

1121 N. Lake Park Blvd.
Carolina Beach, NC 28428
permits@carolinabeach.org
Phone (910) 458-2999



Permit # _____

TOWN OF CAROLINA BEACH Conditional Zoning Application

The Conditional Zoning process for the Town of Carolina Beach may be found in the ordinance (Sec. 40-527).

Prior to the application submission, the applicant must conduct a Public Input Meeting. The following are the public meeting requirements:

- The applicant must mail notice of said meeting to all property owners within 500 feet of the perimeter of the project bounds no less than 10 days prior to the meeting.
- The notice must include time, date, location, and project description.
- The applicant must maintain and submit to with their application a:
 - o A copy of the letter announcing the meeting
 - o A list of property owners contacted
 - o An attendance roster from the meeting
 - o A summary of the issues discussed
 - o The results and any changes related to the proposal based on meeting discussions

Each application submitted to staff must be legible, contain the public scoping meeting required information, and provide all other required materials to be accepted as a completed application. Supplemental application materials may include, but not be limited to, site plans, building designs, engineered drawings, stormwater designs, landscaping plans, project narratives, Federal and/or State permits/permissions, and Traffic Impact Analyses. **It is strongly suggested that the applicant set up a meeting with Planning Staff prior to the submission deadline, to ensure the application is complete.**

The Planning Department, Technical Review Committee, Planning and Zoning Commission and/or Town Council reserve the right to require additional information if needed to assure that the use in its proposed location will meet be developed in accordance with the Code of Ordinances of the Town of Carolina Beach.

Application fees. The owner or owners, or their duly authorized agent, of the property included in the application for Conditional Zoning shall submit a complete application and supplemental information to the Planning Department. A fee in accordance with the Town's adopted schedule of fees, payable to the Town of Carolina Beach, must accompany each application. For the purposes of determining the fee, the Zoning Administrator shall categorize each such Conditional Zoning Permit Application as either "major" or "minor", depending upon the complexity of review. Generally, Planned Residential (over 3 units), Mixed Uses, Business Developments, and similarly complex projects shall be categorized as "major", while projects such as bed and breakfast inns, small day care services, etc. shall be categorized as "minor".

Major Conditional Zoning Permit	=	\$ 800.00
Minor Conditional Zoning Permit	=	\$ 350.00

This permit will be scheduled for the next possible Technical Review Committee, provided the public scoping meeting has taken place and the application is otherwise complete.

2021 Submission Deadlines & Meeting Dates

Technical Review Committee		Planning & Zoning Commission		Town Council	
Submission	Meeting	Submission	Meeting	Submission	Meeting
Jan 4	Jan 19	Jan 28	Feb 11	Feb 23	Mar 9
Feb 1	Feb 16	Feb 25	Mar 11	Mar 30	Apr 13
Mar 1	Mar 15	Mar 25	Apr 8	April 27	May 11
Apr 5	Apr 19	Apr 29	May 13	May 25	June 8
May 3	May 17	May 27	June 10	June 29	July 13
June 7	June 21	June 24	July 8	July 27	Aug 10
July 6	July 19	July 29	Aug 12	Aug 31	Sept14
Aug 2	Aug 16	Aug 26	Sept 9	Sept 28	Oct 12
Sept 7	Sept 20	Sept 30	Oct 14	Oct 26	Nov 9
Oct 4	Oct 18	Oct 28	Nov 10	Nov 30	Dec 14
Nov 1	Nov 15	Nov 24	Dec 9		
Dec 6	Dec 20				
Board	# Copies Full Size	# Copies Electronic	Recipients		
TRC	2	1	All submissions are public information and will be shared with appropriate Federal, Local, and State agencies, news outlets, stakeholders, and citizens upon necessity or request		
P&Z	2	1			
Town Council	2	1			

PURPOSE

Conditional zoning allows flexibility with regard to the zoning regulations. Subject to high standards of planning and design, certain uses may be allowed in certain districts or on properties provided they can be developed to minimize any adverse effects they might have on surrounding properties. Conditional Zoning allows for public and governing board input to help any proposed project meet its goals while also contributing to the positive development of Carolina Beach.

