

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 Thompson Thrift Development, Inc. c/o Samuel B. Franck | Owner Name (if different from Applicant/Agent) ARFA Holdings, LLC |
| Company Ward and Smith, P.A. | Company/Owner Name 2 |
| Address 127 Racine Drive | Address 2020 S Churchill Drive |
| City, State, Zip Wilmington, NC 28403 | City, State, Zip Wilmington, NC 28403 |
| Phone 910.794.4835 | Phone |
| Email sbf@wardandsmith.com | Email |

2. Subject Property Information

| | | | |
|---|--|--|--|
| Address/Location 6124 Carolina Beach Road | | Parcel Identification Number(s) R07900-001-014-002 | |
| Total Parcel(s) Acreage 20.5 acres | Existing Zoning and Use(s) B-2, Vacant | | Future Land Use Classification Urban Mixed Use |

3. Proposed Zoning, Use(s), & Narrative

| | |
|---|---|
| Proposed Conditional Zoning District: RMF-M(CD) | Total Acreage of Proposed District: 20 acres |
| <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 permitted in the corresponding General Use District are eligible for consideration within a Conditional Zoning District.</p> <p>See attached Addendum A</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>See attached Addendum A</p> |
|--|

5. 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 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.

ITE Land Use: 220 Multifamily Housing (Low-Rise)

Trip Generation Use and Variable (gross floor area, dwelling units, etc.) 340 Dwelling Units (300 d.u. proposed per site plan)

AM Peak Hour Trips: 118

PM Peak Hour Trips: 111

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.**

See attached Addendum B

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.

See attached Addendum B

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 Addendum B

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

- ☒ This application form, completed and signed

CS

Application fee:

- ☒ • \$600 for 5 acres or less
- ☒ \$700 for more than 5 acres
- ☒ \$300 in addition to base fee for applications requiring TRC review

CS

- ☒ Community meeting written summary

CS

- ☒ Traffic impact analysis (if applicable) - Pending final NCDOT approval

- ☒ Legal description (by metes and bounds) or recorded survey Map Book and Page
Reference of the property requested for rezoning

CS

Conceptual Plan including the following minimum elements:

- ☒ Tract boundaries and total area, location of adjoining parcels and roads
- Proposed use of land, building areas and other improvements
 - For residential uses, include the maximum number, height, and type of units; area to be occupied by the structures; and/or proposed subdivision boundaries.
 - For non-residential uses, include the maximum square footage and height of each structure, an outline of the area structures will occupy, and the specific purposes for which the structures will be used.
 - Proposed transportation and parking improvements; including proposed rights-of-way and roadways; proposed access to and from the subject site; arrangement and access provisions for parking areas.
 - All existing and proposed easements, required setbacks, rights-of-way, and buffers.
 - The location of Special Flood Hazard Areas.
 - A narrative of the existing vegetation on the subject site including the approximate location, species, and size (DBH) of regulated trees. For site less than 5 acres, the exact location, species, and sized (DBH) of specimen trees must be included.
 - Approximate location and type of stormwater management facilities intended to serve the site.
 - Approximate location of regulated wetlands.
 - 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

CS

- ☒ One (1) hard copy of ALL documents and site plan. Additional hard copies may be required by staff depending on the size of the document/site plan.

CS

- ☒ One (1) digital PDF copy of ALL documents AND plans

CS

7. 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 I am applying. I understand that the existing Official Zoning Map is presumed to be correct. 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 comments;
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; and
4. Provide written consent to any and all conditions of approval.

Signature of Property Owner(s)



Print Name(s)

Samuel B. Franck

Signature of Applicant/Agent

Print Name

Note: This 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, 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.

Addendum A to Conditional Application

Proposed Zoning, Uses, and Narrative

Please list the uses that will be allowed within the proposed Conditional Zoning District, the purpose of the district, and a project narrative:

Thompson Thrift Development, Inc. d/b/a Watermark ("Watermark") is requesting to rezone property located at 6124 Carolina Beach Road in New Hanover County ("Property") from its current zoning of Community Business ("B-2") to Residential Multi-Family Medium Conditional Zoning District ("RMF-M (CD)") to allow the development of multi-family community in accordance with New Hanover County's ("County") Unified Development Ordinance ("UDO"). The rezoning will provide the opportunity to create a multi-family development with three hundred (300) dwelling units, as well as related parking facilities and community amenities.

