



# Pender County

## Agenda

### Board of Adjustment Meeting

Wednesday, January 18, 2023 @ 9:00 AM  
Pender County Public Assembly Room

|                                                                                                                                                                                              | Presenter | Page    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------|
| 1. CALL TO ORDER                                                                                                                                                                             |           |         |
| 3. ROLL CALL                                                                                                                                                                                 |           |         |
| 2. INVOCATION                                                                                                                                                                                |           |         |
| 4. ADOPTION OF AGENDA                                                                                                                                                                        |           |         |
| 5. ADOPTION OF MINUTES                                                                                                                                                                       |           |         |
| BOA Meeting Minutes 12-14-2022                                                                                                                                                               |           | 3 - 10  |
| <a href="#">BOA Meeting Minutes 12-14-2022 - Pdf</a>                                                                                                                                         |           |         |
| 6. PUBLIC COMMENT                                                                                                                                                                            |           |         |
| 7. VARIANCE                                                                                                                                                                                  |           |         |
| VAR 2022-13: Request request is for an additional 27 square feet of exterior wall signage above the 91 square feet currently allowed on the south side of the building facing Montague Road. |           | 11 - 74 |
| <a href="#">VAR 2022-13 - Pdf</a>                                                                                                                                                            |           |         |
| 8. APPEAL                                                                                                                                                                                    |           |         |
| 9. DISCUSSION ITEMS                                                                                                                                                                          |           |         |
| 10. NEXT MEETING DATE                                                                                                                                                                        |           |         |
| 11. ADJOURNMENT                                                                                                                                                                              |           |         |







## Pender County BOA Meeting Minutes 12-14-2022

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**TO:** Board of Adjustment  
**FROM:** Justin Brantley  
**DATE:** January 18, 2023  
**SUBJECT:** BOA Meeting Minutes 12-14-2022

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**SUMMARY:**

BOA Meeting Minutes 12-14-2022

**ACTION REQUESTED:**

Review and approval of 12-14-2022 meeting minutes

**ATTACHMENTS:**

1. 12-14-2022 BOA Meeting Minutes

Pender County Board of Adjustment Meeting Minutes – December 14, 2022

**Members Present:** Max Kipfer, Chairman  
Kyle Breuer, Vice Chairman  
Brett Keeler  
Jeffrey Snider, Alternate

**Members Absent:** Andrew Olsen, Alternate

**Others Present:** Justin Brantley, Interim Planning Director  
Donna Sayre, Administrative Specialist  
Greg Feldman, Planner  
Trey Thurman, County Attorney  
Matthew Nichols, Applicant's Attorney  
Glenn Lea, Applicant and Landowner  
Andy Priolo, Member of the Public (with Applicant)  
David Sneed, Applicant and Landowner  
Kim Meyer, Member of the Public

1. **Call to Order:** 9:03 a.m.

2. **Roll Call**

3. **Invocation**

4. **Adoption of Agenda**

Mr. Breuer made a motion to adopt the agenda. Mr. Snider seconded the motion, and the motion was unanimously approved.

5. **New Business**

5.1 **Assign County Attorney Trey Thurman as Moderator**

Mr. Kipfer stated that Mr. Thurman has been assigned as the Moderator.

5.2 **Nomination and Selection of Chairman and Vice-Chairman**

Mr. Thurman informed the Board that he will open the floor for nominations and the Board members can nominate a member or themselves. A second to the motion is not needed and a vote will be taken.

Mr. Thurman opened the floor for the nomination of Chairman. Mr. Breuer nominated Mr. Kipfer. Mr. Snider seconded the motion, and the vote was unanimous.

The floor was opened by Mr. Thurman for the nomination of Vice-Chairman. Mr. Keeler nominated Mr. Breuer. Mr. Snider seconded the motion, and the vote was unanimous.

**5.3 Adoption of Pender County Board of Adjustment 2023 Meeting Calendar**

Mr. Breuer spoke of moving the December 20, 2023, meeting until December 13, 2023, to eliminate the meeting being held close to the holiday.

Mr. Breuer made a motion to adopt the 2023 calendar except for the December 20<sup>th</sup> meeting being moved to December 13, 2023. The time of 9:00 a.m. will remain the same. Mr. Keeler seconded the motion, and the vote was unanimous.

**6. Adoption of Minutes**

Mr. Breuer made a motion to adopt the minutes from the November 16, 2022, meeting. Mr. Keeler seconded the motion, and the motion was unanimously approved.

**7. Public Comment**

There was not public comment

**8. Public Hearing**

Attorney Trey Thurman affirmed Justin Brantley, Greg Feldman, Matthew Nichols, Glenn Lea, David Sneedden, Andy Priolo, and Kim Meyer as to their testimony being truthful and relevant to the respective case.

VARIANCE CASE 2022-12 – Applicant and Owner, Pope Properties on 17, LLC

Mr. Feldman, Long Range Planner, presented the Staff Report. Pope Properties on 17, LLC, Applicant and Owner, is requesting a variance for relief from the Pender County Unified Development Ordinance standards outlined in Section 8.1.3 'Tree Survey Required.' Specifically, the request is to seek relief from the mitigation requirements for the removal of significant trees. The subject properties are located east of US Highway 17 at its intersection with Scotts Hill Loop Road in the Topsail Township. There are four tracts totaling approximately 8.16 acres of land associated with this request and may be further identified by Pender County PINs 3271-41-0365-0000, 3271-41-3641-0000, 3271-41-4387-0000, and 3271-41-2253-0000.

