



Town of Oak Island

Brunswick County, NC

The Town of Oak Island will preserve, protect, and enhance the quality of the natural and cultural environment of the community. In order to achieve this goal, the Town will improve the quality of its waterways, natural environment, beaches, dunes, water access and residential areas. The Town will maintain a unique scale and character that fosters a sense of community to make the Town a desirable place to live, work and call home, and a family vacation destination. The Town will also develop efficient sidewalks, bikeways, and roadway systems to protect its attractiveness in the future. The Town will also expand its recreational opportunities for residents of all ages and abilities. The Town will balance social and commercial needs and objectives for economic vitality.

Planning Board Meeting Agenda July 18, 2019 • 10:30 AM Town Hall • Council Chambers

I. START-UP

1. **Call to Order:**
2. **Additions or corrections to the agenda**
3. **Approval of the Minutes:** (6-20-2019)
4. **Public Comment:** Please state your name and address for the record.

II. OLD BUSINESS

1. **Rezoning - RMU**

III. NEW BUSINESS

2. **Major Subdivision – SE 72nd & SE 73rd Street**

1. REPORTS/UPDATES

1. **Board Member Reports**
2. **Staff Reports –** (BUA, signage, rescheduling August PB meeting)

2. OTHER

Future Meetings: TBD
Adjournment



MINUTES
PLANNING BOARD
June 11, 2019 – 10:30 a.m.
COUNCIL CHAMBERS – TOWN HALL

Present: Vice-chairman Bob Carpenter, members Mike Defeo, Lynn McDowell and Willie Williams, Planning and Zoning Administrator Jake Vares and Town Clerk Lisa P. Stites, MMC. Chairman Pacula and members Cathy Bowes and Clay Jenkins were not present.

Vice-chairman Carpenter called the meeting to order at 10:30 a.m. and asked if there were any changes to the agenda. Mr. Vares noted that the application for the home occupation text amendment had been withdrawn.

Approval of the May 16, 2019 Minutes: Ms. McDowell said that she had a correction to Old Business 1, in the last paragraph (attribution of the comment to Steve Edwards instead of herself). **Mr. Williams made a motion to approve the Minutes as amended, Mr. Defeo seconded the motion and it passed unanimously.** Ms. Stites said she would listen to the audio and make the correction.

New Business 1: Mr. Vares said the request was to rezone a property at Price and McGlamery Streets from CB to R-MU. Mr. Vares said the applicant is proposing a mixed-use building with commercial on the first floor and condominiums on the second floor, similar to the Mayfaire community in Wilmington. He said the applications for the rezoning and the associated Special Use Permit would be heard by Council.

Mr. Defeo said that this was not the first rezoning request this Board had considered. He said that previously, there was a lot of concern about traffic, etc. and that it was denied. He asked what made this request different. Mr. Vares said that as he recalled, the primary issue with the previous rezoning was a concern about it being spot zoning. In this case, the application is to change to residential mixed-use, and it is not a spot-zoning issue. Mr. Vares said that with spot zoning, there is one particular use that does not match with the surrounding area. In this case, what is proposed is a perfect blend of all the surrounding uses, with commercial on one side, residential on the other, and multi-family in front, and that it all comes together in this transition area.

Ms. McDowell said that the Comprehensive Land Use Plan Advisory Committee had a lot of discussion on mixed use, and the thought was that the Town should move in this direction. She said that it was in keeping with the area.

Mr. Williams said he'd rather be considering it for a larger area than just one section of the block. Mr. Carpenter said that he would still consider it spot zoning. He said one of the concerns was not changing the zoning of commercial areas, and for that reason, he would not support the request. Mr. Carpenter said that the LUP showed an intention to fill out the commercial area, not rezone the commercial areas. Mr. Vares said that Oak Island is more than 85 percent residential, and that was what people wanted, but that to grow sustainably in an economic manner, there needs to be more commercial development.

