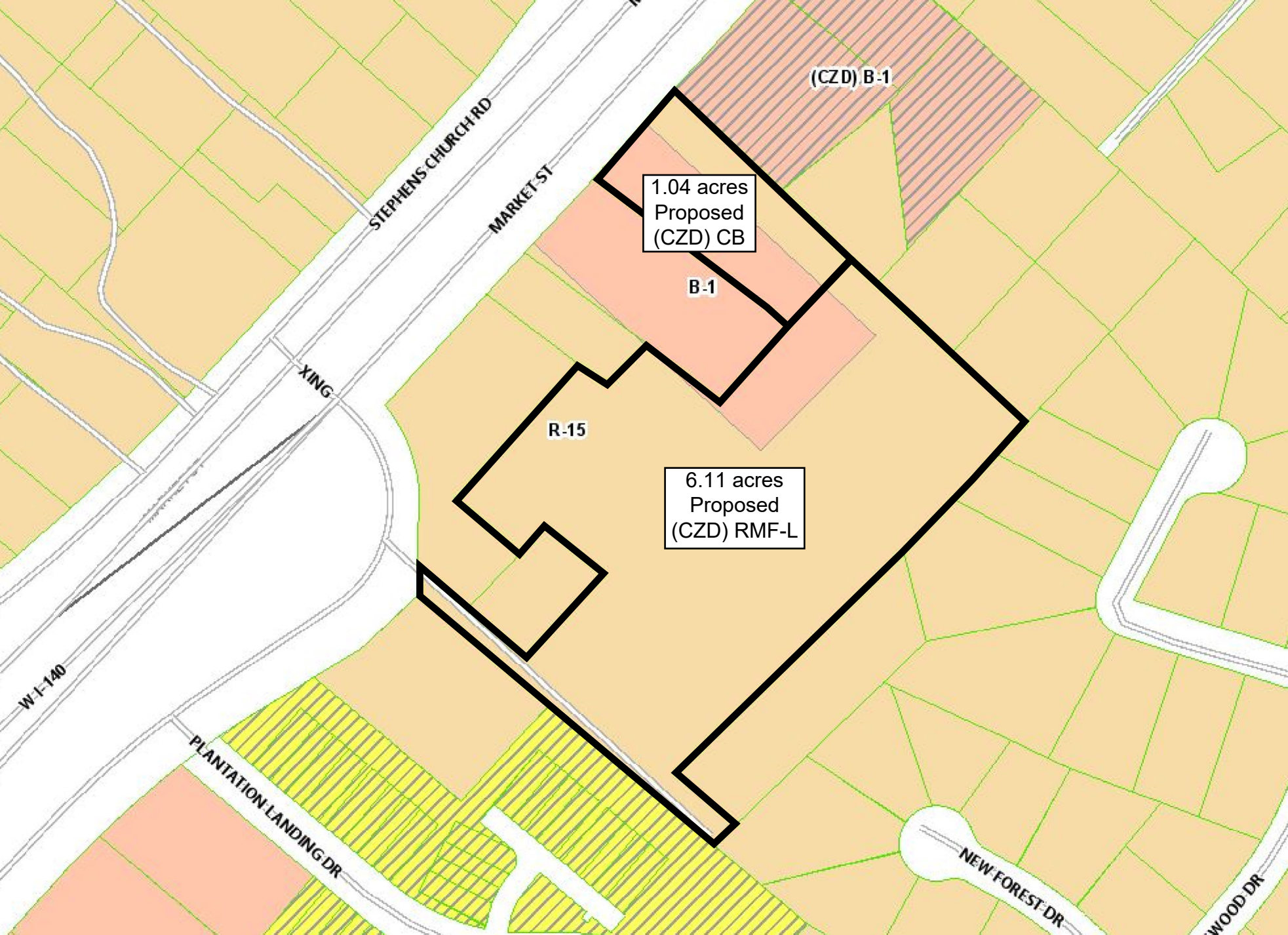
NOTE: Form must be signed by the owner(s) of record. If there are multiple property owners a signature is required for each owner of record.

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.