Mr. Feldman stated that each of the four tracts of land is fairly wooded with a residential structure located on PIN 3271-41-2253-0000. PIN 3271-41-0365-0000 currently has an active Major Site Development Plan application under review for a convenience store and gas station with the Pender County Planning Department. During the Pender County's Staffs review of the application, it was determined by the Applicant that fulfilling the required significant tree mitigation in accordance with Section 8.1.3 of the Pender County Unified Development Ordinance (UDO) will be challenging. There are four access and utility easements on the subject properties with Section 8.2.5 of the UDO, Planting in Easements, does not allow for the planting of new trees in utility or drainage easements which further limits the area where the required mitigation trees could be planted on site. Mr. Feldman stated that the Applicant has indicated that approximately 1.17 acres of the four parcels have been identified as wetlands.

Mr. Feldman stated that the Applicant is requesting a Variance from the requirement of mitigating all removed significant trees at a 2 to 1 ratio. He stated that according to Section 8.1.3, 'Tree Survey Required' of the Pender County UDO, a tree survey is required for any development proposal on commercial or industrial zoned property, as well as in all mixed-use districts. Mr. Feldman stated that if a significant tree is proposed to be removed, such removal shall be mitigated on site with two trees of the same species with a minimum caliper of 2" or greater.

Mr. Feldman stated that a Major Site Development Plan has been submitted to construct a convenience store with a car wash, fuel station, and a stormwater pond that will serve the future commercial developments across the four subject properties. During that review, Planning Staff noted that the site contained many significant trees requiring mitigation. Per the tree survey, one hundred forty-four significant trees are located on all four parcels with sixty-two trees being impacted by the gas station project. Sixty-two trees would need to be mitigated at a 2 to 1 ratio based on the proposed convenience store and stormwater pond's location. Mr. Feldman stated that the Applicants' required 2 to 1 ratio of the sixty-two significant trees will not allow enough space to develop the property and is impractical in this location.

Mr. Keeler asked if the land is to be clear cut and Mr. Feldman stated that he would have to defer to the Applicants.

Mr. Breuer asked if any of the trees are to be saved or if the applicant intends to wipe the property clear of all trees and replant new ones. Mr. Feldman stated that he would need to defer to the Applicant, but it appears to him that all new planting will be taking place.

Mr. Feldman stated that currently there are multiple easements in place.

Mr. Kipfer asked the Board members if there were any additional questions for the Planning staff and no questions were presented.

Attorney Matthew Nichols who is representing Pope Properties on 17, LLC., stated that the four tracts of land total a little over eight acres and are densely wooded. He feels that the proposed use is in line with the UDO requirements. Access and utility easements have already been established and NC Department of Transportation will state where the driveways are to be located.

Mr. Nichols stated that the stormwater pond is located in the back on Lot 4 while Lot 1 is at the front and is where the proposed gas station will be located. Currently, there are sixty-two trees that will be affected. He stated that due to this amount, meeting the tree mitigation requirements will be very difficult. They are asking for relief from the 2 to 1 tree mitigation requirement by possibly paying a fee in lieu or planting trees elsewhere in the County.

David Sneed, principal member of Pope Properties, stated that he is a native of the area and is very sensitive to development in the Scotts Hill area. He is wanting to save as many trees as possible.

Mr. Sneed stated that the corner lot has thirty-nine significant trees and if two trees are required to be planted as replacement, then seventy-eight trees would be needed. He stated that with the circumference required of each replacement tree then only twenty-four trees would be planted. He stated that there is not enough room to develop the site and plant all the trees required by the UDO.

Mr. Sneed informed that Board members that the site will be well landscaped with a Type A Buffer on US Hwy. 17 and Scotts Hill Loop Road and Type B Buffer on all the interior corners.

Mr. Sneed stated that the stormwater pond is located on Lot 4 and is located in the only space possible. He stated that there is also wetland on Lot 4. There is not much room on Lot 4 to plant trees due to the wetlands and the required distance needed to not disturb them. Mr. Sneed stated that approximately twelve significant trees can be saved on Lot 4.

Mr. Sneed informed the Board members that they could probably find enough space to plant the required trees, but it would not be a beneficial planting. The trees would need to be planted so close together that many of the trees would eventually end up dying due to not having enough space to flourish.

Mr. Sneed stated that they will preserve all the trees they can and will also plant mitigation trees where they can also. He stated that some trees can be planted on Lot 2 and Lot 3 also but not the quantity that the tree mitigation plan requires. Mr. Sneed stated that due to this, they are hoping for other options to comply with the mitigation plan. He stated that he would be willing to pay in lieu or plant trees off site where trees are needed and would flourish.

Mr. Kipfer asked if there is a home currently on Lot 3 and if so, will it stay there. Mr. Sneed stated that there is a home there presently, but it will not stay there. It will either be moved or torn down.

Mr. Keeler asked if the Applicant has identified which trees could be preserved on Lot 4 so that those trees would not need to be included in the Variance. Mr. Sneed stated that he has identified trees that can be preserved, and they consist of different species of Oaks and Dogwood trees. Most of the trees are located between the retention pond and the Scotts Hill branch.

Mr. Keeler then asked if there are any plans of saving any trees that are located on Lot 1. Mr. Sneed stated that at this time they are not looking to save any of the trees from Lot 1. The land has never been cleared or farmed except for a small area where there used to be an old home and then a small service station that was there until the mid-1960's. He stated that there are very few trees in the vicinity of where the service station used to be located.

Mr. Sneed stated that there is a Duke Power easement that runs to the back of the property which Duke has cleared. This area is where the mitigation trees would normally be planted but Duke will not permit this. Mr. Sneed also stated that there are also other access easements that DOT is requiring at the front of the property that is also taking away areas where trees can be planted.

Mr. Keeler asked if the site plan is specific to this site or is it a template site plan for Circle K. Mr. Sneed replied that the site plan has been specifically engineered to this site. Mr. Keeler asked why existing trees have not been considered when the site plan was designed.

Mr. Breuer stated that he feels the logical approach would be to preserve the trees that already are existing. Mr. Keeler stated that if any of the existing trees could be used then the 2 to 1 ratio would not need to be used in respect to existing trees.