Development Services Director Steve Edwards said that the adjoining property that fronts Country Club Drive is a commercial mixed-use commercial building. He said that in the previous code of ordinances, this was a permitted use but that the UDO took it out of the CB district. Mr. Edwards said there are existing uses in that block that match what this applicant is trying to do. Mr. Carpenter said that during the UDO process, they discussed residential versus commercial, and that the CR district might be a better place for mixed-use development. Mr. Vares said that he had spoken with Dale Holland (LUP and UDO

consultant) when these applications were submitted; one of the things they discussed was that smaller tracts were a good fit for mixed-use development. Mr. Edwards said there was a plethora of mixed-use in the CB district. Mr. Edwards also said he agreed with Mr. Vares that it would not be spot zoning and that it would be consistent with the surrounding development.

Ms. McDowell made a motion to recommend approval of the rezoning as requested and to adopt the associated plan consistency statement. The motion died for a lack of a second. Mr. Defeo made a motion to recommend denial of the rezoning request. Mr. Carpenter seconded the motion and the vote was as follows: Mr. Carpenter and Mr. Defeo in favor and Ms. McDowell and Mr. Williams opposed. Mr. Vares said the July Council meeting would be a Town Hall style meeting and that this rezoning request would be on the August meeting, so the Planning Board could consider this again at the meeting next month. Ms. Stites noted that the Planning Board has 45 days to make a recommendation a rezoning request, so that even if there was not a recommendation from the Planning Board, the request could go to Council in August. **Mr. Carpenter made a motion to table this item until the next meeting. Mr. Defeo seconded the motion and it passed 3-1 with members Carpenter, Defeo and Williams in favor and member McDowell opposed.**

Jerry Gordon, Breckinridge, CO (rezoning applicant): Mr. Gordon said that he was just trying to do what was best for the area. He said that he could just put commercial on the property and that would be easier, but that doesn't really fit the neighborhood. Mr. Gordon said that he had spoken to the neighbors and that they didn't want solely commercial development. He asked Mr. Carpenter for his opinion; Mr. Carpenter said that he didn't want to rezone commercial to residential or even partial residential. Mr. Gordon asked Mr. Carpenter if he thought restricting to commercial development would be good for the neighborhood, regarding traffic, etc. Mr. Carpenter said he hadn't seen a traffic study so he couldn't answer that, but from his perspective, mixed-use was 70 percent residential and he was not in favor of rezoning commercial property to residential. Mr. Gordon said he had paperwork showing the building footprint. That had not been provided to the Board; Ms. Stites noted that the planned use for a property is not supposed to be considered when potentially rezoning a property.

Staff reports:

Mr. Vares said that the airport signage issue and the built-upon area text amendment had been tabled, and the fences text amendment was denied.

Mr. Vares also said that going forward, if any of them had any concerns about his staff memos, to please let him know so he has the opportunity to incorporate suggested changes. He said that anyone had the right to contact Council, but that he would appreciate hearing from them if they had suggestions.

Mr. Williams made a motion to adjourn at 10:51 a.m. Mr. Defeo and Ms. McDowell seconded the motion and it passed unanimously.

Denise Pacula, Chairman

Attested: _____
Lisa P. Stites, MMC
Town Clerk

**TOWN OF OAK ISLAND
PLANNING BOARD
AGENDA ITEM MEMO**

Agenda Item: Old Business No.1

Date: June 13, 2019



Issue: Rezoning Request

Department: Planning & Zoning Administrator

Presented by: Jake Vares

Estimated Time for Discussion: 40 Minutes

Subject Summary:

The owner of the property located at Price and McGlamery Street is requesting a rezoning; parcel number 250DA038. The property is currently zoned CB (Community Business). The property owner is requesting that the entire parcel be zoned R-MU (Residential Mixed-Use). Examples of important considerations to take into account are: impact on neighbors & neighborhood, traffic, environmental quality, utilities, schools, economic impact, tax base, spot zoning, road capacity, infrastructure, community opinion, property values, consistency with the LUP, future land use map, jobs, public services, buffering requirements if applicable, and site limitations. The classification of this land in the Oak Island Comprehensive Land Use Plans Future Land Use map is *Thoroughfare Commercial*. The property is in an X flood zone and is currently undeveloped.