The only permitted use sought in the district is "Dwelling, Multi-Family" which is a use permitted by right subject to use-specific conditions in the underlying RMF-M zoning district.

Proposed Conditions

Please list any conditions proposed to be placed on the Conditional Zoning District:

- 1) Maximum Building Height: forty five feet (45') and two (2) stories
- 2) Maximum Residential Density: three hundred (300) units

Addendum B to Conditional Zoning Application

Conditional Zoning District Considerations

Please explain 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 areas plans, etc.?**

The proposed RFM-M(CD) rezoning would be consistent with the significant planning goals and objectives in New Hanover County ("County") favoring a mix of housing types and land uses, job and tax base creation, and smart planning strategies for development of currently vacant property. The proposed multi-family development use is consistent with the themes and objectives of the County's 2016 Comprehensive Plan ("2016 Plan") in many ways, including these specific items:

- "Livable Built Environment" to ensure that all elements of the built environment, including land use, transportation, housing, energy, and infrastructure work together to provide sustainable, green places for living and recreation to provide a high quality life. The project provides a new source of housing options for the County's growing population, and open space areas with a focus on retaining trees vegetation where possible.
- "Harmony with Nature" to ensure the contributions of natural resources are being explicitly recognized and valued and to maintain their health. The project includes an innovative approach to stormwater and drainage design to ensure that the development treats all stormwater on site with a focus on eliminating any negative impact on adjacent properties. Watermark also intentionally left a significant tree line along the western border of the Property to screen adjacent residential uses from the site to promote the existing ecology and limit the impact of the development.
- "Resilient Economy" to ensure that the community is prepared to deal with both positive and negative changes in its economic health and to initiate sustainable urban development that foster growth. The County is experiences a rapid increase in the population of its citizens who need well-designed living options. Rather than force those citizens to seek accommodations outside of the County, Watermark is seeking to offer them the opportunity to live and invest in New Hanover County.
- "Interwoven Equity" to ensure fairness and equity in providing housing, services, health, safety, and livelihood needs of all citizen groups. The project aims to provide housing for County citizens who are facing a current housing shortage. The proposed development is a step towards creating equity in the

housing market and allowing that population to remain housed and engaged in our community.

- "Healthy Community" to ensure public health needs are recognized and addressed through provisions for healthy foods, physical activity, access to recreation, health care, environmental justice, and safe neighborhoods. The project is aimed at fulfilling all of these admirable goals. The development plan for the Property will create a safe, comfortable, and environmentally sustainable community to promote active and healthy lifestyles for its residents.
- "Responsible Regionalism" to ensure all local proposals account for, connect with, and support the plans of adjacent jurisdictions and surrounding region. The City of Wilmington is the largest adjacent jurisdiction and has recognized its own needs regarding a growing population and the need for diverse housing options.

The project is also consistent with the following specific implementation strategies of the 2016 Plan:

- III.C – Encourage infill development in vacant or blighted pieces of property.
- IV.C – Consider revising zoning ordinances to support mixed uses and holistic approach to development.
- VI.D – Encourage conservation and enhancement of the unique environment, character, and history of the County.
- IX.A – Promote a mixture of uses where appropriate in an effort to cluster development and minimize impacts on natural resources.
- IX.D – Strengthen and direct development toward existing communities through encouraging infill and redevelopment.
- XVI.B – Encourage a walkable community that creates more human interactions between neighbors.
- XXI.A – Promote compact development, mixture of uses, and infill that minimizes trips and vehicle miles traveled.

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 New Hanover County Future Land Use Map depicts the site as Urban Mixed Use. The proposed multi-family project, in context with the surrounding parcels, promotes the mixed-use infill that the County has focused on the 2016 Plan by wedding much-needed multi-family housing with surrounding commercial uses. In addition, there are several specific aspects of the project that demonstrate why the project exemplifies good design and development.

The current site plan evolved with a priority to achieve sustainability, diversity, and ecology. The finished product achieves preservation of many of the existing trees on the property and promotes internal interconnectivity through multiple driveway access points and new road installations that will be added during development, while limiting the impact on adjacent residential neighborhoods by omitting any direct interconnectivity with the same.