Mr. Keeler asked why Lots 2 and 3 were included with this application if Lots 2 and 3 are not going to be developed. Mr. Sneedeen replied that there is nothing definite in the works currently, but they are considering a fast-food type restaurant on Lot 2 and a doctor's office or office type building on Lot 3 in the future. Due to the uses and potential placement of future uses, they feel they will be in the same situation with Lots 2 and 3 that they are with Lot 1 when it comes to tree mitigation.

Mr. Sneedeen stated he feels that thirty to thirty-eight trees could be saved on Lots 2 and 3. He does not plan on cutting down a tree just to plant two more. Mr. Sneedeen informed the Board that he has spent quite a bit of time looking at the site and there are several nice trees that are more significant than the defined significant trees. He stated that there are nice Hickory and Walnut trees on the site that could be preserved but they are not included in the four species that the UDO considers significant.

Mr. Sneedeen stated that it does not seem to be practical to cut down a nine or ten-inch Hickory or Walnut tree to then plant two 2-inch mitigation tree due to the Hickory and White oak not being considered significant.

Mr. Breuer stated that he feels leaving existing trees whenever possible is more beneficial than clear cutting a strip of land and having to replant.

Mr. Sneedeen stated that there is a site plan that identifies the Oaks on the property with the ability to leave and save them, but they are not considered significant. He then presented the site plans that show existing Dogwoods, Hollies, Magnolias, and Hickory trees. Mr. Sneedeen presented a list of other trees that will have to be removed to make room for the mitigation replacement trees.

Mr. Breuer and Mr. Kipfer both stated that if the Applicant can show them what trees can be saved, despite whether they are on the significant tree list, then it will show that the land will not be clear cut. Mr. Kipfer stated that it will give the Board members something to work with and will require less re-planting in the long run.

Mr. Keeler stated that massive tree removal takes away from the character of that area and puts the burden on somebody else whether it be the County or another company in planting trees at another location of the County. He wants to find a solution as to saving as many trees as possible and in good faith cannot approve this application as is.

Mr. Nichols requested of the Board a short recess with the Applicants to discuss the comments given by the Board members. Mr. Kipfer stated that he could speak with his clients and while Mr. Nichols is meeting with his clients, the member(s) of the public that signed up to speak would be heard.

Mr. Brantley called the name of Andy Priolo who stated he is an employee with Circle K and was here in support of the Applicants but did not have any individual comments at this time.

Mr. Brantley then called Kim Meyer for her opportunity of speaking to the Board. Ms. Meyer introduced herself and stated that she resides at 102 Leslie Lane. She appreciates the concern that the Board has pertaining to the trees. Ms. Meyer also stated she is concerned about the water. She stated a desire to have a person work with her and the community as to what meetings can be spoken at so that they can be prepared.

Mr. Brantley reminded the Board members that a Variance requires a four-fifths vote so that would mean a unanimous vote was needed for approval.

Mr. Nichols stated that he feels that it would be beneficial if they had additional time to work with the staff and present the Board of Adjustment with additional information. He stated that they should be prepared to present to the Board again at the February meeting.

Mr. Breuer asked Mr. Thurman to provide some guidance as to whether it is appropriate for the Applicants to be guided in the right direction so that they can leave the meeting confident on what to bring back before the Board if the Applicants are going to request this to be tabled. Mr. Thurman that it would be appropriate to give guidance to the Applicants.

Mr. Breuer and Mr. Kipfer spoke to Mr. Nichols and the Applicants about what the Board is needing to see brought back at the February meeting. Mr. Breuer also commented that the Planning Board will utilize the Planning staff to guide the Board members on any possible conditions needed.

Mr. Keeler stated that if this hearing is to be continued and Lots 2 and 3 are to be considered, he feels that a plot plan of those two lots needs to be submitted also. He is not comfortable with approving Lots 2 and 3 carte blanche.

Mr. Kipfer spoke to the Applicant stating that they had "spec'ed" it out with some tentative buildings and that it would be nice to see the full picture of all the lots.

The Applicant stated that they can do what is being requested. He also stated that the only thing on Lot 2 that they know where it will be placed is the sewage pump station. He stated that the pump station needs to be connected to Lot 1 so that line can be shown to demonstrate the impact. Mr. Sneed stated that they will identify the proposed buildings on Lots 1 and 2, and then overlay the Circle K map in order to identify any and all trees that can be saved. He also stated that he will speak to his landscaper and see how the trees that can be saved are able to be incorporated.

Mr. Breuer stated that he feels that the Planning staff needs to be invited to the on-site meeting between the Applicants and the landscaper.

Mr. Breuer made a motion to continue this case until the regular scheduled February 2023 meeting. Mr. Keeler seconded the motion, and the vote was unanimous.

Mr. Brantley stated notices to the adjoining property owners will not be sent providing the new hearing date due to the hearing being continued during the Board meeting.

Mr. Kipfer stated that the February Board meeting will take place on February 15, 2023.

## **8. Discussion Items**

Mr. Brantley informed the Board members that there is a Variance case scheduled to be heard at the January 2023 meeting.

**9. Next Meeting Date**

January 18, 2023 @ 9:00 a.m.  
Commissioner's Meeting Room  
805 S. Walker Street  
Burgaw, NC 28425

**10. Adjournment**

Meeting adjourned at 10:10 a.m.





## Pender County VAR 2022-13

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**TO:** Board of Adjustment

**FROM:** Daniel Adams

**DATE:** January 18, 2023

**SUBJECT:** VAR 2022-13: Request request is for an additional 27 square feet of exterior wall signage above the 91 square feet currently allowed on the south side of the building facing Montague Road.

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### **SUMMARY:**

Anchor Sign, Inc., applicant, on behalf of Cedar Run Capital, LLC., owner, is requesting a variance for relief from the Pender County Unified Development Ordinance standards outlined in Section 9.7.1.C 'Wall Signs.' Specifically, the request is for an additional 27 square feet of exterior wall signage above the 91 square feet currently allowed on the south side of the building facing Montague Road. The subject property is located within the RA, Rural Agricultural zoning district and is located on the northeast corner of the intersection of US Highway 421 and Montague Road in the Grady Township. The property may be further identified by Pender County PIN 2285-63-0939-0000.

