



7036 & 7038
Market Street

NEW HANOVER COUNTY

DEPARTMENT OF PLANNING & LAND USE

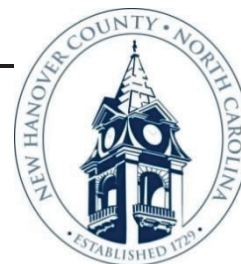
230 Government Center Drive, Suite 110

Wilmington, North Carolina 28403

Telephone (910) 798-7165

FAX (910) 798-7053

planningdevelopment.nhcgov.com



CONDITIONAL ZONING APPLICATION

This application form must be completed as part of a conditional zoning application submitted through the county's online COAST portal. The main procedural steps in the submittal and review of applications are outlined in the flowchart below. More specific submittal and review requirements, as well as the standards to be applied in reviewing the application, are set out in Section 10.3.3 of the Unified Development Ordinance.



1. Applicant and Property Owner Information

Applicant/Agent Name CINDEE WOLF	Owner Name (if different from Applicant/Agent) EDNA F. DUPREE HEIRS (KAREN COLEY)
Company DESIGN SOLUTIONS	Company/Owner Name 2 EDWARD FOYLES HEIRS (LEWIS HINES)
Address PO BOX 7221	Address C/O EASTERN CAROLINAS COMMERCIAL REAL ESTATE 4922 RANDALL PKWY. STE. D
City, State, Zip WILMINGTON, NC 28406	City, State, Zip WILMINGTON, NC 28403
Phone 910-620-2374	Phone 910-399-4602 / DAVID BRANTON
Email CWOLF@LOBODEMAR.BIZ	Email DAVID@ECCRENC.COM

2. Subject Property Information

Address/Location 7036 & 7038 MARKET ST		Parcel Identification Number(s) 315919.60.0724 & 315919.60.0880	
Total Parcel(s) Acreage 2.22 AC.	Existing Zoning and Use(s) R-15 / VACANT		Future Land Use Classification URBAN MIXED-USE

Applicant Tracking Information (This section completed by staff)

Case Number:	Date/Time Received:	Received by:
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3. Proposed Zoning, Use(s), & Narrative

Proposed Conditional Zoning District: (CZD) CB	Total Acreage of Proposed District: 2.22 AC.
<p>Please list the uses that will be allowed within the proposed Conditional Zoning District, the purpose of the district, and a project narrative (attach additional pages if necessary). Note: Only uses allowed by right in the corresponding General Use District are eligible for consideration within a Conditional Zoning District.</p> <p>THE PURPOSE OF THE COMMUNITY BUSINESS (CB) DISTRICT IS TO ACCOMMODATE DEVELOPMENT, GROWTH AND CONTINUED OPERATION OF BUSINESSES THAT SERVE SURROUNDING NEIGHBORHOODS WITH GOODS & SERVICES. THE BUSINESS OWNERS CURRENTLY OPERATE OUT OF A LEASED FACILITY. THEIR ESTABLISHMENT HAS BEEN VERY SUCCESSFUL, AND THEY DESIRE TO OWN THEIR BUSINESS PROPERTY. TO LEASE.</p> <p>THE PROPOSAL INCLUDES:</p> <p>** 16,000 S.F. / ONE-STORY / COMMERCIAL BUILDING FOR A 10,000 S.F. OUTDOOR FURNITURE BUSINESS SHOWROOM & 6,000 S.F. OF ADDITIONAL SPACE TO BE LEASED FOR MISC. RETAIL AND / OR PERSONAL SERVICES</p> <p>** 5,000 S.F. / ONE-STORY / WAREHOUSE BUILDING FOR THE OUTDOOR FURNITURE STOCK</p> <p>** PARKING & STORMWATER MANAGEMENT FACILITY</p>	

4. Proposed Condition(s)

<p>Note: 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.</p> <p>REFERENCE SITE PLAN FOR LAYOUT, PROPOSED IMPROVEMENTS AND DETAILS.</p>

5. Traffic Impact

<p>Please provide the estimated number of trips generated for the proposed use(s) based off the most recent version of the Institute of Traffic 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.</p>	
ITE Land Use: 15,000 SF FURNITURE STORE (890) & / 6,000 S.F. MISC. RETAIL (820)	
Trip Generation Use and Variable (gross floor area, dwelling units, etc.) GROSS FLOOR AREA (GFA)	
AM Peak Hour Trips: 3 / 6 = 9	PM Peak Hour Trips: 7 / 22 = 29

6. Conditional Zoning District Considerations

The Conditional Zoning District procedure is established to address situations where a particular land use would be consistent with the New Hanover County 2016 Comprehensive Plan and the objectives outlined in the Unified Development Ordinance and where only a specific use or uses is proposed. The procedure is intended primarily for use with 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.

The applicant must explain, with reference to attached plans (where applicable), how the proposed Conditional Zoning district meets the following criteria.

1. How would the requested change be consistent with the County's policies for growth and development, as described in the 2016 Comprehensive Plan, applicable small area plans, etc.

THE POLICIES FOR GROWTH AND DEVELOPMENT ENCOURAGE CONTINUED EFFORTS TO ATTRACT AND MAINTAIN BUSINESSES. THE PETITIONER HAS OPERATED A SUCCESSFUL ENTERPRISE HERE IN NEW HANOVER COUNTY FOR SEVERAL YEARS, BUT CURRENTLY OCCUPIES A LEASED SPACE. THE PURPOSE IS TO HAVE OWNERSHIP OF THE PROPERTY AND ADDITIONAL INCOME FROM LEASED SPACE. THE PROPERTY IS ALONG A MAJOR COMMERCIAL CORRIDOR WHERE BUSINESS ACTIVITIES ARE MOST CONVENIENT. 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 2016 Comprehensive Plan's Future Land Use Map.