Watermark designed the site plan in this manner to limit the footprint of all buildings to reduce impervious surface, stormwater, and drainage concerns and limiting the impact of structures on nearby properties while still creating a community capable of serving a meaningful population of residents in need of a safe, well-designed housing. All stormwater generated on the site will be treated on-site by stormwater ponds and facilities.

The proposed structures are a maximum of two (2) stories tall, enough to provide a stock of housing to the County's population, but below the maximum permitted by-right in the RMF-M district to minimize view and height impact on surrounding properties. Vegetative buffers, primarily made up of existing trees ranging in height from twenty feet (20') to fifty feet (50') tall will separate the adjacent residential uses from the Property and, as shown on the site plan, will screen almost all view of the development.

The Property is positioned off of the Carolina Beach Road thoroughfare. Following an assessment of the projected traffic impact for the site completed by Kimley Horn Engineering, the site is expected to generate One Hundred Eighteen (118) AM peak hour traffic trips and One Hundred Eleven (111) PM peak hour trips. The projected totals are a significant reduction from the "by-right" use of the Property if it was developed under its current B-2 zoning. As an example of by-right land use, a commercial development with an office building and shopping center (both permitted by-right in B-2) would be expected to generate Three Hundred Forty Four (344) AM peak hour trips, and Four Hundred Ninety Two (492) PM peak hour trips.

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

The Property is bordered to the north by a self-storage commercial use, and to the south by a combination of residential and commercial uses (e.g. a boat dealership, gas-station, and pizza restaurant). Carolina Beach Road fronts the Property to the east, and the Beau Rivage Plantation planned community occupies the entire western border. In that context, the Property offers to divergent paths of development. If it remains in its current B-2 zone, it can be developed as a big-box retail store, an office complex, or some other more intensive commercial use. There

are already a variety of commercial uses in the vicinity of the Property, but a lack of residential multi-family. The existing B-2 did not accommodate the proposed multi-family development, so we proposed this conditional district rezoning based on the need for the use in the area and the zoning restrictions in the B-2 district.

Legal Description

**Portion of ARFA Holdings, LLC Tract depicted on Plat recorded in Map Book 70, at Page 176 Including
20.5 Acres more or less**

A PARCEL OF LAND LYING AND BEING WITHIN A PORTION OF LAND DESCRIBED IN DEED BOOK 3799 PAGE 917 AS RECORDED IN THE WITHIN THE REGISTER OF DEED OF NEW HANOVER COUNTY, NORTH CAROLINA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NCGS MONUMENT ENNIS, HAVING NORTH CAROLINA GRID NAD83/2011 COORDINATES OF NORTH 136261.33 EAST 2332811.46; THENCE NORTH 00°23'16" EAST FOR A DISTANCE OF 418.78 FEET TO AN 1" IRON PIPE, SAID IRON PIPE BEING THE POINT OF BEGINNING; THENCE FROM SAID IRON PIPE SOUTH 04°39'21" WEST FOR A DISTANCE OF 18.89 FEET TO AN IRON ROD; THENCE NORTH 85°20'28" WEST FOR A DISTANCE OF 56.00 FEET TO AN IRON ROD, THENCE SOUTH 04°39'32" WEST FOR A DISTANCE OF 30.46 FEET TO AN IRON ROD; THENCE SOUTH 85°20'28" EAST FOR A DISTANCE OF 56.00 FEET TO AN IRON ROD; THENCE NORTH 85°18'47" WEST FOR A DISTANCE OF 1000.64 FEET TO AN IRON ROD; THENCE NORTH 04°43'51" EAST FOR A DISTANCE OF 894.35 FEET TO 1" PINCHED TOP PIPE; THENCE SOUTH 85°15'39" EAST A DISTANCE OF 1000.27 FEET TO THE POINT OF BEGINNING.

LANDS SHOWN HEREON CONTAINING 20.50 ACRES, MORE OR LESS, AND BEING A PORTION OF THE LAND DEPICTED ON THE PLAT RECORDED IN MAP BOOK 70, AT PAGE 176.