### **ACTION REQUESTED:**

Public Hearing and Consideration of Variance Request

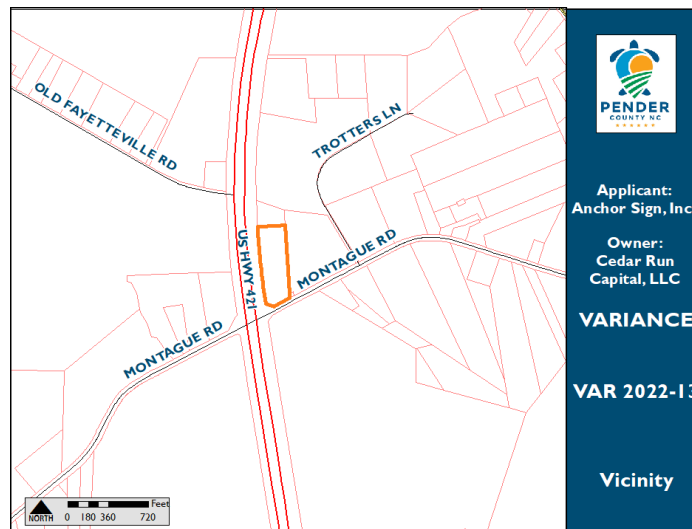
### **ATTACHMENTS:**

1. Staff Report
2. Application
3. Authorized Agent
4. Attachment 1 - Narrative
5. Attachment 2 - Site Plan and Construction Details
6. Attachment 3 - NCDOT Driveway Permit
7. Attachment 4 - Engineering Letter
8. Attachment 5 - Section 9.7 of the Pender County UDO

## STAFF REPORT FOR VAR 2022-13 VARIANCE APPLICATION

| APPLICATION SUMMARY                 |                                      |
|-------------------------------------|--------------------------------------|
| Case Number                         | VAR 2022-13                          |
| Hearing Date                        | January 18, 2023 Board of Adjustment |
| Applicant                           | Anchor Sign, Inc.                    |
| Property Owner                      | Cedar Run Capital, LLC               |
| Parcel Identification Number        | 2285-63-0939-0000                    |
| Acreage                             | 3.92                                 |
| Township                            | Grady                                |
| Zoning District                     | RA, Rural Agricultural               |
| Pender 2.0 Future Land Use Category | Rural Agricultural                   |

| VARIANCE PROPOSAL                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Anchor Sign, Inc., applicant, on behalf of Cedar Run Capital, LLC., owner, is requesting a variance for relief from the Pender County Unified Development Ordinance standards outlined in Section 9.7.1.C 'Wall Signs.' Specifically, the request is for an additional 27 square feet of exterior wall signage above the 91.83 square feet currently allowed on the south side of the building facing Montague Road. |
| LOCATION                                                                                                                                                                                                                                                                                                                                                                                                             |
| The subject property is located on the northeast corner of the intersection of US Highway 421 and Montague Road in the Grady Township.                                                                                                                                                                                                                                                                               |



### PROPERTY DESCRIPTION

The subject property is approximately 3.92 acres and is located at the northeast corner of the intersection of US Highway 421 and Montague Road. The subject property will be accessible via Montague Road, with the Family Dollar store's front entrance facing south towards Montague Road. The applicant has indicated on their site plan, which is included in the Board's packet as **Attachment 2** and shown below, that parking will be located on the south and east side of the property. The applicant's narrative is included within the Board's packet as **Attachment 1**.

*Below: Aerial Photograph of Subject Property*

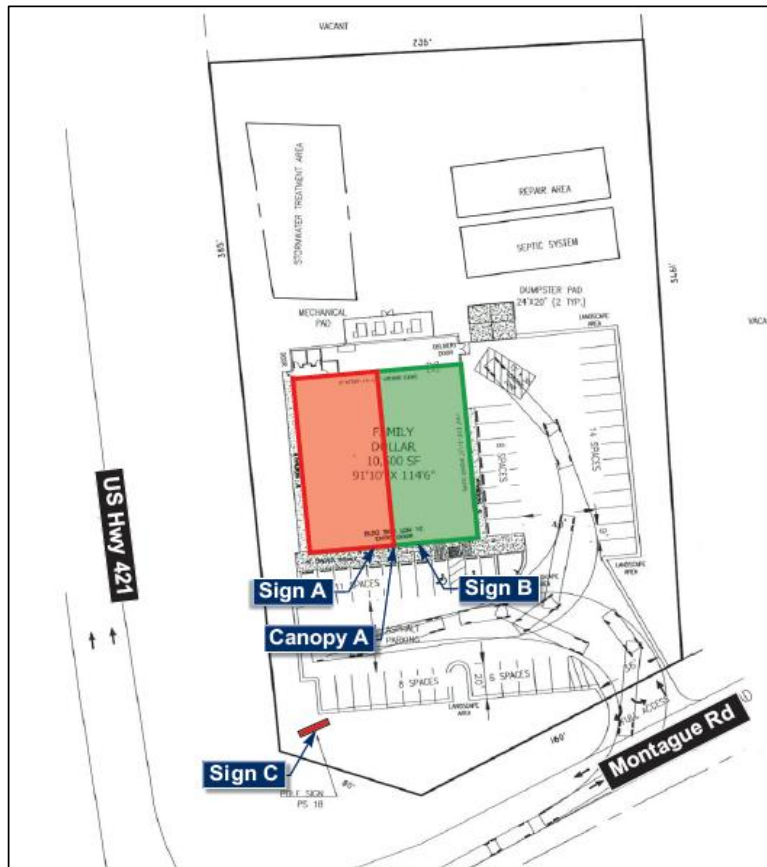


### VARIANCE DESCRIPTION

The applicant is seeking a Variance to increase the allowable size of a wall sign on the front of a Family Dollar/Dollar Tree Combo Store. According to Section 9.7.1.C of the Pender County Unified Development Ordinance (UDO), a permanent wall sign is allowed one square foot in size for each lineal foot of building wall facing a public street. As shown on the site plan included in the Board's packet as **Attachment 2** and below, the applicant is proposing the store entrance face south towards Montague Road with a stacked Family Dollar and stacked Dollar Tree sign above the entry doors. The south facing side of the building is 91 feet, 10 inches in length, thus allowing the applicant a total of 91.83 square feet for the stacked sign. The applicant is proposing two signs that total 116.9 square feet. The applicant's request is for an additional 27 square feet above the