THE TRACT IS IDENTIFIED IN THE COMPREHENSIVE LAND USE PLAN AS A "COMMUNITY MIXED-USE" PLACE-TYPE. THE PLAN SUGGESTS HIGHER DENSITIES AND MORE INTENSIVE USES TO SUPPORT THE SURROUNDING RESIDENTIAL NEIGHBORHOODS. THE PROPOSED PROJECT IS AN ACCEPTABLE TRANSITION BETWEEN THE BUSY HIGHWAY CORRIDOR AND THE MORE ESTABLISHED SINGLE-FAMILY HOUSING BESIDE & BEHIND IT.

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 (U.S. HWY. 17) IS A MAJOR THOROUGHFARE OF THE COMMUNITY. SINGLE-FAMILY RESIDENCES ARE MUCH LESS ATTRACTIVE ALONG BUSY TRAFFIC CORRIDORS. TRANSITION OF USES IS AN ACCEPTABLE PLANNING STRATEGY.

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 determined to be incomplete must be corrected in order to be processed for further review; Staff will confirm if an application is complete within five business days of submittal.

Application Checklist	Applicant Initial	Staff Initial
<input type="checkbox"/> This application form, completed and signed	<u>CAW</u>	<u> </u>
<input type="checkbox"/> Application fee: <ul style="list-style-type: none"> • \$600 for 5 acres or less • \$700 for more than 5 acres • \$300 in addition to base fee for applications requiring TRC review 	<u>CAW</u>	<u> </u>
<input type="checkbox"/> Community meeting written summary	<u>CAW</u>	<u> </u>
<input type="checkbox"/> Traffic impact analysis (if applicable)	<u>N/A</u>	<u> </u>
<input type="checkbox"/> Legal description (by metes and bounds) or recorded survey Map Book and Page Reference of the property requested for rezoning	<u>CAW</u>	<u> </u>
<input type="checkbox"/> Site Plan including the following elements: <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 <ul style="list-style-type: none"> ○ For residential uses, this shall include number, height, and type of units; 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 purposes for which it will be used. • Development schedule, including proposed phasing • Traffic and parking plan; including 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 locations; arrangement and access provisions for parking areas • All existing and proposed easements, reservations, required setbacks, rights-of-way, buffering, and signage • The location of Special Flood Hazard Areas, if applicable • Location, species, and size (DBH) of regulated trees • Any additional conditions and requirements that represent greater restrictions on development and use of the tract than the corresponding general use district regulations or additional limitations on land that may be regulated by state law or local ordinance 	<u>CAW</u>	<u> </u>
<input type="checkbox"/> One (1) hard copy of ALL documents AND 5 hard copies of the site plan. Additional hard copies may be required by staff depending on the size of the document/site plan.	<u>CAW</u>	<u> </u>
<input type="checkbox"/> One (1) digital PDF copy of ALL documents AND plans	<u>CAW</u>	<u> </u>

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.

Karen Coley
Signature of Property Owner(s)

KAREN COLEY FOR EDNA F. DUPREE HEIRS

Print Name(s)

Cynthia Wolf

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.



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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)

Cynthia Wolf

Signature of Applicant/Agent

LEWIS HINES FOR EDWARD FOYLES HEIRS

Print Name(s)

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.

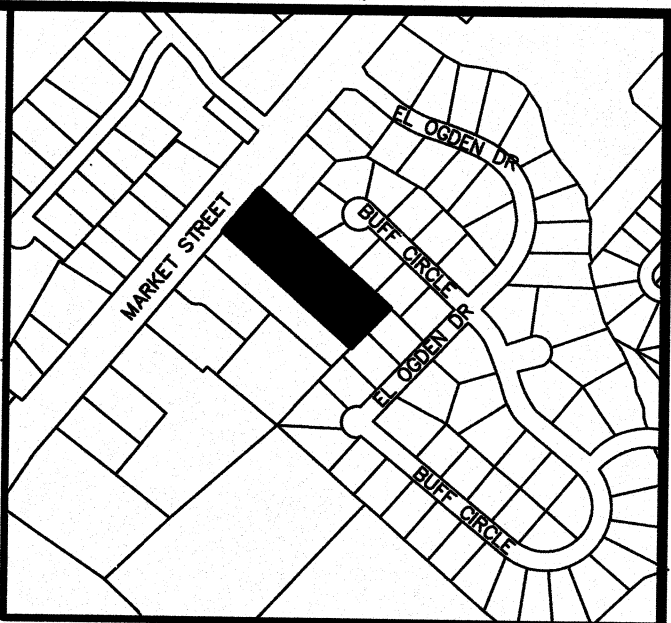
If an applicant requests delay of consideration from the Planning Board or Board of County Commissioners before notice has been sent to the newspaper (approximately 2-3 weeks before the hearing), the item will be calendared for the next meeting and no fee will be required. If delay is requested after 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.