Please complete all sections of the application.

A. Property Information

Address(es): 902, 906, 1000, and 1010 N. Lake Park Blvd. -

PIN(s): R08818-002-002-000, R08818-002-013-000, R08814-003-013-000, R08814-003-015-000

Project Name The Proximity At Carolina Beach

Size of lot(s): 12.53 acres total

B. Application for Conditional Zoning

Application is hereby made for a Conditional Use Permit for use of the property described above as a (please provide a brief description of the use):

Mixed use commercial - residential including restaurant, recreational, retail office, and

multifamily residential use

C. Applicant Contact Information

Cape Fear Four, LLC

Company/corporate Name (if applicable):

By its counsel: Sam Franck

Applicant's Name

127 Racine Drive Suite 101

Mailing Address

Wilmington, NC 28403

City, State, and Zip Code

910-794-4835

Telephone

SBF@wardandsmith.com

Email

D. Owner Contact Information (if different)

See Exhibit A Attached

Owner's Name

Mailing Address

City, State, and Zip Code

Telephone

Email



Check the box beside each item verifying that the item has been submitted with this application

I. Site Plan Criteria

For new construction all boxes in this section shall be marked yes by the applicant to be considered a complete application.

Yes No N/A

- The name, address, and phone number of the professional(s) responsible for preparing the plan if different than the applicant.
- Engineers scale 1 inch = 40 ft or larger
- Title block or brief description of project including all proposed uses
- Date
- North arrow
- Property and zoning boundaries
- The square footage of the site
- Lot coverage* (buildings, decks, steps)
- Location of all existing and proposed *structures* and the setbacks from property lines of all affected *structures* to remain on-site
- Design of driveways and parking
- Adjacent right-of-ways labeled with the street name and right of way width
- Location of all existing and/or proposed easements

Additional information or data as determined necessary by town staff and/or other reviewing agencies including but not limited to the following may be required:

Yes No N/A

- Location and design of refuse facilities
- Approximate locations and sizes of all existing and proposed *utilities*
- Existing and/or proposed fire hydrants (showing distances)
- Adjacent properties with owners' information and approximate location of structures
- Distances between all *buildings*
- Number of *stories* and height of all *structures*
- Locations of all entrances and exits to all *structures*
- Calculate the *gross floor area* with each room labeled (i.e. kitchen, bedroom, bathroom)
- Exterior lighting locations with area of illumination illustrated as well as the type of fixtures and shielding to be use
- Location of flood zones and finished floor elevations (**Flood Zones**)
- CAMA Areas of Environmental Concern (AEC) and CAMA setbacks
- Delineation of *natural features* and wetlands with existing and proposed topography with a maximum of two-foot contour intervals
- Proposed landscaping including percentages of *open space*
- Stormwater management systems
- Cross-sectional details of all streets, roads, ditches, and *parking lot* improvements
- Building* construction and occupancy type(s) per the building code
- Location of fire department connection(s) for standpipes
- Turning radii, turnarounds, access grades, height of overhead obstructions
- Dimensions and locations of all *signs*
- A vicinity map drawn with north indicated

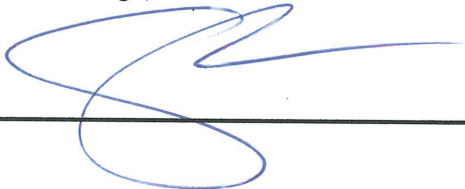
I have provided a scaled electronic version of each required drawing

I have folded all plans to 8 ½" x 11" size and am prepared to pay the application fee today

SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION

1. Detailed project narrative describing the proposed site and request.
2. Agent form if the applicant is not the property owner
3. Request for site specific vesting plan shall be submitted in accordance with Chapter 40 Article XIII

OWNER'S SIGNATURE: In filing this application for a conditional zoning, I/we as the property owner(s), hereby certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief.