91.83 square feet allowed per Section 9.7.1.C of the UDO. If this request is approved, the applicant would be allowed a sign totaling 118.83 square feet.

*Below: Site Map Showing Proposed Sign Locations with Wall Signs Listed as Sign A and Sign B*



Within the applicant's narrative, they have proposed a condition of approval waiving their right to display a wall sign on the west side of the building facing US Highway 421. Based on the proposed dimensions, the west side of the building would be allowed to have a wall sign totaling 114.5 square feet. The applicant has also proposed a condition of approval waiving their right to build a second freestanding sign and to display only one freestanding sign as shown on the site plan above. Per the UDO, corner lots are allowed one freestanding sign for each road frontage. The applicant has proposed one freestanding sign that is 50 square feet and is shown on the site plan as *Sign C*. Per the UDO, the applicant could build a sign up to 108.75 square feet on the US HWY 421 side and 76.8 square feet on the Montague Road side. Article 9.7.1 of the UDO is included in the Board's packet as **Attachment 5**. Additionally, there will not be an entrance to the site off US Highway 421 as evidenced by the Driveway Permit included in the Board's Packet as **Attachment 3**.

Also included in the Board's packet as **Attachment 4**, and referenced in the applicant's narrative, is a letter from the engineering firm Clark, Geer, Latham & Associates, Inc. (CGL) of Mobile, Alabama that describes safety concerns for motorists associated with the wall sign being limited to 91.83 square feet.

The site plan associated with this project, in addition to the construction details of the sign, may be found in the Board's packet as **Attachment 2**. The project consists of one structure totaling 10,500 square feet and was reviewed by the Pender County Technical Review Committee at their November 4, 2021, meeting. The County Board of Commissioners approved a Special Use Permit for this use at their February 22, 2022, meeting. A building permit for the construction of this building was issued on December 22, 2022.

As noted in the applicant's narrative found in **Attachment 1**, this building will house a Family Dollar/Dollar Tree Combo Store. These combo stores are run by Family Dollar but will include a small format Dollar Tree branded store within the premises of the building. There will be no barrier between the two inside the building and no separate entrances. Because this site will be a combo store, the applicant is proposing two exterior wall signs that will display each brand name.

*Below: Rendering of Proposed Stacked Signs*



#### ZONING ADMINISTRATOR'S CONCLUSION

The applicant is requesting relief from Section 9.7.1.C of the UDO, which limits the total square footage of the sign to 91.83 square feet. The applicant's proposal is for a Family Dollar/Dollar Tree Combo Store with two signs on the south entrance of the building facing Montague Road that will display each of the brand names of the products that will be sold within the store. The applicant is requesting an additional 27 square feet of signage above the 91.83 currently allowed to accommodate the proposed 116.9 square feet of signage facing south towards Montague Road. The applicant has proposed to waive their right to display a wall sign on the west side of

the building facing US Highway 421 and to display only one freestanding sign on the site as a condition of approval.

## PENDER COUNTY UDO VARIANCE EVALUATION

### 3.14 VARIANCE

#### 3.14.1 Applicability

- A. The Board of Adjustment may vary certain requirements of this Ordinance, in harmony with the general purpose of these regulations, where special conditions applicable to the property in question would make the strict enforcement of the regulations impractical or result in a hardship in making reasonable use of the property.
- B. The Board of Adjustment may waive certain requirements when authorized to do so by provisions adopted as a part of this Ordinance.
- C. No variance shall be permitted that would have the effect of allowing a use not permitted in the use table of Section 5.2.3.
- D. No variance shall be permitted that would allow a project to exceed the maximum density as to number of dwelling units to the acre in a Zoning District. This maximum density shall be inclusive of any density bonus allowance or additional units in a planned unit development.
- E. The need for the variance cannot be a result of the owner's own actions and cannot be for strictly economic reasons.
- F. The Board of Adjustment may grant variances in the following special circumstances, as indicated in Section 3.14.7 of this Ordinance.

#### 3.14.6 Burden of Proof

The applicant seeking the variance shall have the burden of presenting evidence sufficient to allow the Board of Adjustment to reach the conclusions set forth below (Findings), as well as the burden of persuasion on those issues.

#### 3.14.7 Findings

In granting any variance, the Board of Adjustment shall make the following findings:

- A. That special or unique circumstances or conditions or practical difficulties exist which apply to the land, buildings or uses involved which are not generally applicable to other land, buildings, structures, or uses in the same zoning districts;
  - 1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
  - 2) The hardship results from conditions that are peculiar to the property, such as location, size, topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

- 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify granting of a variance shall not be regarded as a self-created hardship.
  - 4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved.
- B. In making the findings above, the Board of Adjustment may give special weight to the number and percentage of nearby properties that share characteristics for which the variance is requested by the applicant. The Board of Adjustment may grant a variance to expand an existing structure, including the expansion of a nonconforming structure if the findings listed above can be made.