The table of uses in the Unified Development Ordinance (UDO) does not directly permit the mixed-use development the applicant is proposing. However, there is the Mixed Use zoning process, also known as conditional use district rezoning, which was identified by staff as the best avenue to proceed. A definition for the mixed use districts does not exist but there is a description in Article 6, which is attached below. The mixed-use districts are actually special use zoning districts, which means nothing is a permitted use by right but rather via a special use permit (SUP). Mixed-use commercial/residential are structured more for a small mixed-use development, such as development on one or two lots like this site. The special/conditional mixed use zoning district process is applicable when a rezoning is requested that does not have any automatically permitted uses, only uses allowed by special use permits. The process works by the owner applying for a special use permit and at the same time a rezoning. The two decisions (the rezoning and the SUP) are considered in a single meeting but with two separate votes. Although the rezoning request and the SUP permit application are considered at the same time, the governing board treats two proposals as independent, separate decisions. The board makes two decisions that have very different procedural requirements, but are made at the same meeting. The Planning Board is required to review and provide a recommendation on all rezoning requests but SUP's only go before the Town Council.

Almost all the uses in a mixed use district require a special use permit because the Town can then require conditions with a SUP to mandate pedestrian access, open space, vegetation/landscaping, buffers and things like that. If the rezoning is approved all the allowable uses codified for the R-MU zoning district will be permissible for the property. The table of uses in Article 6 of the UDO has all potential land uses listed within the R-MU zoning district as requiring a Special Use Permit. A special use is defined as *a use permitted in one or more zones but which, because of characteristics peculiar to such use, requires a special degree of control to make such uses compatible with other uses in the same districts.*

The Planning Board would review the rezoning request for the RMU district first, which means they consider all uses okay in the RMU district. The Planning Board does not review or vote on the Special Use Permit application; that would only go before the Town Council. This unique approval process gives the town a guarantee of what is to be built there because the development shown in the SUP submittal is what must be adhered to. It is a complicated process but it allows a developer to do something they might otherwise not be able to do while at the same time giving the town more control. If approved the site will be its own unique zoning district and other developments may follow the same process if the project is liked; it could set a direction for the town with future similar projects.

While it is not unusual for a planning board or governing board to be curious about the identity of an applicant or land owner, that is rarely relevant to a zoning decision. Zoning decisions need to focus on what the potential land use impacts will be, not who is generating them. More broadly, the courts have emphasized that land use regulations must be based on the land use impacts of property use, not the identity of the users of the property.

Please remember to adopt the plan consistency statement with your motion. Plan consistency is a factor that must be explicitly considered, but it does not control the outcome of the decision. A Town can adopt a rezoning that is inconsistent with their plan so long as they acknowledge in writing that they know they are doing so and take the time to set out the rationale for their decision. One cannot and should not consider ethnicity or income; the decision is about the property, not the owner.

Once the Planning Board makes a recommendation, the rezoning will go before Town Council for official adoption or denial. The adjacent property owners will receive the proper notifications as required by the General Statutes and the local ordinance. Since this is a legislative decision, if there is a conflict of interest (being a financial interest) the Board member may not vote but is allowed to participate in the discussion, but should not as it is not a best practice. The conflict of interest is not whether the board member has the ability to be unbiased but rather if there is a reasonable perception of partiality by the applicant or otherwise. The applicant has submitted the application and the rezoning map is provided by staff. A simple majority vote is all that is required for a legislative rezoning decision such as this.

