

## Exhibit C

### Summary of Community Meeting and Engagement

Proposed Conditional Zoning for Commercial-Residential Mixed Use Development  
in Highway Business Zoning District  
1000 Lake Park Blvd.  
Carolina Beach, NC  
Cape Fear Four, LLC

Written notice of a community meeting for the above referenced conditional zoning 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 that the same was submitted to the Town planning department on August 17, 2021. A list of all adjacent property owners to whom written notice was mailed is attached to this report as Exhibit 1. A copy of the written notice is attached as Exhibit 2. A list of the parties who registered to attend the meeting is attached at Exhibit 3, and a list of those who attended is attached as Exhibit 4.

The meeting was held on August 26, 2021 at the subject property. The meeting began at 5:30pm, and continued until 7:45pm. Due to the open house style format of the meeting, we believe that more citizens attended than signed in –estimate approximately 100 attendees.

On behalf of the applicant, Cape Fear Four, LLC ("Cape Fear"), the following people were in attendance: Mike Brown, Brian Eckel, Bill Schoettelkotte, and Vin Wells, all with Cape Fear, Josh Mihaly, landscape architect, John Tunstall, civil engineer with Norris & Tunstall Engineering, and a representative of our traffic engineer with Kimley Horn Engineers.

Prior to that community meeting, Cape Fear met with several stakeholders, elected, and appointed officials in the community on August 24, 2021.

In addition to the primary community meeting, Cape Fear also invited interested community members to attend smaller meetings to discuss the project on August 30 and 31, and on September 1.

A publicly available website for the development has been available at <https://theproximitycb.com/>, since August 25, 2021, and community members and neighbors have the opportunity to post comments via that website.

Members of the Cape Fear development team have also engaged in one on one conversations and correspondence with a number of members of the community, and members of the Planning and Zoning Board and Town Council members during August and early September of 2021.

Based on the aforementioned community meeting, follow up meetings and other opportunities for community engagement, we understand the following concerns and suggestions from the community:

### **Detailed Suggestions and Considerations**

1. Walkable/bike friendly development.
2. Place residential density in the appropriate areas and the request that commercial development not be located on St. Joseph Street (vs. residential which is more in keeping with surrounding uses).
3. Infrastructure considerations
  - a. Traffic congestion, specifically a desire to limit congestion on St. Joseph was expressed by several residents in addition to comments about congestion on Lake Park Blvd.
  - b. Manage onsite storm water to eliminate flooding.
  - c. Concerns were expressed about water/sewer capacity availability and fire protection.
  - d. Desire for a light at Winner Ave.
  - e. Desire for a connection on Winner Ave (and, also from others, a desire for no connection on Winner Ave).
4. Architecture to be coastal in character and in keeping with the fabric of Carolina Beach.
5. Tree preservation and use of native plantings
6. Low Impact Design stormwater management measures (impervious concrete, rain barrels, infiltration).
7. Improvements to Lake Park Blvd Streetscape (street trees, plantings, sidewalk).
8. Include park space and open space.
9. Include murals and artwork.
10. Desire for the project not to be gated.
11. A desire from the owner of Wings that their parking lot connect to the Proximity project.
12. Electric vehicle charging opportunities.

### **Comments related to the total development**

13. Some citizens asked that the commercial space to be limited in size (no large scale shopping center).
14. Other citizens asked that the property be developed all commercial, without a residential component.
15. Another subset of citizens asked that the site never be developed.
16. And, others, that the property be dedicated as a public park space.
17. Some citizens expressed their wish that the front of the site to be developed and for the rear of the site to be left undeveloped.
18. We also heard concerns about light pollution, specifically in reference to nesting sea turtles.

### **Community Considerations and Requests**

19. Consideration for electric and internet service on St. Joseph, which experiences disruptions per one comment from a neighbor.
20. Consideration for the potential for school overcrowding.
21. Requested consideration for water quality and pollution.
22. Desire for community to invest in upkeep of streets (pot holes, etc).
23. Desire for a median on Lake Park Blvd.
24. Some residents asked that we include community pool, fitness, and recreational opportunities (lap swim/swim lessons/swim team).
25. Desire to maintain the unique community identity (beach town with close knit community where neighbors know and support one another).

### **Development Operation Suggestions**

26. Several community members expressed a desire for there to be no short term rentals (while some other neighbors volunteered that they are not opposed to short term rentals).

### **Comments Regarding Community Engagement and Process, and aspects of the design that were already included**

27. Several residents expressed an appreciation for the level of community engagement and outreach.
28. We also heard an appreciation that the developer is local and working to accommodate community concerns and bring forward a high quality cohesive project.
29. An appreciation for the quality of the Publix development.
30. An appreciation for the planned golf cart parking and golf cart charging stations.
31. An appreciation for outdoor dining and retail opportunities within the plan.
32. An appreciation for the upgraded LID and stormwater treatment measures.
33. An appreciation for developer's intention to target high end local retailers and restaurants.
34. An appreciation for "live work" offerings, office offerings, and flex/executive office opportunities.
35. An appreciation for developer's willingness to improve the Jersey Mike's parking lot and access.

While it is too early in the design process to address some of the concerns noted about engineering for utilities, drainage and the like, or the specific architectural details of the plan, several changes to the conceptual site plan design have been incorporated in response to these thoughts from our neighbors.

Based on the input we have heard and discussed through community engagement, the following adaptations have been incorporated into the proposed site plan design:

- A. More expansive incorporation of pedestrian and bicycle paths and interconnectivity.
- B. Reduction in density of residential homes by approximately 20%.
- C. Increase in the utilization of additional first floor space for desirable commercial purposes: an additional restaurant, expanded fitness center, and additional office space.
- D. Incorporation of a larger amenities and fitness facility that can be made available to citizens on an annual membership basis.
- E. A more precise tree saving plan that includes not only preservation of several significant trees in their current locations, but also relocation of other significant trees on the property.
- F. Incorporation of additional golf cart focused infrastructure.
- G. Commitment to keep the development ungated.
- H. Commitment to prohibit short term rentals.
- I. The stormwater management program will focus on improving stormwater impacts on adjacent properties;