#### BOARD OF ADJUSTMENT: FINDING OF FACTS

1. It is the Board's CONCLUSION that the hardship of which the applicant complains **results/does not result** from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
  - a. This conclusion is based on the following FINDINGS OF FACT:
2. It is the Board's CONCLUSION that, the hardship **results/does not result** from conditions that are peculiar to the property, such as location, size, topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.
  - a. This conclusion is based on the following FINDINGS OF FACT:
3. It is the Board's CONCLUSION that the hardship **results/does not result** from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify granting of a variance shall not be regarded as a self-created hardship.
  - a. This conclusion is based on the following FINDINGS OF FACT:
4. It is the Board's CONCLUSION that, the requested variance is **consistent/not consistent** with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved.
  - a. This conclusion is based on all of the FINDINGS OF FACT:

| BOARD OF ADJUSTMENT ACTION FOR VARIANCE |
|-----------------------------------------|
|-----------------------------------------|

| MOTION | SECONDED |
|--------|----------|
|        |          |

| APPROVED | DENIED | UNANIMOUS |
|----------|--------|-----------|
|          |        |           |

| Kipfer | Breuer | Keeler | ALT: Olsen | ALT: Snider |
|--------|--------|--------|------------|-------------|
|        |        |        |            |             |



## Pender County Planning and Community Development

805 S. Walker Street  
PO Box 1519  
Burgaw, NC 28425



Phone: 910-259-1202  
Fax: 910-259-1295  
[www.pendercountync.gov](http://www.pendercountync.gov)

### Variance Submission

Applications will be considered for the Board of Adjustment hearing and reviewed by Staff only when deemed complete. The application will be regarded as incomplete until the following items are received by the Planning and Community Development Staff.

1. ☒ **Pre-submittal Meeting**  
Date of Meeting 1/18/23
2. ☒ **Signed Application**
3. ☒ **Payment**  
\$250
4. ☒ **Narrative**  
A narrative shall be submitted to include the specific Ordinance Section for the requested variance.
5. ☒ **Digital Submission**  
For all documents submitted in paper copy, bring a digital copy with paper submission.
6. ☒ **Adjacent Property List**  
The applicant shall provide a list of the owners of all properties located within 500-feet of the perimeter of the project bounds.
7. ☒ **Adjacent Property Envelopes**  
The applicant shall provide a set of business envelopes addressed to each owner of all properties located within 500-feet of the perimeter of the project bounds accompanied with the amount of postage required for first class postage.

I certify that all information presented in this application is accurate to the best of my knowledge.

Signature of Applicant

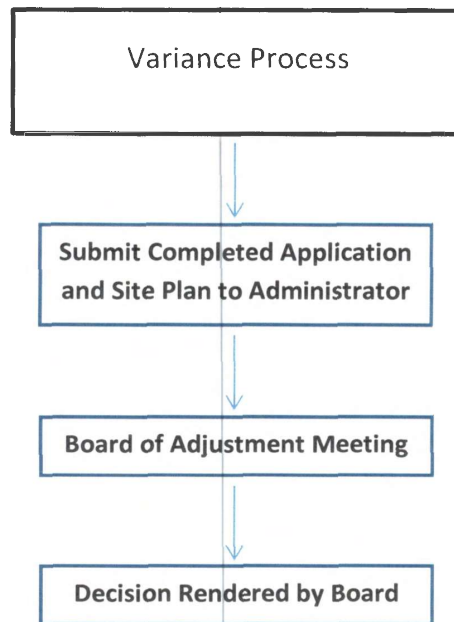
Date 11/30/22

Printed Name

Kaitlin McGinnis

Staff Initials: \_\_\_\_\_

Date: \_\_\_\_\_



|     |           | Deadline | Meeting Date |
|-----|-----------|----------|--------------|
| BOA | January   | 12.6.19  | 1.15.20      |
|     | February  | 1.3.20   | 2.19.20      |
|     | March     | 2.7.20   | 3.18.20      |
|     | April     | 3.6.20   | 4.15.20      |
|     | May       | 4.3.20   | 5.20.20      |
|     | June      | 5.1.20   | 6.17.20      |
|     | July      | 6.5.20   | 7.15.20      |
|     | August    | 6.26.20  | 8.19.20      |
|     | September | 8.7.20   | 9.16.20      |
|     | October   | 8.28.20  | 10.21.20     |
|     | November  | 10.2.20  | 11.18.20     |
|     | December  | 11.6.20  | 12.16.20     |

Complete Application Date: All documents must be received by 12PM on the deadline date to be considered a complete application.

# **Pender County Planning and Community Development**

## **Planning Division**

805 S. Walker Street  
PO Box 1519  
Burgaw, NC 28425



Phone: 910-259-1202

Fax: 910-259-1295

[www.pendercountync.gov](http://www.pendercountync.gov)

## **VARIANCE APPLICATION**

### **Applicability**

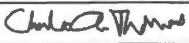
- A. The Board of Adjustment may vary certain requirements of this Ordinance, in harmony with the general purpose of these regulations, where special conditions applicable to the property in question would make the strict enforcement of the regulations impractical or result in a hardship in making reasonable use of the property.
- B. The Board of Adjustment may waive certain requirements when authorized to do so by provisions adopted as a part of this Ordinance.
- C. No variance shall be permitted that would have the effect of allowing a use not permitted in the use table in Section 5.2.3.
- D. No variance shall be permitted that would allow a project to exceed the maximum density as to number of dwelling units to the acre in a Zoning District. This maximum density shall be inclusive of any density bonus allowance or additional units in a planned unit development.
- E. The need for the variance cannot be a result of the owner's own actions and cannot be for strictly economic reasons. The Board of Adjustment may grant variances in the following special circumstances, as indicated elsewhere in this Ordinance.