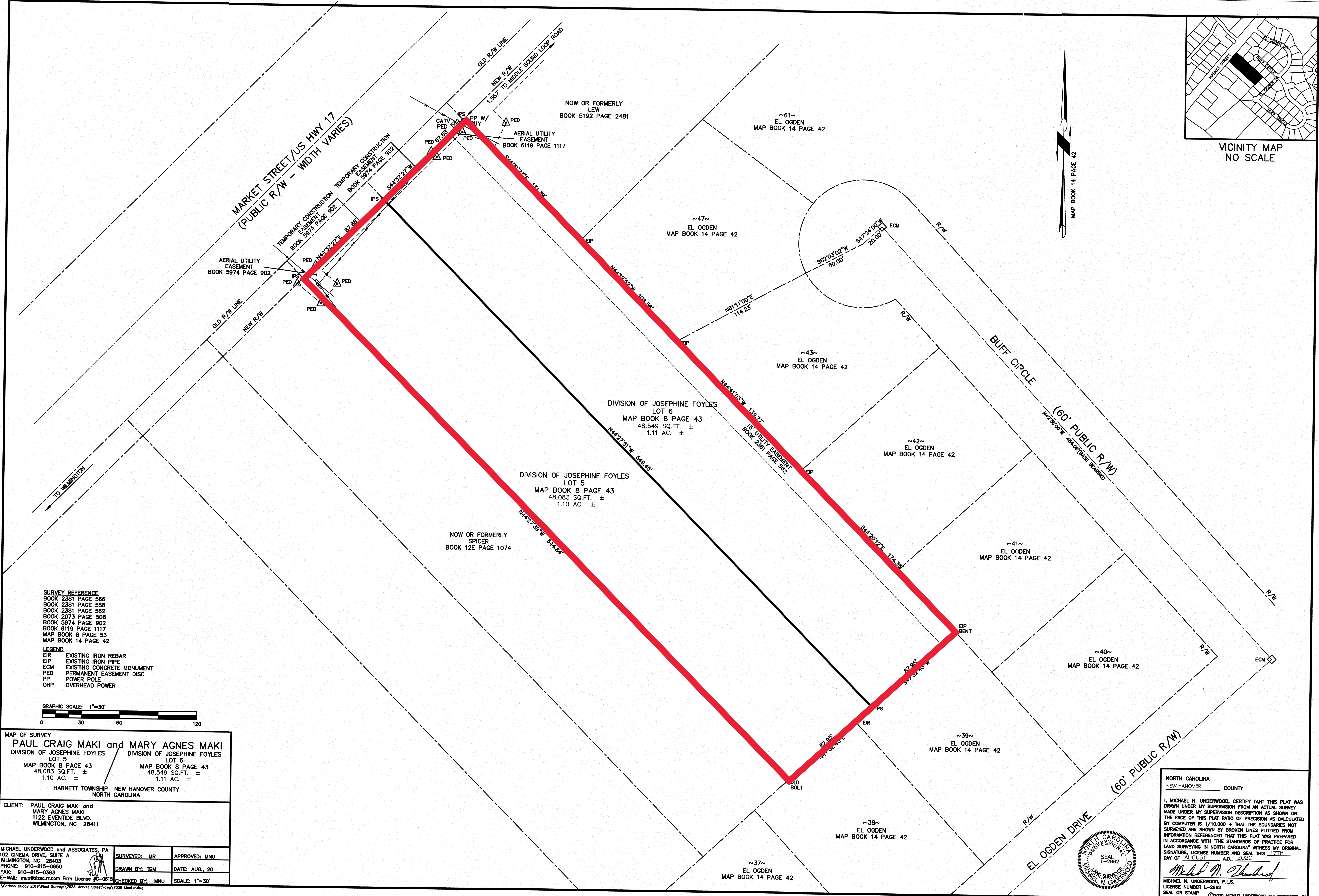
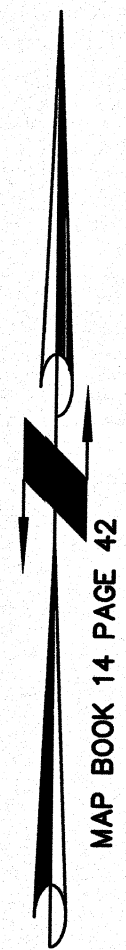
Legal Description for
Conditional Zoning District Petition
On 7036 & 7038 Market Street

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 1557 feet south along that right-of-way from its intersection with Middle Sound Loop Road; and running thence:

South 44°31'23" East, 131.39 feet to a point; thence
South 44°19'52" East, 108.56 feet to a point; thence
South 44°41'03" East, 139.77 feet to a point; thence
South 44°20'12" East, 174.35 feet to a point; thence
South 47°32'43" West, 175.90 feet to a point; thence
North 44°27'39" West, 544.84 feet to a point in the southeastern boundary of Market Street;
thence with that right-of-way,
North 44°32'27" East, 175.76 feet to the point and place of beginning, containing 2.22 acres,
more or less.

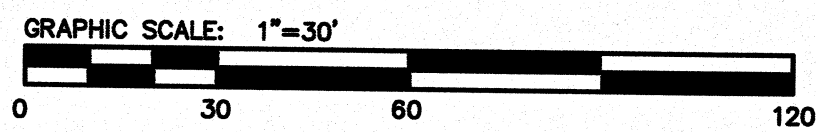


VICINITY MAP
NO SCALE



SURVEY REFERENCE
BOOK 2381 PAGE 566
BOOK 2381 PAGE 558
BOOK 2381 PAGE 562
BOOK 2073 PAGE 508
BOOK 5974 PAGE 902
BOOK 6119 PAGE 1117
MAP BOOK 8 PAGE 53
MAP BOOK 14 PAGE 42

LEGEND
EIR EXISTING IRON REBAR
EIP EXISTING IRON PIPE
ECM EXISTING CONCRETE MONUMENT
PED PERMANENT EASEMENT DISC
PP POWER POLE
OHP OVERHEAD POWER



MAP OF SURVEY
PAUL CRAIG MAKI and MARY AGNES MAKI
DIVISION OF JOSEPHINE FOYLES
LOT 5
MAP BOOK 8 PAGE 43
48,083 SQ.FT. ±
1.10 AC. ±
HARNETT TOWNSHIP
NEW HANOVER COUNTY
NORTH CAROLINA

CLIENT: PAUL CRAIG MAKI and
MARY AGNES MAKI
1122 EVENTIDE BLVD.
WILMINGTON, NC 28411

MICHAEL UNDERWOOD and ASSOCIATES, P.A.
102 CINEMA DRIVE, SUITE A
WILMINGTON, NC 28403
PHONE: 910-815-0850
FAX: 910-815-0393
E-MAIL: muo@uacorp.com
Firm License #C-0815