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

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

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

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

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

| Agent Information | Property Owner(s) Applicant | Subject Property |
|--|--|--|
| Name Samuel B. Franck | Owner Name Contract Purchaser Name Thompson Thrift Development, Inc. | Address 6124 Carolina Beach Road |
| Company Ward and Smith, P.A. | Owner Name 2 | City, State, Zip Wilmington, NC, 28412 |
| Address 127 Racine Dr., Suite 100 | Address 111 Monument Cir., Suite 1500 | Parcel ID R07900-001-014-002 |
| City, State, Zip Wilmington, NC, 28403 | City, State, Zip Indianapolis, IN 46204 | |
| Phone 910.794.4835 | Phone 317.853.5473 | |
| Email sbf@wardandsmith.com | Email jhoughtalen@watermarkapartments.com | |
| Application Tracking Information (Staff Only) | | |
| Case Number Reference: | Date/Time received: | Received by: |

This document was willfully executed on the _____ day of ^{June}_____, 20²¹_____.

DocuSigned by:

Jesse Houghtalen

DC08856626E843C...

~~Owner 1 Signature~~

Contract Purchaser/Applicant Signature

Owner 2 Signature

directly to the sender of this message. Neither the name of Ward and Smith, P.A., nor its representative, nor transmission of this email from Ward and Smith, P.A., shall be considered an electronic signature unless specifically stated otherwise in this email by a licensed attorney employed by Ward and Smith, P.A. Thank you.

Print Form



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

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

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

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

| Agent Information | Property Owner(s) | Subject Property |
|---|----------------------------------|-------------------------------------|
| Name Thompson Thrift Development, Inc. | Owner Name ARFA Holdings, LLC | Address 6124 Carolina Beach Road |
| Company | Owner Name 2 | City, State, Zip |

(2)

| | | |
|---|---------------------|---------------------------------|
| | | Wilmington, NC. 28412 |
| Address 111 Monument Circle, Suite 1600 | Address | Parcel ID R07900-001-014-002 |
| City, State, Zip Indianapolis, IN, 4620 | City, State, Zip | |
| Phone 317.853.5473 | Phone | |
| Email jessehoughtalen@watermarkapartments.co | Email | |
| Application Tracking Information | | Email Only |
| Case Number Reference: | Date/Time received: | Received by: |

This document was willfully executed on the 30 day of June, 2021

Owner 1 Signature

Anna Z. Adel, M.MARFA HULDERG LU
Owner 2 Signature

Report of Community Meeting

Proposed Rezoning from B-2 to RMF-M(CD)
6124 Carolina Beach Road
Thompson Thrift Development, Inc.

The undersigned hereby certifies that written notice of a community meeting for the above referenced rezoning proposal was mailed via First Class Mail to all property owners within five hundred feet (500') of the subject property as listed on the New Hanover County ("County") tax records and based upon a list of recipients provided by New Hanover County, and that the same was submitted to the County planning department for e-mail distribution via the "Sunshine List" on May 27, 2021. A list of all adjacent property owners to whom written notice was mailed is attached to this report as Exhibit A. A copy of the written notice is attached as Exhibit B. A list of the parties who registered to attend the meeting is attached at Exhibit C, and a list of those who attended is attached as Exhibit D.

The meeting was held on June 7, 2021 at 5:30pm. In light of the ongoing COVID-19 pandemic, the meeting was held electronically via Zoom videoconference. The community meeting notice provided information for attendees to register for and attend the Zoom meeting.

On behalf of the applicant, Thompson Thrift Development, Inc. ("Thompson Thrift"), the following people were in attendance: Jesse Houghtalen with Thompson Thrift; Richard Collier with McKim Creed Engineering; and Samuel Franck with Ward and Smith, P.A. attorneys.

The following issues were discussed at the meeting:

- Stormwater management;
- Traffic impact;
- Drainage;
- Road and infrastructure improvements;
- Building height and sight line impacts;
- Buffers and setbacks;
- Aesthetic construction of the development;
- Access and road connections to adjacent neighborhoods;
- Utility service to the development site;
- Estimated construction and phasing schedule; and
- Thompson Thrift's experience developing similar projects.