Attachments: Ordinance Excerpts, Rezoning map, Application

Recommendation/Action Needed: Approval

Suggested Motion: Motion to recommend approval or denial of the rezoning application and to adopt the associated consistency statement

Funds Needed: \$0.00

Planning Board Recommendation: TBD

Follow-up Action Needed: Forward recommendation to Town Council

Attachments

6.3.8. R-MU Residential Mixed Use Special Use District.

The R-MU district will accommodate both non-residential and residential uses with at least 70% of the developed area being residential. The non-residential development should serve a localized/limited area. Horizontal mixed use will be preferred. The development should be pedestrian-oriented with significant open space areas. The residential mixed use land use sector should have a minimum impact on adjacent areas. The transportation impacts should be less than the impact from a commercial mixed use development. The Residential Mixed Use land use sector should include non-residential uses which are intended to serve the development and portions of the Town.

6.3.9. C-MU Commercial Mixed Use Special Use District.

The C-MU district will allow for the concentration of commercial, service, and residential uses that serve the entire community and region. The district will encourage a mix of high intensity, pedestrian-oriented uses compatibly designed and arranged around a compact core(s). The provision of open space should be an important part of the development. Both vertical and horizontal mixed use should be allowed. Non-residential land use should occupy at least 60% of the developed area. Office and institutional usage is recommended as a buffer/transition between lower and higher density land uses.



REZONING APPLICATION

TOWN OF OAK ISLAND
Planning Department
4601 E. Oak Island Drive
Oak Island, NC 28465



RECEIVED
JUN 04 2019
LA

Date: 6-4-19

Fee: paid

Project Name (if applicable): _____

Any application for an amendment to the zoning map shall be filed with the department of development services at least 45 days prior to the date on which it is to be introduced to the planning board. Each application shall be signed by the property owner or the property owner's agent and be in triplicate. (Sec. 18-335).

Process

This is a legislative decision, if there is a conflict of interest (being a financial interest) a board member may not vote but is allowed to participate in the discussion. Conditions cannot be placed on a rezoning decision. Spot zoning is determined and avoided if identified. A Plan Consistency Statement will be provided by staff and signed by the Town for every rezoning hearing at each board meeting. The application first goes to the Planning Board for recommendation and then to Council for final approval. Notification letters are required to be sent to all the adjacent property owners. A sign has to be placed no less than ten (10) or more than twenty-five (25) days before the hearing date. After the final vote, a zoning decision will be delivered (via email, personal delivery or first class mail) to the applicant.

The Planning Board and Town Council may consider the following when deciding: Impact on neighbors and neighborhood, traffic, environment, utilities, suitability of land, harmony with area, schools, economic impact, tax base increase, spot zoning created, road capacity, adequate infrastructure, community opinion, property values, consistency with the Land Use Plan, future land use map, jobs, public services, buffering requirements (if applicable), environmental impact, site limitations, and consistency with plans and prior decisions. The Board cannot consider ethnicity, income, affordable housing, owner versus renter housing, or who the owner is when deciding.

Section 1: Applicant Information

Petitioner Name: Jerry W. Gordon

Mailing Address: PO Box 3996
Breckenridge CO 80424

Phone: 970-485-9565 Email: klgordon@earthlink.net

Section 2: Property Owner Information (if different than above)

Owner Name(s): _____

Mailing Address:

Phone: _____

Email: _____

Section 3: Property Information

Street Address and/or Description of Location:

402 McGlamery St
_____Parcel ID #(s): 250DA038Total Site Acres or Square Feet: .402 Acres | 17,499 ft²Current Zoning District(s): CBProposed Zoning District(s): Rmu**Section 4: Diagram**

If the proposed change would require a change in the zoning map, an accurate diagram of the property proposed for rezoning showing:

1. All property lines with dimensions and north arrow.
2. Adjoining streets with rights-of-way and paving widths.
3. The location of all existing structures on the property.
4. The existing land uses associated with the property.
5. The zoning classification of all abutting zoning districts.
6. A list of all abutting property owners.