SURVEYED: MR
APPROVED: MNU
DRAWN BY: TBM
DATE: AUG., 20
CHECKED BY: MNU
SCALE: 1"=30'

NORTH CAROLINA
NEW HANOVER COUNTY

I, MICHAEL N. UNDERWOOD, CERTIFY THAT THIS PLAT WAS
DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY
MADE UNDER MY SUPERVISION DESCRIPTION AS SHOWN ON
THE FACE OF THIS PLAT RATIO OF PRECISION AS CALCULATED
BY COMPUTER IS 1/10,000 + THAT THE BOUNDARIES NOT
SURVEYED ARE SHOWN BY BROKEN LINES PLOTTED FROM
INFORMATION REFERENCED THAT THIS PLAT WAS PREPARED
IN ACCORDANCE WITH "THE STANDARDS OF PRACTICE FOR
LAND SURVEYING IN NORTH CAROLINA" WITNESS MY ORIGINAL
SIGNATURE, LICENSE NUMBER AND SEAL THIS 17TH
DAY OF AUGUST, A.D., 2020

Michael N. Underwood
MICHAEL N. UNDERWOOD, P.L.S.
LICENSE NUMBER L-2982
SEAL OR STAMP ©2020 MICHAEL UNDERWOOD and ASSOCIATES, P.A.

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

Project Name: Porch Concepts / 7036 & 7038 Market St
Proposed Zoning: R-15 to (CZD) CB

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 September 15, 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 or emails, and the associated dialogue.

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

Community Information

Porch Concepts / 3076 & 3078 Market St

Name	Address	Email (Optional)
Steven H. Everhart	1701 Canady Rd	severhart@ec.rr.com
Shirlene Spicer	7034 Market St	spicermuse@gmail.com
Cindee Wolf	Project Planner	cwolf@lobodemar.biz

While I appreciate the fact that a stormwater plan will be developed for this site/project and that the site plan (now missing from the notice) includes a stormwater detention pond, the community downstream from the site floods with even minor storms. With removal of the vegetation and replacement with impervious surface, the stormwater plan MUST take into consideration downstream flow and as this is a special use permit, any modification to the property MUST insure that downstream runoff from this property will be ZERO even for a 100 year storm.

Steven H. Everhart, PhD
MAJ (Ret.) USA Medical Service Corps
1701 Canady Rd.
Wilmington, NC 28411
910-262-2442
severhart@ec.rr.com

Dr. Everhart,
Thank you for your comments. When I link to the notice it includes the site plan on page two, but I attached a copy for your convenience.

Detailed stormwater design and permitting will certainly take into consideration ALL aspects of the pre- / post- drainage conditions and downstream flow – as per the current regulations.

Your contact will be logged in the report included with the future submittal.

Regards, Cindee

ATTN: Cindee Wolf

My husband and I have received the correspondence dated 15 Sept 2020 advising what is planned for the properties: 7036 & 7038 Market Street in Wilmington NC. We appreciate you sharing the proposed plans and we wanted to convey that we are not supporting the current plans that show a retention pond at the rear of the properties and the parking lot of the proposed businesses facing our adjacent residential property at 7034 Market Street. We find that having a parking lot directly placed next to the residence increases the level of crime, lighting and noise levels and so that the parking lot should be planned to be adjacent to the existing shops and its parking lot to the north of the properties. Thank you.

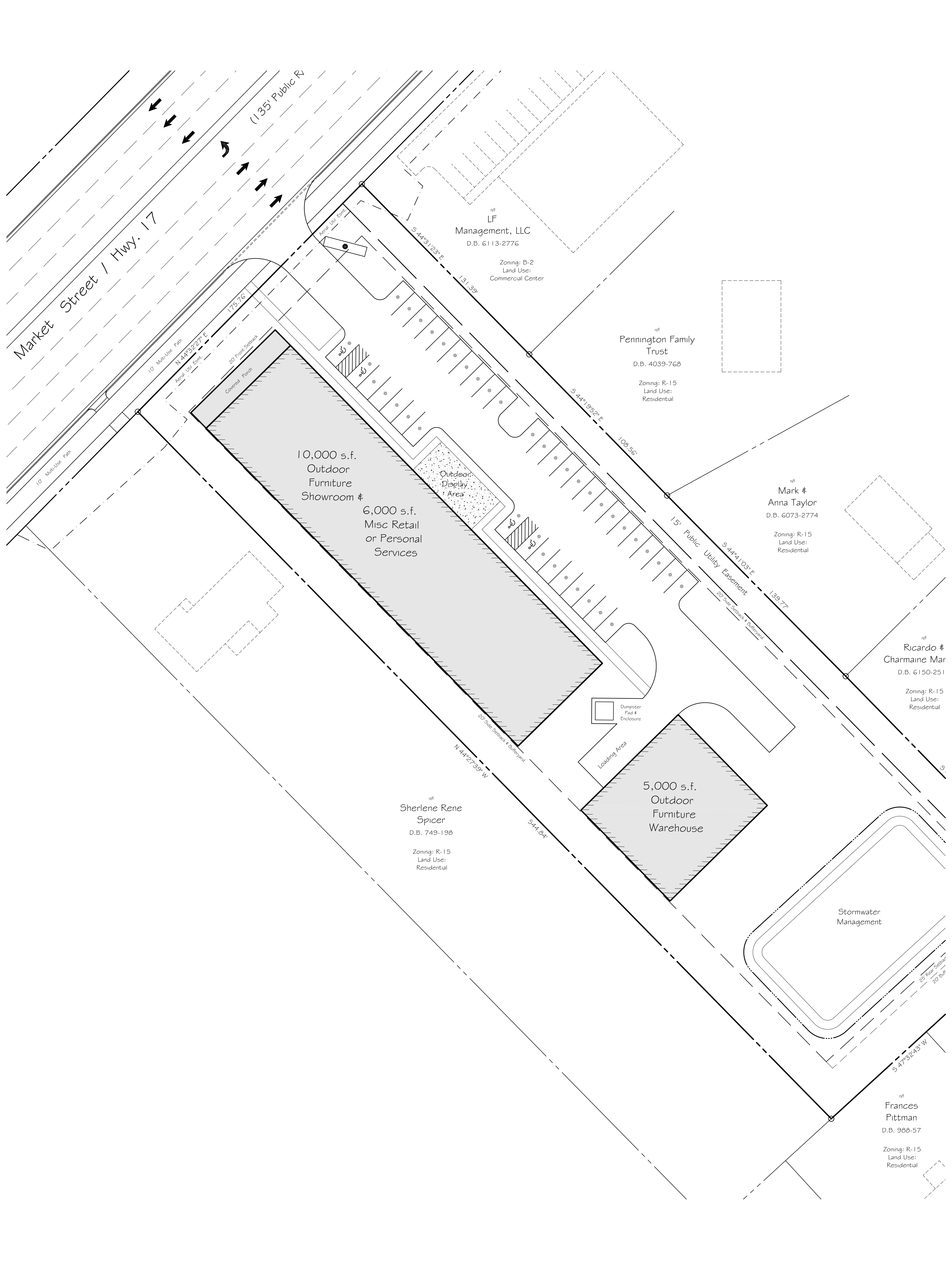
Sincerely,
Mrs. Shirlene Spicer
spicermuse@gmail.com