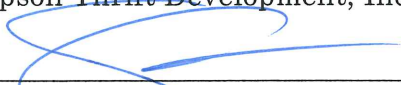
Consistent with the comments and questions from the neighbors expressed at the meeting, the following have been incorporated into the proposed development:

- The stormwater management program will focus on maintaining the lack of stormwater impacts on adjacent properties;

- Attention will be given to limiting height and view impacts by thoughtful location of structures on the Property; and
- Mature landscaping buffers including significant tree coverage along the residential-adjacent portions of the property will not be disturbed, so as to limit visual, light, and sound impacts from the property

Respectfully submitted,

Thompson Thrift Development, Inc.

By: 
Samuel F. Franck, attorney and agent for applicant
Ward and Smith, P.A.

Date: October 1, 2021

Exhibit A

List of Adjacent Property Owners Who Received Notice

| Owner | Address |
|-------------------------------------|-----------------------------------|
| | |
| ALBION ENTERPRISES | PO BOX 667 |
| ARCHULETA NOBERT F | 6140 CAROLINA BEACH RD UNIT 36 |
| ARFA HOLDINGS LLC | 2020 CHURCHILL DR S |
| AUTRY BRIAN E KRISTA B | 6058 OTTER TAIL TRL |
| AUTRY JAMES JULIA | 920 RIVAGE PROMENADE |
| BANNERMAN PATRICIA A | 437 LIGHTNING WHELK WAY |
| BARE SHANA SCOTT | 408 LIGHTNING WHELK WAY |
| BAXLEY NANCY J | 6140 CAROLINA BEACH RD UNIT 43 |
| BEAU RIVAGE GOLF & RESORT LLC | 649 BEAU RIVAGE PROMENADE |
| BEAU RIVAGE HOA | 2018 EASTWOOD RD SUITE 305 |
| BOCNUK BRIAN MICHAEL MELISA Y CRAFT | 808 RIVAGE PROMENADE |
| BOLZ PROPERTIES LLC | 277 LODER AVE |
| BRADY CHRISTOPHER | 804 RIVAGE PROMENADE |
| BRIDGMAN WILLIAM | 435 LIGHTNING WELK WAY |
| BULLOCK POPE LEIGH A | 6018 LETTERED OLIVE PL |
| BURNS FULTON LENAIR JR | 6140 CAROLINA BEACH RD UNIT 13 |
| CANADY JAMES LEROY | 6140 CAROLINA BEACH RD UNIT 20 |
| CAPE MELISSA L NICHOLAS C FEESER | 800 RIVAGE PROMENADE |
| CHRISTY NATHAN G SHEENA K | 732 RIVAGE PROMENADE |
| CLONTZ RONALD J TERESA A | 821 RIVAGE PROMENADE |

| | |
|-------------------------------|-----------------------------------|
| COPE SHARON C | 433 LIGHTNING WHEELK WAY |
| COSTIGAN JOSEPH W CONSTANCE C | 913 RIVAGE PROMENADE |
| CUMBEE MARLENE CASAS | 6140 CAROLINA BEACH RD UNIT 47 |
| CURL NATHAN D ETAL | 1296 JIM CAVDILL RD |
| DEBRAGGA DONALD S SHARON A | 12827 POINT PLEASANT DR |
| DEWID DIANE | 6014 LETTERED OLIVE PL |
| DGB INVESTMENTS LLC | 701 HAMLET AVE |
| DOWLING GERARD J BARBARA A | 701 BURROUGHS DR |
| DUKAS CONSTANTINE | 6013 SLIPPER SHELL ST |
| DUNHUBER FRANK X JR | PO BOX 99472 |
| E A SIMPSON & ASSOCIATES INC | 7426 JANICE LN |
| ECHO BEAU RIVAGE LLC | 560 EPSILON DR |
| EFTING ALAN E GLORIA J | 4233 THURSLEY RD |
| ELDRIDGE ASHLEY | 6036 BANDED TULIP DR |
| ENYART MICHAEL J | 6140 CAROLINA BEACH RD UNIT 35 |
| EVANSEK ELIZABETH J | 6016 SLIPPER SHELL ST |
| FARIDY FUZAIL F OROOS JABIN | 10925 PARK RD |
| FERRARA CHARLES T DIANE R | 107 OLD BIRCH CT |
| FIELDS DEBORAH LIVING TRUST | 7620 EASTBOURNE RD |
| FLORENCE KENNETH J TRACEY C | 825 RIVAGE PROMENADE |
| FOGLEMAN F M | 109 HINTON AVE |
| FOGLEMAN LAILA | 116 RICE RD |
| FOGLEMAN VANN LAILA M | 116 RICE RD |
| FURLOUGH ALAN R FRANCES L | 6140 CAROLINA BEACH RD UNIT 14 |