Signature

9/7/2021

Date

Please see the following attached:

Exhibit A - owners

Owner Authorizations

Exhibit B- Land and Project Summary

Exhibit C- Summary of Community Meeting & Engagements

Site Specific Development Plan

Exhibit A

Jubilee Carolina, LLC
701 Crestdale Road
Matthews, NC 28105

Attn: Jacob Phares
Email Address: jphares@harristeeter.com
Telephone Number: 704-844-3100

HT Fuel NC, LLC
701 Crestdale Road
Matthews, NC 28105

Attn: Jacob Phares
Email Address: jphares@harristeeter.com
Telephone Number: 704-844-3100

MCCL Investments LLC
2731 Miller Lane
Hendersonville, NC 28791

Attn: Christina Long
Email Address: Christinalongrealtor@gmail.com
Telephone Number: (828) 606-1230

Coastal KM Ventures, LLC
1202 N Lake Park Blvd.
Suite A
Carolina Beach, NC 28428

Attn: Matt Murphy
Email Address: matt@secofconstruction.com
Telephone Number: (910) 443-6424

AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF

The undersigned owner, **Jubilee Carolina, LLC**, does hereby appoint Cape Fear Four, LLC, by its counsel, Samuel B. Franck to act on my behalf for the purpose of petitioning the Town of Carolina Beach for: a) an amendment to the text regulations; and b) approval of conditional zoning as applicable to the property described in the attached petition. The owner does hereby covenant and agree with the Town of Carolina Beach that said person has the authority to do the following acts for and on behalf of the owner: (1) To submit a proper petition and the required supplemental materials; (2) To appear at public meetings to give testimony and make commitments on behalf of the owner; and (3) In the case of a special use permit, to accept conditions or recommendations made for the issuance of the special use permit on the owner's property. (4) To act on the owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition. This appointment agreement shall continue in effect until final disposition of the petition submitted in conjunction with this appointment.

Date: 9/7/2021

Appointee's Name Address & Telephone:

Jubilee Carolina, LLC
701 Crestdale Road
Matthews, NC 28105

Signature of Owner:  _____
Jacob Phares (Sep 7, 2021 16:45 EDT)
Email Address: iphares@harristeeter.com
Telephone Number: 704-844-3100


AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF

The undersigned owner, **HT Fuel NC, LLC**, does hereby appoint **Cape Fear Four, LLC**, by its counsel, **Samuel B. Franck** to act on my behalf for the purpose of petitioning the Town of Carolina Beach for: a) an amendment to the text regulations; and b) approval of conditional zoning as applicable to the property described in the attached petition. The owner does hereby covenant and agree with the Town of Carolina Beach that said person has the authority to do the following acts for and on behalf of the owner: (1) To submit a proper petition and the required supplemental materials; (2) To appear at public meetings to give testimony and make commitments on behalf of the owner; and (3) In the case of a special use permit, to accept conditions or recommendations made for the issuance of the special use permit on the owner's property. (4) To act on the owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition. This appointment agreement shall continue in effect until final disposition of the petition submitted in conjunction with this appointment.

Date: 9/7/2021

Appointee's Name Address & Telephone:

HT Fuel NC, LLC
701 Crestdale Road
Matthews, NC 28105

Signature of Owner:  _____
Email Address: jphares@harristeeter.com
Telephone Number: 704-844-3100

AUTHORITY FOR APPOINTMENT OF PERSON TO ACT ON MY BEHALF

The undersigned owner, **MCCL Investments LLC**, does hereby appoint Cape Fear Four, LLC, by its counsel, Samuel B. Franck to act on my behalf for the purpose of petitioning the Town of Carolina Beach for: a) an amendment to the text regulations; and b) approval of conditional zoning as applicable to the property described in the attached petition. The owner does hereby covenant and agree with the Town of Carolina Beach that said person has the authority to do the following acts for and on behalf of the owner: (1) To submit a proper petition and the required supplemental materials: (2) To appear at public meetings to give testimony and make commitments on behalf of the owner; and (3) In the case of a special use permit, to accept conditions or recommendations made for the issuance of the special use permit on the owner's property. (4) To act on the owner's behalf without limitations with regard to any and all things directly or indirectly connected with or arising out of any petition. This appointment agreement shall continue in effect until final disposition of the petition submitted in conjunction with this appointment.