Mrs. Spicer,
Thank you for your comments. I have attached an updated plan on which we've mirrored the layout. The building will now be along your common border – not the parking area. There is also a 20' planted buffer required along that entire boundary. All existing trees that can be preserved must be, and then the area will have evergreen shrubbery added to screen the building.

Additionally, there really won't be a "pond" – something with standing water. This area has soils adequate for groundwater infiltration. One option is to incorporate infiltration basins under the parking lot pavement. The other is more like a depression in the ground. When it rains, it may be wet for a period of time until it seeps in. Otherwise, it stays dry.

I will include your contact information and comments on the report that gets submitted along with the rezoning petition. Please don't hesitate to contact me again if you have additional questions.

Thank you, Cindee





P.O. Box 7221
Wilmington, NC 28406

CHARLOTTE NC 280
16 SEP 2020 PM 3 L



NIXON CARRIE L
7048 RUTH AVE

28411

NIXON CARRIE L
32 BRAMPTON DR
CASTLE HAYNE NC 28429-5349

FWD
28406>7221

RETURN TO SENDER



P.O. Box 7221
Wilmington, NC 28406



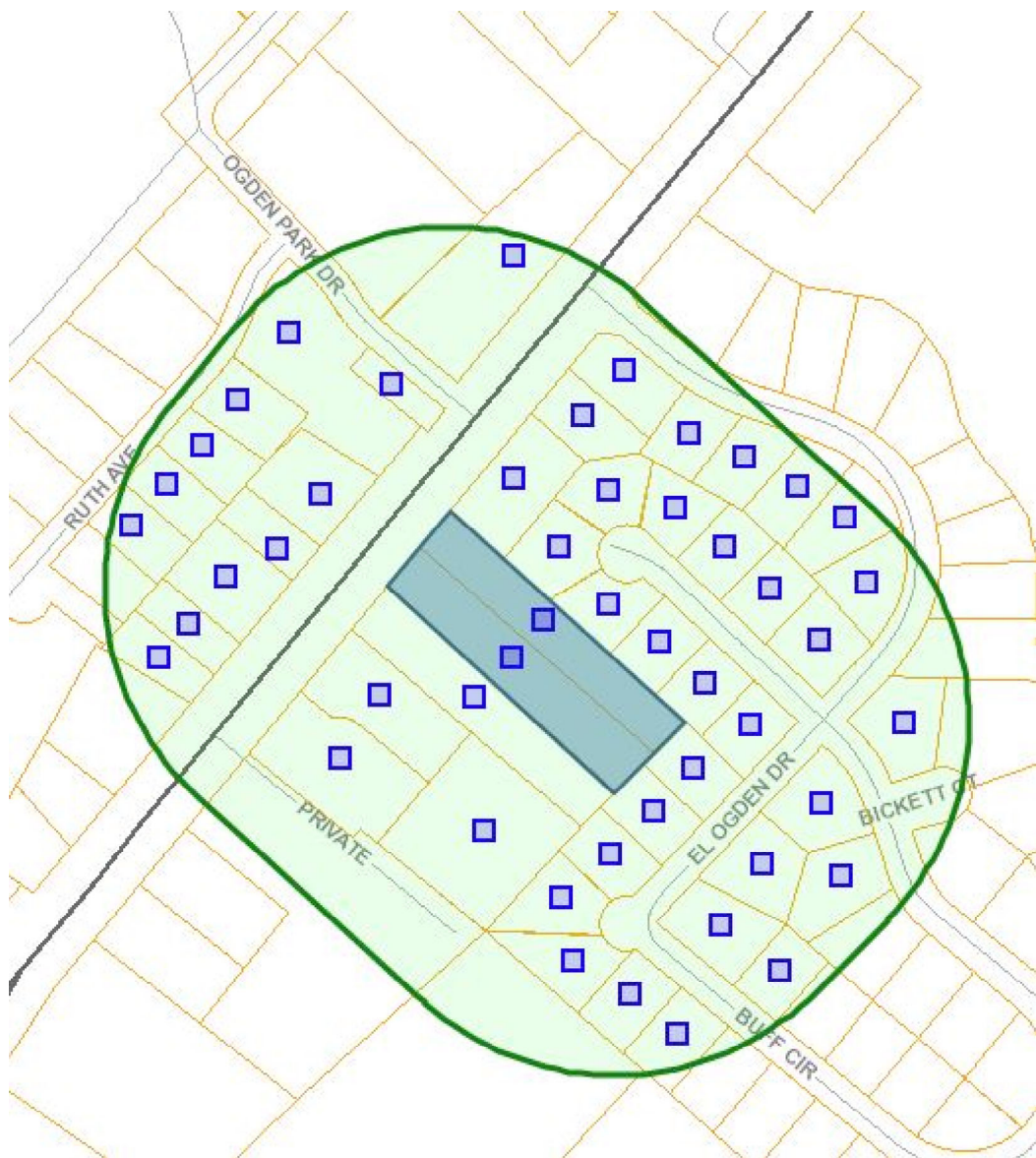
TYNER KAREN W
1123 PARK VIEW DR
COVINA, CA 91724