First City

Section 5: Statement of Justification (Approx. 1 page)

Future Land Use Map Designation: _____

Is the proposed zoning consistent with the Land Use Plan? (Please Circle One): Yes ☐ No ☐

Please describe the changing conditions in the area or in the town generally that makes the proposed amendment necessary to the promotion of the public health, safety and general welfare, or that identifies an obvious error in the zoning map based upon the zoning classification or current land use of surrounding properties. Also include an explanation on why the proposed zoning is or is not consistent with the Land Use Plan and other adopted plans (Attach separate sheet if necessary). **Note: The Oak Island Land Use Plan and all maps can be found online at <http://www.oakislandnc.com/General-Info.aspx>*

Section 7: Applicant/Owner Signature

In filing this Rezoning Petition, I hereby certify that I am authorized to submit this application and that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

Signature: 

Date: 6-4-19

**TOWN OF OAK ISLAND
PLANNING BOARD
AGENDA ITEM MEMO**

Agenda Item: New Business Item No. 1

Date: February 5, 2018



Issue: Preliminary Plat for Major Subdivision – SE 72nd/73rd Street

Department: Planning & Zoning Administrator

Presented by: Jake Vares

Presentation: None

Estimated Time for Discussion: 45 Minutes

Subject Summary:

The applicant is submitting a preliminary plat for a major subdivision located at SE 72nd and SE 73rd Street. The proposed major subdivision is within Oak Island's jurisdiction; parcel number 250BL022. The preliminary plat is located in a tract of land that is presently vacant and undeveloped. The property is in the R-7 (Residential) zoning district. Single-Family Residential is the proposed land use for this subdivision. The single-family residential land use proposed is permissible within the zoning district in which it is located in. The Unified Development Ordinance (UDO) requires Planning Board review and recommendation of a preliminary plat before it goes before Town Council.

A Technical Review Committee (TRC) meeting was conducted. Given the simplicity of this project the comments were minimal. A development permit application was submitted; the UDO requires a development permit application be submitted before the preliminary plat goes before the Planning Board. Construction drawings, approved administratively, are not submitted until after the preliminary plat approval process is complete. Once the Planning Board reviews the preliminary plat, it goes to Town Council for final approval at their subsequent meeting. If the preliminary plat is approved the owner will have vested rights for two years. If no work is done or a final plat is not recorded after that two year time period then the applicant has to resubmit and go through the major subdivision process again. Any new land development codes would be applicable at that time. The applicant can also ask Council to extend the time period of his preliminary plat approval. The site improvements (i.e. the water and sewer infrastructure), is required before the final plat can be approved; or an improvement guarantee will need to be in place. The individual lots cannot be sold until the final plat is approved.

The UDO outlines criteria for the Planning Board to consider when reviewing major subdivisions. The criteria includes: layout, landscaping, lighting, signage, infrastructure, stormwater, environmental elements, and roads. These items would be more applicable in a

major subdivision such as Pine Forest. A project such as this has impacts that are much more minimal. Wetlands exist south of the major subdivision but not within the proposed major subdivision. The property is in the AE and X flood zone. Street ordinance standards are not applicable because the subdivision is not creating any new streets; but rather utilizing the existing streets. An easement is shown and described on the plat that details the location of utility lines and easements. The ordinance says an easement should be at least 20 feet wide; which it is. The subdivider is the responsible party for providing and installing the necessary extensions of water and sewer.

The preliminary plat does meet all the zoning standards within Oak Island Zoning Ordinance (i.e. lot width, square footage, etc...). Compared to other major subdivisions, such as Pine Forest, where new roads are created and the scope is much larger, this subdivision is fairly straight forward and simple. The applicant is not permitted to officially subdivide and being selling lots until the final plat is approved by the Town and then recorded at the Register of Deeds (160A-375).