Date: 9/3/2021

Appointee's Name Address & Telephone:

MCCL Investments LLC
2731 Miller Lane
Hendersonville, NC 28791

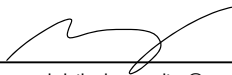
Signature of Owner: 
Email Address: christinalongrealtor@gmail.com
Telephone Number: 828-606-1230

Exhibit B

Land and Project Summary

The Proximity development will be located on the long-vacant site including approximately 12 acres, located in the heart of the Highway Business zoning district between N. Lake Park Blvd. and St. Josephs St. The development is located just south of the new Publix shopping center, southeast of the existing ABC store and Wings, and east, across N. Lake Park Blvd., from several established businesses.

Consistent with the Carolina Beach Future Land Use Plan, the Proximity is a commercial-residential mixed-use development that will include multiple restaurants with outdoor dining, Class-A office, co-work, and live/work space, a fitness and pool amenity center that will be open to citizens on an annual membership basis, retail space, and year-round luxury apartments. It is anticipated that the residential options will include one and two bedroom apartments. The retail and restaurant commercial uses are focused along the N. Lake Park Blvd. right of way, and the recreational and live/work uses are located closer to the interior of the development.

As reflected on the included site plan, the buildings included in the development have been designed with careful consideration of both efficient design and consideration of the interaction with, or buffering from, neighboring uses. The more active commercial uses are oriented towards the N. Lake Park Blvd. corridor, and the existing commercial neighbors, while the stormwater management facilities, parking areas, and lower impact residential uses are oriented closer to the St. Joseph St. corridor and the neighboring residences to the south. The project has been designed to satisfy all applicable setback and buffer requirements, and within the applicable height restrictions, without the need for any variances to the same.

In addition to the development of desirable year-round rental housing, work-share and live/work spaces, and multiple restaurants, the development incorporates many design considerations that are focused on the benefit of the Carolina Beach community. These include:

- Streetscape improvements along Lake Park Boulevard, including trees and pedestrian connectivity, aimed at creating a “Main Street” feel
- Pedestrian and bicycle interconnectivity, including expansion and incorporation into the Island Greenway System.
- Engineered drainage, low-Impact site design and stormwater management

- Tree preservation and relocation to protect several significant trees located on the property.
- Resort-style pool and fitness facilities for residents at the Proximity, and for Carolina Beach citizens who elect to secure annual memberships
- Significant accommodations for golf cart and electric vehicle use, including charging stations and allocated parking.

Based on our traffic impact analysis, prepared by Kimley-Horn engineering, the total daily trip generation for this development is ***less than half*** of the trip generation for the previously approved development of this site with a supermarket anchor and a gas station. The morning peak hour trip generation for the proposed development is ***11% lower*** than the previously approved project, and the afternoon/evening trip peak hour generation is ***substantially, 50%, lower*** than the previously approved project.

The development is located between two significant public rights of way, and utilities are available on and at the boundaries of this land. All utilities will be located underground. The details for water and sewer capacity, and to establish electric and communication utilities will be determined and established during engineering and design of the project, after this zoning approval.

The project has multiple points of access to major public thoroughfares to provide for emergency vehicle access. It will include signage and lighting for all cross walks, and the interior roadways are designed to attenuate traffic. Consideration has also been given to an interior traffic pattern that reduces intersections and distances between points of entry and commercial amenities. It is anticipated that the buildings will include sprinkler systems.

The noise impact from the development on adjoining property should be nominal. The outdoor restaurant uses are located along N. Lake Park Blvd. and on the interior of the development. The outdoor recreational amenities are also located on the interior of the development. Indoor restaurant, retail and office uses do not tend to generate noise pollution. The multifamily residential will be subject to reasonable rules and regulations regarding noise and nuisance.

It is anticipated that trash will be collected at each unit's front door by our vendor and taken to a common trash compactor on site which will be enclosed by a wall and gates. Anticipated trash collection locations are depicted on the site plan.

The project does not contemplate lighting that would create a glare nuisance or light pollution, and consideration will be given to parking and interior street lighting with regard to the same. The site lighting will be designed and installed by Duke Power and will be designed to minimize light trespass. We do not anticipate significant lighted signage for the development. The Highway Business district is,

by design, a well activated area of the Town. The uses proposed here are inherently lower impact than the exclusively commercial and retail uses that primarily surround this development. Lighted signs will be minimal, and will not include any neon and/or flashing lights. Signage will be designed outside of sight triangles so as not impede visibility or traffic safety.