| | |
|----------------------------------|-----------------------------------|
| G & B CAROLINA BEACH LLC | 4236 BURNING TREE DR |
| GIBNEY ANN S | 6018 SLIPPER SHELL ST |
| GRILLO JOSHUA SLOCUM | 3644 VILLA TERRACE |
| GUVEN GULBAHAR ETAL | 6015 LETTERED OLIVE PL |
| HAGINS DAVID M CAROLYN M | 929 RIVAGE PROMENADE |
| HAIGLER TED W | 904 RIVAGE PROMENADE |
| HALL SARAH COX | PO BOX 36 |
| HALL VAUGUS WAYNE SARAH NANNETTE | 6140 CAROLINA BEACH RD UNIT 12 |
| HARRIS HOLDINGS LLC | 213 DORCHESTER PL |
| HARRISON SHIRLEY WATKINS HRS | 512 MANASSAS DR |
| HEINS AUDRA | 6024 BANDED TULIP DR |
| HEISTERBORG DANIEL | 6140 CAROLINA BEACH RD UNIT 19 |
| HIGHSMITH JOSEPH H JR HELENA B | 824 RIVAGE PROMENADE |
| HT FUEL NC LLC | 701 CRESTDALE RD |
| JENSEN KATHY A | 6140 CAROLINA BEACH RD UNIT 49 |
| JOHNSON BERNADETTE | 912 RIVAGE PROMENADE |
| JONES DENISE M | 917 RIVAGE PROMENADE |
| JONES JOHN J J MARGARET A | 936 RIVAGE PROMENADE |
| JOYCE DANIEL P RACHEL C T | 916 RIVAGE PROMENADE |
| KELLY EVERETT K LOIS W | 516 MANASSAS DR |
| KINLEY REGINA KAY | 424 LIGHTNING WHELK WAY |
| KUFFEL LEO F CARON A TAYLOR | 941 RIVAGE PROMENADE |
| LAFAVE DAVID W | 6140 CAROLINA BEACH RD UNIT 10 |
| LANIER MICHAEL E LEANN | 908 RIVAGE PROMENADE |

| | |
|---|-----------------------------------|
| LAVELLE JOHN EILEEN RUCH | 7824 COXE LN |
| LAVERN MARY E | 6038 BANDED TULIP DR |
| LEWIS DEBRA FLOWERS | 3482 JONES COVE RD |
| LIZOTTE DONALD KAREN | 901 RIVAGE PROM |
| LONG JACQUELINE | 13807 SIGLER ST |
| LONG ROY T JERRY P | 6140 CAROLINA BEACH RD UNIT 17 |
| LOUIS JEAN P DANIELE A | 728 RIVAGE PROMENADE |
| MAGINNES PHILIP JENNIFER | 402 PIERPOINT DR |
| MARBET INC | 7426 JANICE LN |
| MARINE ONE LLC | 5307 DUNMORE RD |
| MASONBORO LANDING BUS CTR OWNER ASSN | 7426 JANICE LN |
| MCDONALD GENE D | 6140 CAROLINA BEACH RD UNIT 9 |
| MCIVER MOSES HATTIE COOPER | 820 RIVAGE PROMENADE |
| MCVICAR WILLIAM G | 416 LIGHTNING WHELK WAY |
| MEISTER GALE | PO BOX 1199 |
| MENZER MELODY ETAL | 426 LIGHTNING WHELK WAY |
| MEYERS RODNEY A JANICE M | 928 RIVAGE PROMENADE |
| MIDDLE SOUND INVESTMENTS INC | 7627 MARKET ST SUITE 3 |
| MILLS REBECCA P | 729 RIVAGE PROMENADE |
| MOTT GREGORY D SHANNON W | 944 RIVAGE PROMENADE |
| MURPHY JANE | 733 RIVAGE PROMENADE |
| MURPHY MICHAEL JOCELYN K | 111 WAGON WHEEL DR |
| MURPHY THOMAS CLAIRE ETAL | 259 61ST AVE |
| NANAK INCORPORATED | 6134 CAROLINA BEACH RD |