Attachments: Preliminary Plat

Recommendation/Action Needed: Discussion and motion

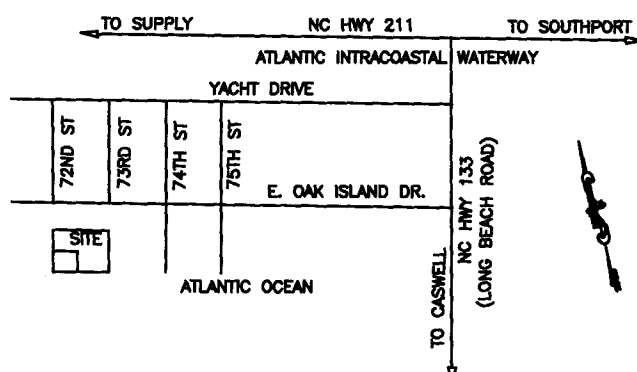
Suggested Motion: Motion to recommend approval or denial to the proposed preliminary plat

Planning Board Recommendation:

Funds Needed: \$0.00

Follow Up Action Needed: Forward recommendation to Town Council.

Attachments



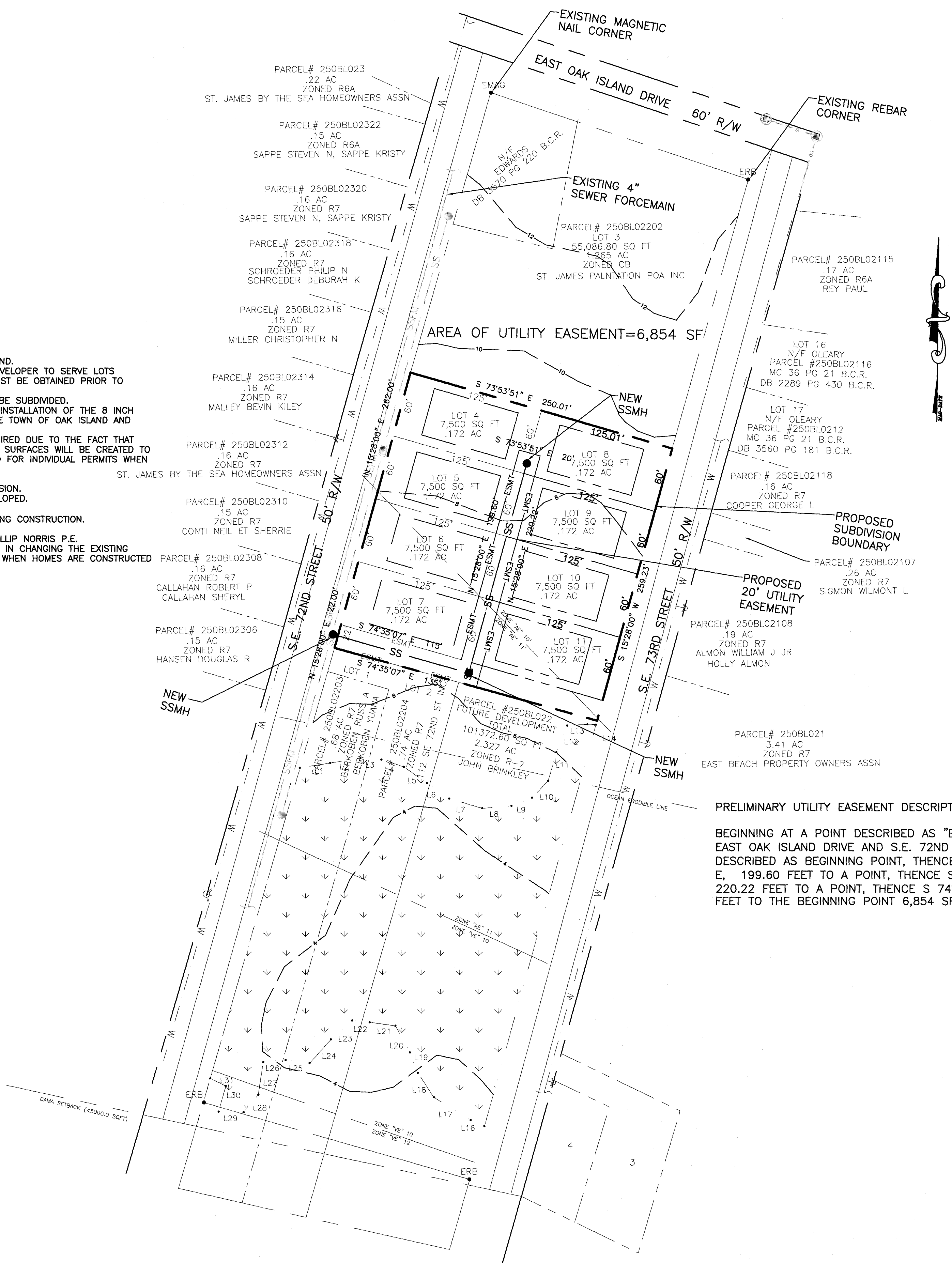
VICINITY MAP
N.T.S.