The Proximity will be a beautiful mixed-use community with a blend of residential, retail and office, all of which will be in keeping with the character of the neighborhood. Located adjacent to Publix Commons at Federal Point, The Proximity will integrate well with the existing commercial developments in the area to further establish a truly mixed-use area in a prime location. As planned, The Proximity will be a true community asset, providing year-round housing options, connectivity, restaurants and retail, all while seamlessly fitting into the surrounding neighborhood.

ND: 4830-6337-6890, v. 2

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;

Exhibit 1

List of Adjacent Property Owners Who Received Notice

Parcel Number	Owner	Owner Mailing Address
R08818-002-004-000	RILP NC2 LP	11995 El Camino Real San Diego, CA 92130
R08818-002-014-000	CBAD LLC	1009 Lake Park Blvd., Suite B3 Carolina Beach, NC 28428
R08818-002-005-000	Bertran J and Gloria Pearson	Post Office Box 96 Kinston, NC 28502
R08818-002-006-000	William T. and Lillia Harral	208 Kirkfield Drive Cary, NC 27518
R08818-002-007-000	Warren R. Passmore Heirs	9829 River Road Wilmington, NC 28412
R08818-002-008-000	Town of Carolina Beach	1121 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-002-009-000	Island Breeze of CB LLC	1628 Sound Watch Drive Wilmington, NC 28409
R08818-002-010-000	Longs Rental Investments LLC	107 Carolina Sands Drive Carolina Beach, NC 28428
R08818-007-013-000	Hoplite Properties LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-007-011-000	Hoplite Properties LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-007-019-000	Quality Home Repair & Maintenance Inc.	103 Winner Avenue Carolina Beach, NC 28428
R08818-007-007-000	PDA Ventures LLC	10820 Cahill Road Raleigh, NC 27614
R08818-007-006-000	Gabby LLC	713 Saint Joseph Street Carolina Beach, NC 28428
R08818-007-005-000	Gabby LLC	713 Saint Joseph Street Carolina Beach, NC 28428
R08818-007-004-000	Michael D. and Christina A. Puritis	9009 Saint Stephens Place Wilmington, NC 28412
R08818-007-003-001	Michael D. and Christina A. Puritis	9009 Saint Stephens Place Wilmington, NC 28412

R08818-007-020-000	St. Joseph Business COA	Post Office Box 715 Carolina Beach, NC 28428
R08818-007-002-002	JSL CB Properties LLC	1108 Merchant Lane Carolina Beach, NC 28428
R08818-007-021-000	Sami T. Al-Ama and Ousama M. Al-Ama	700 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-007-015-000	Sami T. Al-Ama and Ousama M. Al-Ama	700 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-007-014-000	Ralph W. Roof Living Trust	221 Lochview Drive Cary, NC 27518
R08818-006-050-000	Island Marina Enterprises LLC	511 Clarendon Blvd. Carolina Beach, NC 28428
R08818-006-052-000	Sound View UOA Inc.	1029 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-006-007-000	Kathie A. Winseck	800 Saint Joseph Street Carolina Beach, NC 28428
R08818-006-030-000	David C. Winner, Jr.	406 Atlanta Avenue Carolina Beach, NC 28428
R08818-006-048-000	Federal Point Yacht Club	910 Basin Road Carolina Beach, NC 28428
R08818-006-042-000	David A. and Nichole E. Weimer	105 Rum Cary Road Carolina Beach, NC 28428
R08818-006-043-000	James C. and Natalie H. Pierce	7201 Laurel Point Drive Gibsonville, NC 27249
R08818-006-044-000	Michael H. Womble	3631 Wind Sock Court Eastover, NC 28312
R08818-006-041-000	Susan S. Scandura Revocable Trust	103 Rum Cay Road Carolina Beach, NC 28428
R08818-006-040-000	Keith S. and Melanie C. Steuer	1215 Briers Creek Drive Alpharetta, GA 30004
R08818-003-006-000	Yacht Road Property LLC	8108 Needle Grass Way Wilmington, NC 28412
R08818-003-005-000	Bonnie L. Bird	405 Marina Street Carolina Beach, NC 28428
R08818-003-003-000	Shelley Hancock ETAL	16718 Five Point Road Locust, NC 28097