8814 Market Street
7.15 Acres
Proposed:
0.72 ac. (CZD) CB
6.43 ac. (CZD) RMF-L



(CZD) B-1

1.04 acres
Proposed
(CZD) CB

B-1

R-15

6.11 acres
Proposed
(CZD) RMF-L

STEPHENS CHURCH RD

MARKET ST

XING

W-140

PLANTATION LANDING DR

NEW FOREST DR

WOOD DR

Legal Descriptions for Conditional Zoning Districts
at 8814 Market Street

Rezoning 1.04 acres+/- from R-15 & B-1 to (CZD) CB:

Beginning at a point in the southeastern boundary of Market Street (U.S. Hwy. 17), a variable width public right-of-way; said point being located approximately 409.5 feet along the boundary from its intersection with the northeastern boundary of Old Market Street (a.k.a. Futch Creek Road Extension); and running thence with the Market Street right-of-way:

North 42°24'57" East, 155.75 feet to a point; thence
South 48°01'59" East, 196.60 feet to a point in the southeastern boundary of a 30' Duke Power
Right-of-way; thence
South 44°28'37" East, 126.93 feet to a point; thence
South 42°34'31" West, 119.60 feet to a point; thence
North 53°01'58" West, 324.47 to the point and place of beginning, containing 1.04 acres, more or less.

Rezoning 6.11 acres+/- from R-15 & B-1 to (CZD) RMF-L:

Beginning at a point located South 53°01'58" East, 324.47 feet from a point in the southeastern boundary of Market Street (U.S. Hwy. 17), a variable width public right-of-way; said point being located approximately 409.5 feet along the boundary from its intersection with the northeastern boundary of Old Market Street (a.k.a. Futch Creek Road Extension); and running thence with the Market Street right-of-way:

North 42°34'31" East, 119.60 feet to a point; thence
South 44°28'37" East, 50.79 feet to a point; thence
South 47°07'47" East, 135.05 feet to a point; thence
South 47°20'31" East, 134.59 feet to a point; thence
South 43°08'49" West, 236.54 feet to a point; thence
South 46°11'17" West, 419.97 feet to a point; thence
South 49°41'16" East, 105.47 feet to a point; thence
South 46°05'01" West, 40.20 feet to a point; thence
North 49°43'30" West, 512.22 feet to a point; thence
North 47°27'07" East, 1.28 feet to a point; thence
North 00°57'32" West, 33.46 feet to a point; thence
South 51°18'49" East, 183.63 feet to a point; thence
North 43°04'42" East, 150.37 feet to a point; thence
North 51°18'49" West, 100.05 feet to a point; thence
South 43°03'39" West, 47.17 feet to a point; thence
North 50°54'37" West, 113.33 feet to a point; thence
North 42°30'50" East, 242.05 feet to a point; thence
South 52°38'43" East, 45.99 feet to a point; thence
North 42°37'10" East, 75.22 feet to a point; thence
South 53°04'19" East, 124.09 feet to a point; thence
North 42°34'31" East, 134.89 feet to the point and place of beginning, containing 6.11 acres, more or less.

**REPORT OF COMMUNITY MEETING NOTIFIATION
BY NEW HANOVER COUNTY ZONING ORDINANCE
FOR CONDITIONAL DISTRICT REZONINGS**

Project Name: The Pinnacle / 8814 Market Street
Proposed Zoning: B-1 & R-15 to (CZD) CB & (CZD) RMF-L

The undersigned hereby certifies that written notice of a project proposal and an exhibit of the site layout for the above proposed zoning application was sent to the adjacent property owners set forth on the attached list by first class mail, and provided to the Planning Department for notice of the Sunshine List on July 14, 2020. The mailing gave the recipients opportunity to contact us with questions or comments via telephone or email. Copies of the written notices and the site layout are attached.

The persons responding were: Reference attached list of contacts received from calls and emails.