### **Findings**

In granting any variance, the Board of Adjustment shall make the following findings:

- A. That special or unique circumstances or conditions or practical difficulties exist which apply to the land, buildings or uses involved which are not generally applicable to other land, buildings, structures, or uses in the same zoning districts;
  - 1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property;
  - 2. The hardship results from conditions that are peculiar to the property, such as location, size, and topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance;
  - 3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify granting of a variance shall not be regarded as a self-created hardship;
  - 4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved.
- B. In making the findings above, the Board of Adjustment may give special weight to the number and percentage of nearby properties that share characteristics for which the variance is requested by the applicant. The Board of Adjustment may grant a variance to expand an existing structure, including the expansion of a nonconforming structure if the findings listed above can be made.

## APPLICATION FOR VARIANCE

| THIS SECTION FOR OFFICE USE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                     |                                                                                       |                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------|
| Application No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | VA                                                                                                                                                                  | Date                                                                                  |                                                  |
| Application Fee                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | \$                                                                                                                                                                  | Invoice Number:                                                                       |                                                  |
| <b>SECTION 1: APPLICANT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                     |                                                                                       |                                                  |
| Applicant's Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Kaitlin McGinnis at Anchor Sign                                                                                                                                     | Owner's Name:                                                                         | Eastern Pride                                    |
| Applicant's Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2200 Discher Avenue                                                                                                                                                 | Owner's Address:                                                                      | 9240 Highway 421                                 |
| City, State, & Zip                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Charleston, SC 29405                                                                                                                                                | City, State, & Zip                                                                    | Currie, NC 28435                                 |
| Phone Number:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 843-576-3241                                                                                                                                                        | Phone Number:                                                                         | 252-399-1964                                     |
| Email Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | permitting@anchorsign.com                                                                                                                                           | Email Address:                                                                        | cthomas7280@yahoo.com                            |
| Legal relationship of applicant to landowner: authorized agent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                     |                                                                                       |                                                  |
| <b>SECTION 2: PROJECT INFORMATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                     |                                                                                       |                                                  |
| Property Identification Number (PIN):                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 2285-63-0939-0000                                                                                                                                                   | Total property acreage:                                                               |                                                  |
| Zoning Classification:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | RA                                                                                                                                                                  | Variance Size:                                                                        |                                                  |
| Variance Location & Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Montague Rd & US Hwy 421 Currie, NC 28435                                                                                                                           |                                                                                       |                                                  |
| Describe Variance and amount or type requested:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Variance request for or an additional 27 square feet of exterior signage above the 91 square feet of allowable area sign allowance for the front elevation (South). |                                                                                       |                                                  |
| <b>SECTION 3: SIGNATURES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                     |                                                                                       |                                                  |
| Applicant's Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                  | Date:                                                                                 | 11/30/22                                         |
| Applicant's Name Printed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Kaitlin McGinnis                                                                                                                                                    | Date:                                                                                 | 11/30/22                                         |
| Owner's Signature                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                  | Date:                                                                                 | 12/1/2022                                        |
| Owner's Name Printed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Charles A. Thomas                                                                                                                                                   | Date:                                                                                 | 11/30/22                                         |
| <b>NOTICE TO APPLICANT:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                     |                                                                                       |                                                  |
| <ol style="list-style-type: none"> <li>1. The Board of Adjustment shall review applications for a variance and shall be the approving authority for all requirements.</li> <li>2. All applicants seeking a variance shall schedule a pre-application conference with the administrator to discuss the procedures, standards, and regulations required for variance approval.</li> <li>3. An application for a variance shall be submitted in accordance with application requirements.</li> <li>4. Once the application has been determined complete, the Administrator shall schedule a public hearing and give notice to adjoining/abutting property owners and aggrieved parties in the form of applicant supplied #10 envelopes with paid first class postage.</li> <li>5. The applicant seeking the variance shall have the burden of presenting evidence sufficient to allow the Board of Adjustment to reach the conclusions set forth below (Findings), as well as the burden of persuasion on those issues.</li> <li>6. Applicant must also submit the information described in the Variance Checklist provided below.</li> <li>7. Applicant or agent authorized in writing must attend the public hearing.</li> <li>8. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Board of Adjustment agrees to table or delay the hearing.</li> </ol> |                                                                                                                                                                     |                                                                                       |                                                  |
| <b>OFFICE USE ONLY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                     |                                                                                       |                                                  |
| <input type="checkbox"/> VA Fees \$250                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                     | Total Fee Calculation \$                                                              |                                                  |
| Payment Method :                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Cash : <input type="checkbox"/> \$ _____                                                                                                                            | Credit Card:<br><input type="checkbox"/> Master Card<br><input type="checkbox"/> Visa | Check:<br><input type="checkbox"/> Check # _____ |
| Application received by:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                     | Date:                                                                                 |                                                  |

|                                       |  |       |
|---------------------------------------|--|-------|
| Application completeness approved by: |  | Date: |
| Date scheduled for public hearing:    |  |       |

August 5, 2022

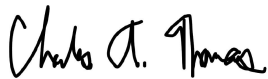
Pender County  
805 South Walker Street  
Burgaw, NC 28425  
Phone: (910)259-1201

Re: Family Dollar - Combo (DL-33242FD)  
Montague Road and US Hwy 421  
Currie, NC 28435

To Whom It May Concern:

Please allow this letter to serve as written authorization for Anchor Sign, Inc. and any and all officers, employees, and contractors, to act as authorized agents for the property owner to submit for, represent, obtain, and pick up any and all necessary variance documents and permits to complete the proposed sign installations and connections for the above-mentioned project location listed above.

Thank you,



---



November 30, 2022

Pender County  
Planning Division / Planning & Community Dev.  
805 South Walker Street  
Burgaw, NC 28425

**Re: Exterior Signage Variance Request**

Family Dollar/ Dollar Tree Combo Store (DL-33242FD)  
Montague Road & US Hwy 421  
Currie, NC 28435

I am writing to request a variance for an additional 27 square feet of exterior signage above the 91 square feet of allowable area sign allowance for the front elevation (South) of the new Family Dollar/ Dollar Tree Combo Store located at the intersection of Montague Road & US Hwy 421 in Currie, NC. For your information, a combo store is run by Family Dollar, with its affiliate, Dollar Tree, having a small format Dollar Tree branded store within the premises with no barrier or separate entrance, thus requiring two branded wall signs notifying the public of both brands within the space. All sales are processed through the same set of registers, with all revenue booked by Family Dollar.