NIXIE 911 CE 1 7209/23/20
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

-- 9303610735809987
UNC
28406>7221
9172433748 0061

BC: 28406722121 *0348-05255-17-02





OWNER NAME	MAILING ADDRESS	CITY / STATE / ZIP	PROPERTY ADDRESS
C310 CAMPUS PROPERTIES LLC	2180 TALMAGE DR	LELAND, NC 28451	7028 MARKET ST WILMINGTON
CASTRO SAUL	120 EL OGDEN DR	WILMINGTON, NC 28411	120 EL OGDEN DR WILMINGTON
CERVANTES ALVARO	7015 MARKET ST	WILMINGTON, NC 28411	7043 MARKET ST WILMINGTON
CHASE & DYLAN MIHALY LLC	7500 ANACA POINT RD	WILMINGTON, NC 28411	7031 MARKET ST WILMINGTON
CHRISTLEY STEPHEN L KAREN D	109 BUFF CIR	WILMINGTON, NC 28405	109 BUFF CIR WILMINGTON
DITZ GREGORY A RENEE L	5516 DAWNING CREEK WAY	WILMINGTON, NC 28409	114 BUFF CIR WILMINGTON
EVANS ROBERT ETAL	7037 MARKET ST	WILMINGTON, NC 28405	7037 MARKET ST WILMINGTON
GAINES JAMES LORI	1605 ORION PL	WILMINGTON, NC 28405	269 BUFF CIR WILMINGTON
GISLASON ERIC T	PO BOX 11220	WILMINGTON, NC 28404	124 EL OGDEN DR WILMINGTON
GLOBAL PROPERTY HOLDINGS LLC	6601 SPRING GARDEN DR	WILMINGTON, NC 28403	101 BUFF CIR WILMINGTON
GROSSMAN SHERWOOD L LOURDES	206 EL OGDEN DR	WILMINGTON, NC 28405	206 EL OGDEN DR WILMINGTON
HALL CATHY S ETAL	126 EL OGDEN DR	WILMINGTON, NC 28411	126 EL OGDEN DR WILMINGTON
HERNANDEZ CYNTHIA	4826 WALTMOOR RD	WILMINGTON, NC 28409	201 BUFF CIR WILMINGTON
K & J HOLDINGS LLC	1645 ARLINGTON BLV E STE E	GREENVILLE, NC 27858	7050 MARKET ST WILMINGTON
K&J HOLDINGS LLC	1645 ARLINGTON BLV E STE E	GREENVILLE, NC 27858	7046 MARKET ST WILMINGTON
KAPCZYNSKI COURTNEY TAYLOR ETAL	266 BUFF CIR	WILMINGTON, NC 28411	266 BUFF CIR WILMINGTON
KARP HELEN KATHERINE FUTCHUS	218 EL OGDEN DR	WILMINGTON, NC 28405	218 EL OGDEN DR WILMINGTON
LEGG ROBERT BETTY	130 EL OGDEN DR	WILMINGTON, NC 28411	130 EL OGDEN DR WILMINGTON
LF MANAGEMENT LLC	909 CICADA CT	WILMINGTON, NC 28405	7042 MARKET ST WILMINGTON
MARTELLS RICARDO M CHARMAINE D	110 BUFF CIR	WILMINGTON, NC 28411	110 BUFF CIR WILMINGTON
MASSEY DREW E ELISE C	403 JEWELL PT	WILMINGTON, NC 28411	113 BUFF CIR WILMINGTON
MILLIMAN ROBERT J	214 EL OGDEN DR	WILMINGTON, NC 28405	214 EL OGDEN DR WILMINGTON
MT ARARAT AME CHURCH	7061 MARKET ST	WILMINGTON, NC 28411	7061 MARKET ST WILMINGTON
MT ARARAT AME CHURCH	7065 MARKET ST	WILMINGTON, NC 28411	7065 MARKET ST WILMINGTON
NIXON ASSOCIATES LLC	7049 RUTH AVE	WILMINGTON, NC 28411	7035 MARKET ST WILMINGTON
NIXON CARRIE L	7048 RUTH AVE	WILMINGTON, NC 28411	7048 RUTH AVE WILMINGTON
NIXON CORNELIUS E III	5317 BLUE SAGE DR	RALEIGH, NC 27606	7040 RUTH AVE WILMINGTON
NIXON SANDRA L	5317 BLUE SAGE DR	RALEIGH, NC 27606	7044 RUTH AVE WILMINGTON
NIXON TEDDI A	277 BUFF CIR	WILMINGTON, NC 28411	277 BUFF CIR WILMINGTON
PENNINGTON FAMILY TRUST THE	721 WASHINGTON ACRES RD	HAMPSTEAD, NC 28443	102 BUFF CIR WILMINGTON
PENNINGTON FAMILY TRUST THE	721 WASHINGTON ACRES RD	HAMPSTEAD, NC 28443	118 BUFF CIR WILMINGTON
PETTET JAMES RILEY ETAL	150 EL OGDEN DR	WILMINGTON, NC 28405	150 EL OGDEN DR WILMINGTON
PITTMAN FRANCES C	138 SOUND BLVD	NEWPORT, NC 28570	210 EL OGDEN DR WILMINGTON
PLOURDE CHARLES JR	208 BUFF CIR	WILMINGTON, NC 28405	208 BUFF CIR WILMINGTON
SCHLEICHER NICOLE	330 LAKE RD	NEWPORT, NC 28570	207 EL OGDEN DR WILMINGTON
SHEPS LLC	1000 CREEKSIDE LN	WILMINGTON, NC 28411	7030 MARKET ST WILMINGTON
SHIFFLETT RANDOLPH F JR LISA W	105 BUFF CIR	WILMINGTON, NC 28405	105 BUFF CIR WILMINGTON
SORDELLINI EDWARD R	213 EL OGDEN DR	WILMINGTON, NC 28411	213 EL OGDEN DR WILMINGTON
SPICER SHERLENE RENE	3032 THAYER ST NE	WASHINGTON, DC 20018	7034 MARKET ST WILMINGTON
SUSIE CHRISTY EDENS	273 BUFF CIR	WILMINGTON, NC 28405	273 BUFF CIR WILMINGTON
TAYLOR MARK D ANNA R	106 BUFF CIR	WILMINGTON, NC 28411	106 BUFF CIR WILMINGTON
TYNER KAREN W	1123 PARK VIEW DR	COVINA, CA 91724	142 EL OGDEN DR WILMINGTON
VEGA PACIFIC LLC	387 SKYLINE RD	HICKORY, NC 28601	201 EL OGDEN DR WILMINGTON
WAL WILMINGTON CW LLC	2970 PEACHTREE RD STE 805	ATLANTA, GA 30305	7032 MARKET ST WILMINGTON
WILLIAMS KENNETH L GLORIA E	7036 RUTH AVE	WILMINGTON, NC 28411	7036 RUTH AVE WILMINGTON
WILLIAMS LOUISE EVANS	7047 MARKET ST	WILMINGTON, NC 28405	7047 MARKET ST WILMINGTON