SUBDIVISION NOTES:

1. PARCEL #250BL022
2. TOTAL ACRES TO BE SUBDIVIDED = 1.376 AC
3. STREETS: STREETS ARE EXISTING. SE 72ND STREET & 73RD STREET
4. UTILITIES:
WATER: PUBLIC WATER MAINS ARE AVAILABLE WITH SERVICE BY OAK ISLAND.
SEWER: AN 8 INCH GRAVITY SEWER MAIN WILL BE EXTENDED BY THE DEVELOPER TO SERVE LOTS FRONTING ON SE 73RD STREET. A NCDEQ SEWER EXTENSION PERMIT MUST BE OBTAINED PRIOR TO CONSTRUCTION.
5. WETLANDS: THERE ARE NO WETLANDS ON THE PORTION OF THE SITE TO BE SUBDIVIDED.
6. CONSTRUCTION SEQUENCE: THE ONLY CONSTRUCTION NECESSARY IS FOR INSTALLATION OF THE 8 INCH GRAVITY SEWER MAIN. THAT WORK WILL PROCEED UPON APPROVAL BY THE TOWN OF OAK ISLAND AND NCDEQ.
7. STORMWATER: NO EROSION CONTROL OR STORMWATER PERMITS ARE REQUIRED DUE TO THE FACT THAT LESS THAN ONE ACRE OF LAND WILL BE DISTURBED AND NO IMPERVIOUS SURFACES WILL BE CREATED TO DEVELOP THE LOTS. INDIVIDUAL LOT OWNERS MUST APPLY TO OAK ISLAND FOR INDIVIDUAL PERMITS WHEN HOUSES ARE CONSTRUCTED.
8. ZONING: THE PROPERTY TO BE SUBDIVIDED IS ZONED R-7.
9. VARIANCES: THERE ARE NO KNOWN VARIANCES NEEDED FOR THIS SUBDIVISION.
10. CURRENT USE: THE PROPERTY TO BE SUBDIVIDED IS CURRENTLY UNDEVELOPED.
11. SETBACKS: FRONT 25', REAR 20', SIDE 8'
12. THERE WILL BE NO OUTDOOR ILLUMINATION WITH LIGHTING FIXTURES DURING CONSTRUCTION.
13. ELECTRICITY PROVIDER IS BRUNSWICK ELECTRIC
14. THIS PRELIMINARY SUBDIVISION PLAN HAS BEEN DEVELOPED BY JOHN PHILLIP NORRIS P.E.
15. EXISTING CONTOURS HAVE BEEN SHOWN. THE DEVELOPER HAS NO INTENT IN CHANGING THE EXISTING CONTOURS. INDIVIDUAL LOT OWNERS CAN APPLY FOR INDIVIDUAL PERMITS WHEN HOMES ARE CONSTRUCTED IF THEY WISH TO MODIFY EXISTING CONTOURS.