R08818-006-034-000	Daniel P. and Kimberly Kay Stiff	103 Hopetown Road Carolina Beach, NC 28428
R08818-006-039-000	Kimberly R. and Michael F. Tenover	101 Hopetown Road Carolina Beach, NC 28428
R08818-003-002-001	KTS Rental Properties LLC	9108 Needle Grass Way Wilmington, NC 28412
R08818-003-002-000	Hubert Owen McLamb and Margaret M. Lee	902 N Wall Street Benson, NC 27504
R08818-006-035-000	Gregory W. and Cynthia R. Moore	104 Hopetown Road Carolina Beach, NC 28428
R08818-006-038-000	Herbert Jerry and Rebecca J. Byrd	900 Grand Bahama Drive Carolina Beach, NC 28428
R08818-003-008-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-003-001-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-003-007-000	Hubert O. and Margaret McLamb	902 N Wall Street Benson, NC 27504
R08818-004-011-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-004-010-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-004-012-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-004-009-000	Quality of Life CB LLC	917 Basin Road Carolina Beach, C 28428
R08818-004-014-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-004-008-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08818-004-060-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08814-004-016-000	CBBY LLC	701 N Lake Park Blvd. Carolina Beach, NC 28428
R08814-004-062-000	Brian and Jammie Benthem	908 Grand Bahama Drive Wilmington, NC 28405

R08814-004-061-000	Jonathan T. and Wendy Richardson	905 Grand Bahama Drive Carolina Beach, NC 28428
R08818-006-036-000	Earl Clyde Kelly	Post Office Box 84 Semora, NC 27343
R08818-006-037-000	Anthony Stiff	902 Grand Bahama Drive Carolina Beach, NC 28428
R08814-004-064-000	Kevin R. and Angela B. Besecker	40 Hillwind Court Greensboro, NC 27408
R08814-004-063-000	Dennis and Debbie Triplett	906 Grand Bahama Drive Carolina Beach, NC 28428
R08814-004-007-000	Mona Black Marina LLC	5553 Oleander Drive Wilmington, NC 28403
R08814-003-019-000	PSM North Carolina Holdings LLC	Post Office Box 32018 Lakeland, FL 33802
R08814-004-047-000	Jeffrey M. Lee	1001 Waterview Place Carolina Beach, NC 28428
R08814-003-011-000	PSM North Carolina Holdings LLC	Post Office Box 32018 Lakeland, FL 33802
R08814-004-048-000	Mary Haila Hampton	1020 Saint Joseph Street Carolina Beach, NC 28428
R08814-004-046-000	Herbert T. and Lori L. Jerread	1003 Waterview Place Carolina Beach, NC 28428
R08814-004-045-000	Mark and Kim Roundtree	6099 Centre Camp Court Greensboro, NC 27455
R08814-004-044-000	David T. and Denise F. Anderson	1007 Waterview Place Carolina Beach, NC 28428
R08814-004-043-000	Joseph L. and Betty B. Hudson	1009 Waterview Place Carolina Beach, NC 28428
R08814-004-042-000	Barbara M. Bigley	Post Office Box 994 Carolina Beach, NC 28428
R08814-004-041-000	Paula J. Brannen	1013 Waterview Place Carolina Beach. NC 28428
R08814-004-049-000	Dan Edwards Leonard, Jr. and Lisa Kay Leonard	1022 Waterview Court Carolina Beach, NC 28428