Project Information Notice

September 15, 2020

To: Adjacent Property Owners

Re: 7036 & 7038 Market Street

My clients are interested in purchasing the referenced property for an outdoor furniture store and an additional building for offices or small retail shops. An exhibit of the site layout is attached. This proposal would require a Conditional Zoning District approval from New Hanover County.

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.

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.

Market Street

Live Oak
Center

Buff Circle

New
Car Wash
(Under Construction)

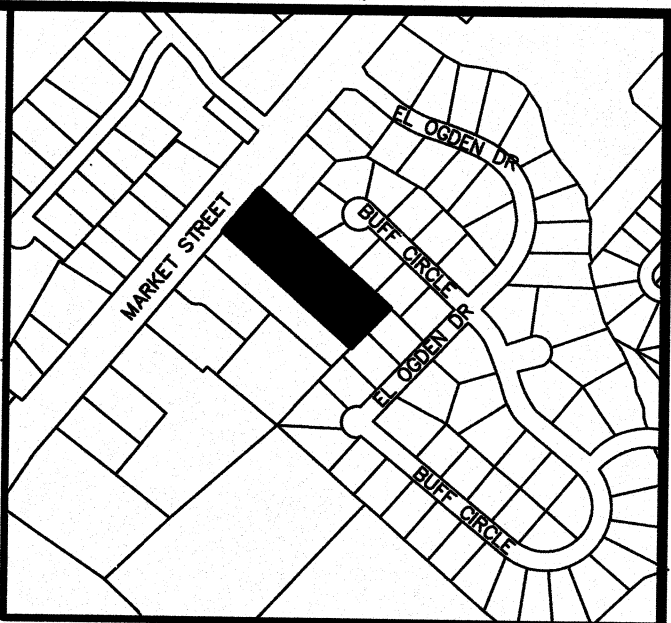
15,000 s.f.
Outdoor
Furniture
Store

Open Porch

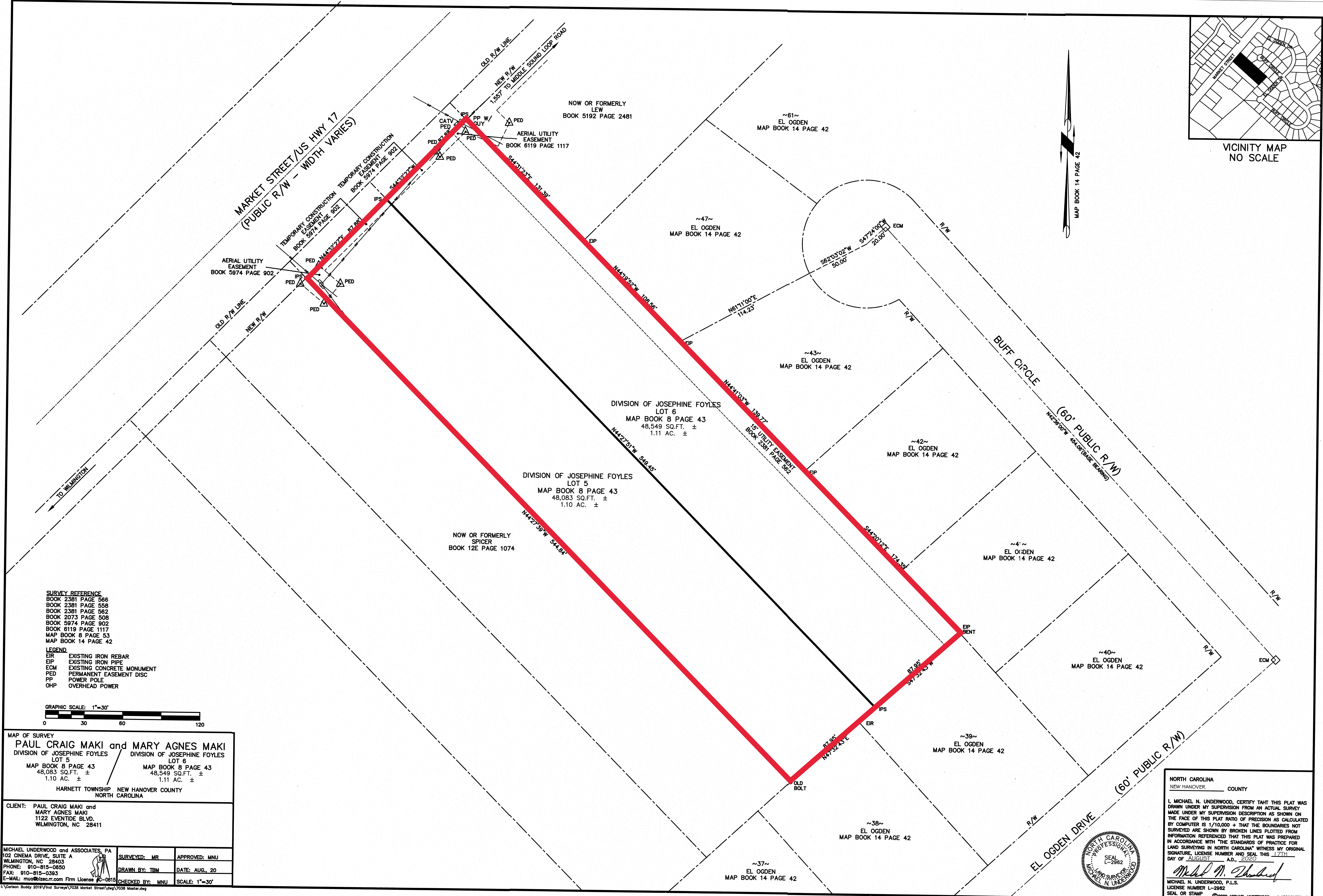
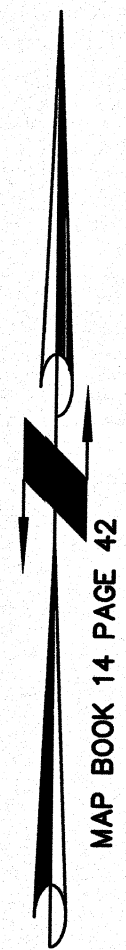
6,000 s.f.
Offices or
Retail
Shops

Stormwater
Pond



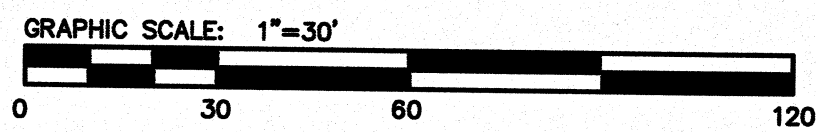


VICINITY MAP
NO SCALE



SURVEY REFERENCE
BOOK 2381 PAGE 566
BOOK 2381 PAGE 558
BOOK 2381 PAGE 562
BOOK 2073 PAGE 508
BOOK 5974 PAGE 902
BOOK 6119 PAGE 1117
MAP BOOK 8 PAGE 53
MAP BOOK 14 PAGE 42

LEGEND
EIR EXISTING IRON REBAR
EIP EXISTING IRON PIPE
ECM EXISTING CONCRETE MONUMENT
PED PERMANENT EASEMENT DISC
PP POWER POLE
OHP OVERHEAD POWER



MAP OF SURVEY	