WETLANDS LINE TABLE

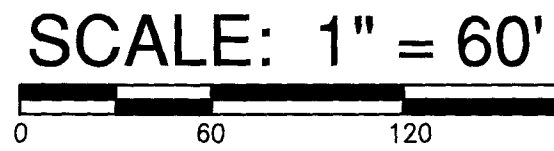
LINE	BEARING	DISTANCE
L1	N 80°11'54" E	28.75'
L2	S 80°11'54" W	28.71'
L3	S 86°07'32" E	19.21'
L4	S 73°22'29" E	21.77'
L5	S 54°56'22" E	25.11'
L6	S 55°35'08" E	25.40'
L7	S 74°01'20" E	32.50'
L8	N 84°43'51" E	26.73'
L9	N 67°18'03" E	20.50'
L10	N 43°27'35" E	21.51'
L11	N 15°48'00" E	28.00'
L12	N 21°28'13" E	25.56'
L13	N 84°53'39" E	18.65'
L14	N 84°53'39" E	6.17'
L15	S 15°28'00" W	384.02'
L16	N 58°43'42" W	8.84'
L17	N 58°13'42" W	39.19'
L18	N 34°04'37" W	27.39'
L19	N 22°05'43" W	20.36'
L20	N 29°04'30" W	27.41'
L21	N 83°30'58" W	24.84'
L22	N 83°52'23" W	15.84'
L23	S 48°18'21" W	25.39'
L24	S 41°14'02" W	30.16'
L25	N 83°16'05" W	22.79'
L26	S 83°50'20" W	20.53'
L27	S 07°52'06" W	30.68'
L28	S 39°32'53" W	21.03'
L29	N 88°45'52" W	23.61'
L30	N 16°10'12" E	24.63'
L31	N 64°14'36" W	15.81'



PRELIMINARY UTILITY EASEMENT DESCRIPTION:

BEGINNING AT A POINT DESCRIBED AS "EMAG" AT THE SOUTHEAST CORNER OF THE INTERSECTION OF EAST OAK ISLAND DRIVE AND S.E. 72ND STREET THENCE N 15°28'00" E, 508.18 FEET TO A POINT DESCRIBED AS BEGINNING POINT, THENCE S 74°35'07" E, 115 FEET TO A POINT, THENCE N 15°28'00" E, 199.60 FEET TO A POINT, THENCE S 73°53'51" E, 20 FEET TO A POINT, THENCE N 15°28'00" E, 220.22 FEET TO A POINT, THENCE S 74°35'07" E, 135 FEET TO A POINT, THENCE N 15°28'00" E, 22 FEET TO THE BEGINNING POINT 6,854 SF OR 0.157 ACRES.

LEGEND	
	PROPERTY LINE
	RIGHT OF WAY
	PROPOSED SEWER
	PROPOSED EASEMENT
	EXISTING CONTOUR
	EXISTING WETLANDS
	EXISTING SEWER
	EXISTING WATER
	EXISTING SEWER FORCEMAIN



SYMBOL	DATE	DESCRIPTION	BY
REVISIONS			
© 2018 NORRIS & TUNSTALL			

PRELIMINARY SUBDIVISION PLAT
JOHNS BEACH SUBDIVISION
BRUNSWICK COUNTY, NORTH CAROLINA

OWNER:
John H. Brinkley III
157 Circle Drive
Thomas, NC 27360

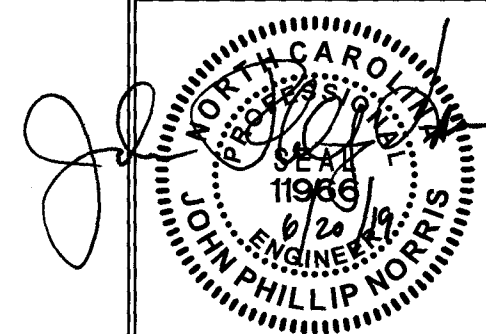
NORRIS & TUNSTALL
CONSULTING ENGINEERS P.C.
1900 EASTWOOD RD, SUITE #11
WILMINGTON, NC 28403
PHONE (910) 343-9653

Licence #C-3641

19056

DES. JPN
OKD. JPN
DRWN. ZAC

DATE 06/11/19



C1