| | |
|------------------------------------|---------------------------------------|
| NEW HANOVER COUNTY | 230 GOVERNMENT CENTER DR SUITE 190 |
| NEW HANOVER COUNTY ABC BOARD | 6009 MARKET ST |
| NGUYEN TIFFANY P | 805 RIVAGE PROMENADE |
| NIXON LEWIS D | 6016 LETTERED OLIVE PL |
| NORRIS AMANDA M | 724 RIVAGE PROMENADE |
| NSA PROPERTY HOLDINGS LLC | 9226 TEDDY LN SUITE 100 |
| ORTEGA JANIE TRUSTEE | 725 RIVAGE PROMENADE |
| PAREDES OTILIO B NANCY E N ANZURES | 6140 CAROLINA BEACH RD UNIT 7 |
| PARSONS CARLA RENE | PO BOX 36 |
| PETERSON CURTIS R JR FAYE M | 406 LIGHTNING WHELK WAY |
| PHAM VIET DO ETAL | 937 RIVAGE PROMENADE |
| PRITCHARD THOMAS KIRSTEN | 909 RIVAGE PROMENADE |
| QUATE PAULA | 6140 CAROLINA BEACH RD UNIT 46 |
| RAMIREZ JACINTO G ETAL | 6140 CAROLINA BEACH RD UNIT 16 |
| REXROAD ROBERT O LINDA L | 933 RIVAGE PROMENADE |
| ROBERTS SUSAN R | 6017 SLIPPER SHELL ST |
| ROUSH JENNIFER H | 6019 SLIPPER SHELL ST |
| SABIN KEITH JR | 720 RIVAGE PROMENADE |
| SCHNUR MATTHEW R KATHRYN W | 816 RIVAGE PROMENADE |
| SHOOK AARON C | 6031 BANDED TULIP DR |
| SOUTH RIDGE MOBILE HOME PK HOA | PO BOX 1537 |
| SPARROW ISSAAC J | 5000 SPLIT RAIL DR |
| STATILE RICHARD B PATRICIA A | 905 RIVAGE PROMENADE |
| STOKES GEORGE E III DIANNE P | 940 RIVAGE PROMENADE DR |

| | |
|-------------------------------------|-----------------------------------|
| SYLVAIN HOPE F | 6025 BANDED TULIP DR |
| TATO DANIEL C MAUREEN E | 1000 RIVAGE PROMENADE |
| THEODORAKIS ANTHONY N KIM W | 924 RIVAGE PROMENADE |
| THOMPSON LAUREN E | 6028 BANDED TULIP DR |
| TOMPKINS JACK A JR LANI M HASHIMOTO | 925 RIVAGE PROMENADE |
| TOWNES @ MARKETPLACE OWNERS ASSN | 6105 OLEANDER DR |
| WALKER SHARON K ETAL | 120 WETLAND DR |
| WALTERS RANDY RAY | 6140 CAROLINA BEACH RD UNIT 45 |
| WEAVER RICKY H | 812 RIVAGE PROMENADE |
| WFCLHK PROPERTIES LLC | 8620 RIVER RD |
| WHITE OTIS JESSE BARBARA G | 365 CORNUBIA DR |
| WHITMAN MARIE | 6026 BANDED TULIP DR |
| WHITTAKER RONALD E BETTY E | 817 RIVAGE PROMENADE |
| WILLIAMS DENISE MCCOY | 6140 CAROLINA BEACH RD UNIT 48 |
| WILLIAMS JESSICA L MATTHEW P ETAL | 813 RIVAGE PROMENADE |
| YENSER SCOTT CINDY | 6140 CAROLINA BEACH RD UNIT 37 |
| YOPP ERIC JENNIFER | 809 RIVAGE PROMENADE |
| YOUNG GERALD W DARLENE S | 900 RIVAGE PROMENADE |
| ZWAN FRANCIS X | 945 RIVAGE PROMENADE |