R08814-003-073-000	Carolina Beach Village HOA	1009 N Lake Park Blvd., A-4 Carolina Beach, NC 28428
R08814-003-012-000	Shaul & Meir Levy Partnership	c/o L&L Wings Inc. 666 Broadway Avenue, Floor 8 New York, NY 10017
R08814-003-011-001	New Hanover County ABC Board	Post Office Box 3036 Wilmington, NC 28406Post
R08814-003-009-000	Richard and Cynthia Wallace	Post Office Box 480 Kure Beach, NC 28449
R08814-003-010-000	William Thomas and Joy Bordeaux	Post Office Box 552 Carolina Beach, NC 28428
R08814-003-044-000	Thomas L. and Barbara M. Savarese	101 Lighthouse Drive Carolina Beach, NC 28428
R08814-003-045-000	Craig M. Wachter	103 Lighthouse Drive Carolina Beach, NC 28428
R08814-003-046-000	Harry Mark and Martha B. Arthur	105 Lighthouse Drive Carolina Beach, NC 28428
R08814-003-047-000	George and Leah Ryer	23 Collier Drive Carmel, NY 10512
R08814-003-048-000	John M. and Sharon M. Rondeau	109 Lighthouse Drive Carolina Beach, NC 28428
R08814-003-049-000	Elizabeth M. Thigpen	111 Lighthouse drive Carolina Beach, NC 28428
R08814-003-050-000	RSP Properties LLC	1028 Waterview Court Carolina Beach. NC 28428
R08814-003-051-000	Deborah S. Sullivan	115 Lighthouse Drive Carolina Beach, NC 28428
R08814-003-052-000	John P. and Claudia A. Bennett	117 Lighthouse Drive Carolina Beach. NC 28428
R08814-003-053-000	Ashley J. and Mary R. Faulkner	2601 Countrywood Road Raleigh, NC 27615
R08814-003-054-000	Neusa R. Cabral	121 Lighthouse Drive Carolina Beach, NC 28428

Addresses obtained from a review of the New Hanover County GIS tax records.

Exhibit 2

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

August 16, 2021

TO: Neighboring Property Owners
FROM: Cape Fear Four, LLC
RE: The Proximity - Notice of Public Input Meeting Regarding Conditional Zoning

Dear Neighbors,

I am writing to you on behalf of Cape Fear Four, LLC, an entity owned by four longtime Cape Fear residents: Mike Brown, Brian Eckel, Bill Schoettelkotte and Vin Wells, regarding a planned development on the property located between Lake Park Blvd. and St. Joseph St., near Winner Ave. (Parcel ID Numbers: R08818-002-013-000; R08814-003-015-000; R08814-003-013-000; and R08818-002-002-000) (collectively, the "property").

Plans for this property, to be called The Proximity, call for a mixed-use development featuring a thoughtful blend of residential, restaurant, retail, office and live-work. The development is designed to provide visible commercial space along the Lake Park Blvd. corridor, and to promote pedestrian interconnectivity through this development and to the adjacent commercial developments.

The applicant, Cape Fear Four, LLC, is owned by the above mentioned individuals, and is a subsidiary of GHK Cape Fear Development, LLC. They have a longstanding history of developing thoughtful, high-standard projects that positively contribute to the surrounding community, and will bring this same approach to The Proximity.

You are invited to attend a neighborhood meeting to discuss the required Conditional Zoning needed to facilitate development of a mixed-use commercial-residential development. A proposed site plan showing the development concept, and context plan depicting the integration of the site with adjoining development, are included here for your reference.

Please join us on August 26, at 5:30 p.m. at the Property. Representatives of The Proximity team including the applicant, civil engineering, traffic engineering and landscape architecture teams, will be in available. We look forward to the opportunity to share more details about this proposed development, and welcome your questions and comments. Please register via email at contact@theproximitycb.com.

The Proximity – Neighborhood Meeting
Page 2

If you have any questions regarding the topics to be covered at the meeting, or wish to comment on the proposed application outside the context of this community meeting, please contact us at contact@theproximitycb.com.