Date: August 5, 2020
Applicant: Design Solutions
By: Cindee Wolf

Community Information

Pinacle Townhomes

Name	Address	Email (Optional)
Voleania Ryan for Katherine Simmons	106 Foy's Trail	voleania.ryan@gmail.com
Gregory Bentley	8915 Tilbury Dr	gsb.emails@gmail.com
Cindee Wolf	Project Planner	cwolf@lobodemar.biz



ADJACENT OWNER NAME	MAILING ADDRESS	CITY / STATE / ZIP	ADJACENT PROPERTY SITUS ADDRESS
6943 MARKET LLC	2900 MIDDLE SOUND LOOP RD	WILMINGTON, NC 28411	116 FOYS TRL WILMINGTON
ABDULGHANI ISMAILA	126 FOYS TRL	WILMINGTON, NC 28401	126 FOYS TRL WILMINGTON
ADAMS LESLIE N	117 WHITE STONE PL	WILMINGTON, NC 28411	117 WHITE STONE PL WILMINGTON
ANDERSON DAVID BEVERLY	8916 PLANTATION LANDING DR	WILMINGTON, NC 28411	8916 PLANTATION LANDING DR WILMINGTON
BAILEY KAITLIN B	8967 PLANTATION LANDING DR	WILMINGTON, NC 28411	8967 PLANTATION LANDING DR WILMINGTON
BALLARD AYANNA R ETAL	122 FOYS TRL	WILMINGTON, NC 28405	120 FOYS TRL WILMINGTON
BENTLEY GREGORY S ELIZABETH I	8915 TILBURY DR	WILMINGTON, NC 28411	8915 TILBURY DR WILMINGTON
BOATWRIGHT ROY LOU ANNE	121 WHITE STONE PL	WILMINGTON, NC 28411	121 WHITE STONE PL WILMINGTON
BOOTH SCOTT RICHARD	8928 TILBURY DR	WILMINGTON, NC 28411	8928 TILBURY DR WILMINGTON
BROWN ARNOLD ETAL	8763 STEPHENS CHURCH RD	WILMINGTON, NC 28411	8779 STEPHENS CHURCH RD WILMINGTON
BROWN WILLIAM C ETAL	6941 WRIGHTVILLE AVE	WILMINGTON, NC 28403	8841 STEPHENS CHURCH RD WILMINGTON
CLAYTON PROPERTIES GROUP INC	5000 CLAYTON RD	MARYVILLE, TN 37804	VILLAGES AT PLANTATION LANDING
COMMUNITY DEVELOPMENT ASSN	8737 STEPHENS CHURCH RD	WILMINGTON, NC 28411	8737 STEPHENS CHURCH RD WILMINGTON
COXE GERALDINE RICHARDSON	109 WHITE STONE PL	WILMINGTON, NC 28411	109 WHITE STONE PL WILMINGTON
CURBO DAVID M KELLI E	8909 PLANTATION LANDING DR	WILMINGTON, NC 28411	8909 PLANTATION LANDING DR WILMINGTON
FIDELITY HOLDING COMPANY LLC	8804 MARKET ST	WILMINGTON, NC 28411	8804 MARKET ST WILMINGTON
FIRST BAPTIST CHURCH TRUSTEES	PO BOX 751	WILMINGTON, NC 28402	8800 MARKET ST WILMINGTON
FOY DAVID III ETAL	8857 STEPHENS CHURCH RD	WILMINGTON, NC 28411	8857 STEPHENS CHURCH RD WILMINGTON
GOODLOW JERRY W REV TRUST ETAL	8931 TILBURY DR	WILMINGTON, NC 28411	8931 TILBURY DR WILMINGTON
GOTTSCHALK BERNARD J ETAL	8920 NEW FOREST DR	WILMINGTON, NC 28411	8920 NEW FOREST DR WILMINGTON
GREEN DANIEL LEE DELPHINE RENA	8762 MARKET ST	WILMINGTON, NC 28411	8762 MARKET ST WILMINGTON
GREEN JERRY HRS	2118 ROBERT E LEE BLV	BOSSIER CITY, LA 71112	8865 STEPHENS CHURCH RD WILMINGTON
GREENE WYONNE H BARBARA	300 BUCKHURST DR	WILMINGTON, NC 28411	8786 MARKET ST WILMINGTON
HALL WILLIAM EDWARD JODIE BUTLER	8905 NEW FOREST DR	WILMINGTON, NC 28411	8905 NEW FOREST DR WILMINGTON
HINES JIMMIE	8845 STEPHENS CHURCH RD	WILMINGTON, NC 28411	8845 STEPHENS CHURCH RD WILMINGTON
HODGES SAMMY R LOREN L	8908 TILBURY DR	WILMINGTON, NC 28411	8908 TILBURY DR WILMINGTON
JOHNSON LARRY E PAULA M	8906 NEW FOREST DR	WILMINGTON, NC 28411	8906 NEW FOREST DR WILMINGTON
KIRST JESSICA	8912 PLANTATION LANDING DR	WILMINGTON, NC 28411	8912 PLANTATION LANDING DR WILMINGTON
LASKO JUDITH A	8963 PLANTATION LANDING DR	WILMINGTON, NC 28411	8963 PLANTATION LANDING DR WILMINGTON
LATTER GERALD M PAMELA S	8915 NEW FOREST DR	WILMINGTON, NC 28411	8915 NEW FOREST DR WILMINGTON
LOWMAN CONRAD KAREN	8537 BALD EAGLE LN	WILMINGTON, NC 28411	8871 STEPHENS CHURCH RD WILMINGTON
MARTINEZ LORENZO LEA BARTOLOME	2119 BRANDON RD	WILMINGTON, NC 28405	8790 MARKET ST WILMINGTON