Exhibit B

Copy of Community Notice
(attached)

127 Racine Drive
University Corporate Center (28403)
Post Office Box 7068
Wilmington, NC 28406-7068

P: 910.794.4835
F: 910.794.4877
sbf@wardandsmith.com

May 27, 2021

TO: Adjacent and Nearby Property Owners and Residents
FROM: Thompson Thrift Development, Inc.
RE: Notice of Community Meeting – 6124 Carolina Beach Rd. Rezoning

Dear Neighbors,

This is a notice of a community meeting for all Adjacent and Nearby Property Owners in the proximity of property located at 6124 Carolina Beach Road (Parcel ID No. R07900-001-014-002)) (the "Property").

Thompson Thrift Development, Inc. ("TTD") is seeking to rezone the Property from its current zoning of Regional Business ("B-2") to Residential Multi-Family Moderate Density ("RMF-M") to allow the development of a residential community. A proposed site plan showing the development concept is included with this notice for your reference.

The RMF-M zone would allow approximately three hundred forty (340) residential dwellings on the Property, in lieu of the commercial and retail use permitted today under the B-2 zoning. TTD's plan of development contemplates the construction of fifteen (15) multi-family buildings, two stories in height, with approximately three hundred (300) total dwellings as depicted on the site plan. We look forward to describing owner's plans for the Property in greater detail, and answering any questions you have about the project.

With respect to everyone's safety and the COVID-19 pandemic, and after careful consideration of how to solicit meaningful feedback from our neighbors while exercising social distancing measures, we will hold this meeting in a virtual setting via a **Zoom meeting on June 7, 2021 at 5:30pm.**

To register to attend this community meeting, please visit: <https://bit.ly/36AWaqq>

After registering, you will receive a confirmation email containing information about joining the webinar. In the alternative, you may email us at rsvp@wardandsmith.com and we will send the above link to your email address.

If you have any questions regarding the topics to be covered in the meeting, or wish to comment on the proposed rezoning outside the context of this community meeting, please write or call Jesse Houghtalen, a representative of TTD, at jhoughtalen@watermarkapartments.com or (317) 853-5473.

WARD AND SMITH, P.A.

Community Meeting Notice
Page 2

Best regards,

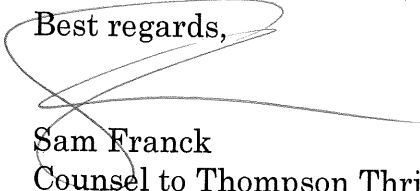

Sam Franck
Counsel to Thompson Thrift Development, Inc.

Exhibit C

Parties who Registered for Community Meeting

| Attended | First Name | Last Name | Email |
|-----------------|--------------------|------------------|----------------------------|
| Yes | Geoffrey | King | 2nckings@gmail.com |
| Yes | Douglas | Kramer | dkramer1@charter.net |
| Yes | Michael & Leann | Lanier | leanlanier624@gmail.com |
| Yes | Rich | Leffler | rich.leffler@yahoo.com |
| Yes | Kathryn | Schnur | kathryngws@hotmail.com |
| Yes | Nicole | Smith | nismith@nhcgov.com |
| Yes | Deborah | Williams | theladyinthewest@gmail.com |
| Yes | Frances | | ffurlough@bellsouth.net |
| No | Michael | Habash | michael.habash1@gmail.com |
| No | Joseph | Harris III | net5millin5years@gmail.com |
| No | Christopher | Klos | Cklos88@gmail.com |
| No | Douglas | Kramer | Dkramer1@charter.net |

Exhibit D

Community Meeting Attendees

| First Name | Last Name | Property Address |
|--------------------|------------------|----------------------------------|
| Geoffrey | King | 472 Glenn Ellen Dr. |
| Douglas | Kramer | 385 Glenn Ellen Dr. |
| Michael & Leann | Lanier | 908 Rivage Promenade |
| Rich | Leffler | 1129 Matteo Drive, Apartment 311 |
| Kathryn | Schnur | 816 Rivage Promenade |
| Nicole | Smith | N/A |
| Deborah | Williams | N/A |
| Frances | Furlough | 6140 Carolina Beach Rd., Unit 14 |

ND: 4840-4022-1168, v. 1