Best regards,

Sam Franck
Counsel to Cape Fear Four, LLC

Exhibit 3

Parties who Registered for Community Meeting

NAME	EMAIL
Jasmine McKee	islandgazette@aol.com
Liz Thigpen	<u>ethigpen@hotmail.com</u>
Darrell and Linda Lee	<u>dlee45@triad.rr.com</u>
H. Mark Arthur	arthurprco@gmail.com
Greg Wallace	<u>greg@richardwallacebuilder.com</u>
James and Natalie Pierce	<u>carolinaeyz@gmail.com</u>
Michelle Steele	michellemsteele312@gmail.com
Greg Reynolds	greg.reynolds.architecture@gmail.com
Paul Levy	thelevysatthebeach@gmail.com
Fred Tolhurst	fred.tolhurst@dentons.com
Mary Garthaus	mary@wingsbeachwear.com
Clyde Kelly, Conoway, Pierce	Clyde@esinc.net
Cindy Dunn	cdunn4765@gmail.com
Mona Black	(910) 520-5242

Cynthia Remahl	CynthiaRemahl@Intracoastalrealty.com

Exhibit 4

Community Meeting Attendees

NAME	EMAIL
Mark LeBlanc	mleblanc1011@gmail.com
Natalie Pierce	carolinaeyz@gmail.com
Jim Pierce	jcperce3rd@gmail.com
Ginny Baker	ginny@triangleexperts.com
Casey Sumner	casey.sumner@yahoo.com
Maggie Tallon	N/A
Dan Leonard	dedward.leonard@gmail.com
Al Anderson	195nbroome@gmail.com
Delores Anderson	
Greg Wallace	greg@richardwallacebuilder.com
Cindy Dunn	cdunn4765@gmail.com
Randy Simon	marinemanagementnov2009@gmail.com
Ben Say	benandrhis2@bellsouth.net
Chris Say	lepetitbijoucb@outlook.com
Mike Hoffer	mike@mikehoffer.com
Shelley Steele	shelley@harboroaksassociation.com
Crystal Mitchell	cmitchell@gpminvestments.com
Debbie Conaway	dconaway10@gaill.com
Bill Caren	
Darrell Lee	dlee45@triad.rr.com
Linda Lee	lleess@triad.rr.com
Barney Bernstein	barneyb124@gmail.com
Keith Boswell	kboswell3@gmail.com
Ray Henderson	Rjhendepawling@yahoo.com
Jay Healy	jay.healy@carolinabeach.org
Sue Tolhurst	sftolhurst@gmail.com
Marian Malan	ceceliemars@yahoo.com
John Malan	
Sabrina Hart	shrhl120@aol.com
Ron Hart	
Mary Garthus	mary@wingsbeachwear.com
Lynn Barbee	lynn.barbee@carolinabeach.org
Bob Ponzoni	
Paul Fregosi	pfregosi@gpminvestments.com

Vince Losito	vlosito@outlook.com
JoDan Garza	jodan.garza@carolinabeach.com
Debbie Sullivan	debbiesullivan94@yahoo.com
Steve Coggins	scoggins@rountreelosee.com
Clyde Kelly	clyde@esinc.net
Kathy Shelton	sheltonk60@gmail.com
Paul Levy	thelevysatthebeach@gmail.com
Debbie Sikorski	debski62@comeast.net
Sonja Powell	sonja@suplap.com
Larry Powell	
Terri Little	littletm@live.com
Joe Faulkner	Joe@cegrouppinc.com
Craig Wachter	journeys_into_wellness@hotmail.com
Charma McKnight	mcknightcl@hotmail.com
Julie Damron	jdarnon4@gmail.com
Kristen Dunn	kristen@dunbrokers.com
Catherine Robbins	cathrine.robbins@gmail.com
Dan Wilcox	dan@beachpc.com
David Denne	
Lynne Denne	lynnendwave2@att.net
Stephanie Sumner	sumners18@ymail.com
Scott Pate	cspate3@gmail.com
Fred Tolhurst	fred.tolhurst@dentons.com
Sherry Craig	sherrycraigcb@gmail.com
Amy Craig	amenmcraig1@gmail.com
Jim Ball	
Dan Bell	danbell1201@gmail.com
Shane Jones	blackpal@ec.rr.com
Mona Black	
Susan Barbee	sebarbee64@gmail.com
Karen Graybush	karenggraybush@gmail.com
Greg Reynolds	greg.reynolds.architecture@gmail.com
Matt Giggey	giggeyrealestate@bellsouth.net
John Jakub	john@johnjakub.com
Jasmine McKee	islandgazette@aol.com
LeAnn Pierce	leann.pierce@carolinabeach.org