PAUL CRAIG MAKI and MARY AGNES MAKI	
DIVISION OF JOSEPHINE FOYLES	
LOT 5	LOT 6
MAP BOOK 8 PAGE 43	MAP BOOK 8 PAGE 43
48,083 SQ.FT. ±	48,549 SQ.FT. ±
1.10 AC. ±	1.11 AC. ±
HARNETT TOWNSHIP NEW HANOVER COUNTY	
NORTH CAROLINA	
CLIENT: PAUL CRAIG MAKI and MARY AGNES MAKI	
1122 EVENTIDE BLVD.	
WILMINGTON, NC 28411	
MICHAEL UNDERWOOD and ASSOCIATES, P.A.	
102 CINEMA DRIVE, SUITE A	
WILMINGTON, NC 28403	
PHONE: 910-815-0850	
FAX: 910-815-0393	
E-MAIL: muo@uacorp.com Firm License #C-0815	
SURVEYED: MR	APPROVED: MNU
DRAWN BY: TBM	DATE: AUG., 20
CHECKED BY: MNU	SCALE: 1"=30'

NORTH CAROLINA	
NEW HANOVER COUNTY	
I, MICHAEL N. UNDERWOOD, CERTIFY THAT THIS PLAT WAS	
DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY	
MADE UNDER MY SUPERVISION DESCRIPTION AS SHOWN ON	
THE FACE OF THIS PLAT RATIO OF PRECISION AS CALCULATED	
BY COMPUTER IS 1/10,000 + THAT THE BOUNDARIES NOT	
SURVEYED ARE SHOWN BY BROKEN LINES PLOTTED FROM	
INFORMATION REFERENCED THAT THIS PLAT WAS PREPARED	
IN ACCORDANCE WITH "THE STANDARDS OF PRACTICE FOR	
LAND SURVEYING IN NORTH CAROLINA" WITNESS MY ORIGINAL	
SIGNATURE, LICENSE NUMBER AND SEAL THIS 17TH	
DAY OF AUGUST A.D., 2020	
MICHAEL N. UNDERWOOD, P.L.S.	
LICENSE NUMBER L-2982	
SEAL OR STAMP	