MCINTYRE DORTHA DAVID L SR	216 ROCKAWAY AVE APT 8E	BROOKLYN, NY 11233	8834 MARKET ST WILMINGTON
MCINTYRE MARY L PIERCE	129 MCINTYRE TRL	WILMINGTON, NC 28405	129 MCINTYRE TRL WILMINGTON
MCMILLAN EUGENE LORETTA	8833 STEPHENS CHURCH RD	WILMINGTON, NC 28411	8837 STEPHENS CHURCH RD WILMINGTON
MOORE LISA D	8951 PLANTATION LANDING DR	WILMINGTON, NC 28411	8951 PLANTATION LANDING DR WILMINGTON
MOYA RAQIBA	126 FOYS TRL	WILMINGTON, NC 28411	220 FOYS TRL WILMINGTON
MURRAY GEORGE L HENRIETTA	8759 STEPHENS CHURCH RD	WILMINGTON, NC 28405	8759 STEPHENS CHURCH RD WILMINGTON
NIXON BESSIE F ETAL	8830 MARKET ST	WILMINGTON, NC 28411	8830 MARKET ST WILMINGTON
NIXON LIZZIE B	119 FOYS TRL	WILMINGTON, NC 28411	119 FOYS TRL WILMINGTON
OLSEN MARC V CYNTHIA	8905 TILBURY DR	WILMINGTON, NC 28411	8905 TILBURY DR WILMINGTON
PADULA ROBERT M LORA B	8919 TILBURY DR	WILMINGTON, NC 28411	8919 TILBURY DR WILMINGTON
PALESE MATTHEW KATHLEEN	8905 PLANTATION LANDING DR	WILMINGTON, NC 28405	8905 PLANTATION LANDING DR WILMINGTON
POSTEL KEVIN T KATHLEEN G	8955 PLANTATION LANDING DR	WILMINGTON, NC 28411	8955 PLANTATION LANDING DR
PRIDGEN BERNICE HRS	8801 STEPHENS CHURCH RD	WILMINGTON, NC 28405	8801 STEPHENS CHURCH RD WILMINGTON
PRIDGEN LEROY JR HEIRS	8805 STEPHENS CHURCH RD	WILMINGTON, NC 28405	8805 STEPHENS CHURCH RD WILMINGTON
RAWLINGS KATHY I	8910 NEW FOREST DR	WILMINGTON, NC 28411	8910 NEW FOREST DR WILMINGTON
REDDICK HERBERT ETAL	265 RIDGE CIRCLE RD	HENDERSON, NC 27537	8802 MARKET ST WILMINGTON
REDLAND DEVELOPMENT INC	6622 GORDON RD	WILMINGTON, NC 28405	8814 MARKET ST WILMINGTON
RIGGINS MICHELLE A	PO BOX 11079	WILMINGTON, NC 28404	8856 MARKET ST WILMINGTON
SATTERFIELD ANTHONY R DIANE S	8904 PLANTATION LANDING DR	WILMINGTON, NC 28411	8904 PLANTATION LANDING DR WILMINGTON
SCHUMAN ZACHARY ASHLEY H	8909 TILBURY DR	WILMINGTON, NC 28411	8909 TILBURY DR WILMINGTON
SHUPING MARY B TRUSTEE	8743 NEW FOREST DR	WILMINGTON, NC 28411	8915 PLANTATION LANDING DR WILMINGTON
SIMMONS KATHERINE	3329 WILTON DR	SUMPTER, SC 29150	
SMALLWOOD BRANDON MELANIE	8900 TILBURY DR	WILMINGTON, NC 28411	8900 TILBURY DR WILMINGTON
SMITH EDWARD L LUCI M	8909 NEW FOREST DR	WILMINGTON, NC 28411	8909 NEW FOREST DR WILMINGTON
ST STEPHENS AME CHURCH	8799 STEPHENS CHURCH RD	WILMINGTON, NC 28405	8799 STEPHENS CHURCH RD WILMINGTON
STAINBACK LYNDSEY M CHRISTOPHER	8923 TILBURY DR	WILMINGTON, NC 28411	8923 TILBURY DR WILMINGTON
STUART EDWIN T AMY C	8927 TILBURY DR	WILMINGTON, NC 28411	8927 TILBURY DR WILMINGTON
TWOMEY EDWARD A SR EILEEN	17 GREEN HILLS RD	LONG VALLEY, NJ 07853	8908 PLANTATION LANDING DR WILMINGTON
VALE MILENE OMAR M	8916 NEW FOREST DR	WILMINGTON, NC 28411	8916 NEW FOREST DR WILMINGTON
VIOREL JOHN C AILEEN W	8935 TILBURY DR	WILMINGTON, NC 28411	8935 TILBURY DR WILMINGTON
WALKER ELIZA JANE HRS	1621 ANN ST	WILMINGTON, NC 28401	8846 MARKET ST WILMINGTON
WALSH HENRY	101 HUGHES RD	HAMPSTEAD, NC 28443	113 FOYS TRL WILMINGTON
WARD FRANK J III STACY R	8936 TILBURY DR	WILMINGTON, NC 28411	220 CREEKWOOD RD WILMINGTON
WARD FRANK J STACY	8936 TILBURY DR	WILMINGTON, NC 28411	8936 TILBURY DR WILMINGTON
WHEELER BRIAN T DEBORAH	8904 TILBURY DR	WILMINGTON, NC 28411	8904 TILBURY DR WILMINGTON
WHITLEY CHARLES J ASHLEY B	8919 NEW FOREST DR	WILMINGTON, NC 28411	8919 NEW FOREST DR WILMINGTON
YOUNTS AVERY HAYWARD DEBRA WYNNE ROBBINS	113 WHITE STONE PL	WILMINGTON, NC 28411	113 WHITE STONE PL WILMINGTON



Project Information Notice

July 14, 2020

To: Adjacent Property Owners

Re: Pinnacle Townhome Community

As the owner of the property at 8814 Market Street, I took note of the comments made during the past public hearing on a multi-family housing proposal and have redesigned the project. The attached plan shows sixty (60) two-story, attached townhomes.

A Conditional Zoning District allows particular uses to be established only in accordance with specific standards and conditions pertaining to each individual development project. Essentially, this means that only that use, structures and layout of an approved proposal can be developed. A sketch plan of the project layout is enclosed.

The County requires that the developer notify the property owners within an adjacency to the project and hold a meeting for any and all interested parties. This is intended to provide neighbors with an opportunity for explanation of the proposal, and for questions to be answered concerning project improvements, benefits, and impacts.

Due to the current COVID-19 issue, however, a meeting cannot be held at this time. In lieu of that, you can contact the land planner, Cindee Wolf, with comments or questions at:

Telephone: 910-620-2374, or

Email: cwolf@lobodemar.biz

We can also set up an on-line meeting for a forum with multiple parties if requested. Please let me know if you are interested in that alternative and arrangements will be made. All contact, comments, concerns, and recommendations must be recorded in a report delivered to the County along with the rezoning application.

Prior to this project being reviewed by the Planning Board & Commissioners, you will receive subsequent notices of the agendas directly from the County. Those meetings provide public hearings for comment on any issues pertinent to approval of the proposal.

We appreciate your interest and look forward to being a good neighbor and an asset to the community.



8000 s.f./
Two-Story
Retail &
Office Complex

Performance
Residential Neighborhood/
60 Two-Story Townhomes

Market Street / U.S. Hwy. 17

Futch Creek Rd

Tilbury Dr.