For background, the new Family Dollar/Dollar Tree Combo Store concept is the driving force in support of Dollar Tree, Inc.'s commitment to serving smaller and more rural population areas, like the Currie community, whose shoppers often travel long distances to meet all their shopping needs.

Article 9 of the Pender County Unified Development Ordinance ("UDO") governs the design and construction of signs. The stated purpose and intent of Article 9 "is to regulate the erection, number, area, height, location, type and maintenance of signs to promote the health, safety, and general welfare of the public and the orderly development of the County by protecting property values, and providing adequate signage for businesses and motorists; protecting and enhancing the impact, appearance and economic vitality of the County."

UDO Section 9.9.2 provides that, "[i]n addition to the pylon/free standing sign such developments may have one wall sign, for each tenant. Such wall sign shall be in accord with

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Family Dollar and Dollar Tree Combo Store  
Montague Road & US Hwy 421  
Currie, NC 28435

Section 9.7.1.C of this Section.” Section 9.7.1.C states a “permanent wall sign shall be allowed for each separate business establishment provided the total allowable sign area for the wall signs shall not exceed one (1) square foot for each lineal foot of building wall facing a public street.”

The subject building footprint consists of 91’10” of lineal building wall facing the secondary roadway, Montague Road, and 114’6” of lineal building wall facing the major roadway, US Highway 421. The proposed sign is for a stacked Family Dollar and stacked Dollar Tree sign above the store’s front elevation facing Montague Road. The Family Dollar sign is comprised of approximately 54.13 square feet and the Dollar Tree sign is comprised of approximately 62.77 square feet, for a total of 116.9 square feet. Attached for your reference, and in support of this variance request, is additional information regarding subject building and sign(s).

This variance application requests an additional 27 square feet of signage on the building’s front elevation facing Montague Road. Should the Board of Adjustment approve the requested variance, the applicant will not seek any exterior signage on the building’s west façade facing US Hwy 421. In addition, the applicant will only seek a permit for one pylon sign (Sign C) rather than two pylon signs, currently allowed by code.

The Pender County Unified Development Ordinance (“UDO”) Section 3.14.1(A) authorizes the Board of Adjustment (“BOA”) to issue a variance if the requested variance is “in harmony with the general purpose of the UDO, where special conditions applicable to the property in question would make the strict enforcement of the regulations impractical or result in a hardship in making reasonable use of the property.

*The requested variance complies with Section 3.14.1(A) for the reason that the size and location of the proposed sign promotes the health, safety, and general welfare of the public and provides adequate signage for businesses and motorists as discussed below and as set forth in the attached correspondence from combo store traffic safety engineering review completed by Clark, Geer, Latham & Associates, Inc. In addition, the proposed variance will aid in the orderly development of the County by protecting property values by minimizing the impact on adjacent properties as the applicant has agreed to not seek any signage facing US Hwy 421 and will only seek a permit for one pylon sign. As such, the variance will reduce the signage available to this site by 50%, reduce unnecessary artificial lighting, and will enhance the overall aesthetics of the property.*

Section 3.14.1(C) of the UDO states that “no variance shall be permitted that would have the effect of allowing a use not permitted in the use table of Section 5.2.3.”

*This provision of the UDO is inapplicable.*

Section 3.14.1(D) of the UDO states “no variance shall be permitted that would allow a project to exceed the maximum density as to number of dwelling units to the acre in a Zoning

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Family Dollar and Dollar Tree Combo Store  
Montague Road & US Hwy 421  
Currie, NC 28435

District. This maximum density shall be inclusive of any density bonus allowance or additional units in a planned unit development."

*This provision of the UDO is inapplicable.*

Section 3.14.1(E) of the UDO states "the need for the variance cannot be a result of the owner's own actions and cannot be for strictly economic reasons."

*The requested variance complies with Section 3.14.1(E) for the reason that it is not for strictly economic reasons. Additionally, the need for the variance is not the result of the applicant's actions; rather, the variance is necessitated by the site itself. Access to the subject property is from Montague Road; access is not permitted from US Hwy 421 due to it being a controlled access highway. The building footprint, UDO mandated parking, UDO mandated landscaping/buffers, UDO mandated setbacks, and compliance with other UDO requirements, when combined, dictate that the primary entrance to the subject store, and hence its primary signage, is on the buildings south facing façade. The south facing façade is considerably smaller/shorter than the corresponding east and west facing facades, thereby necessitating the requested variance.*

In addition to the above, the applicant must also meet the requirements of Section 3.14.7 which states:

- A. That special or unique circumstances or conditions or practical difficulties exist which apply to the land, buildings or uses involved which are not generally applicable to other land, buildings, structures, or uses in the same zoning districts;

*The requested variance complies with Section 3.14.7 for the reason that the building footprint, UDO mandated parking, UDO mandated landscaping/buffers, UDO mandated setbacks, and compliance with other UDO requirements, when combined, dictate that the primary entrance to the subject store, and hence its primary signage, is on the buildings south facing façade. The south facing façade is considerably smaller/shorter than the corresponding east and west facing facades, thereby necessitating the requested variance.*

- 1) Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

*The requested variance complies with Section 3.14.7(1) for the reason that the building footprint, UDO mandated parking, UDO mandated landscaping/buffers, UDO mandated setbacks, and compliance with other UDO requirements, when combined, dictate that the public entrance to the subject store, and hence its primary signage, is on the buildings south facing façade where the ADA Accessible Parking is located. Placing the primary*

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Family Dollar and Dollar Tree Combo Store  
Montague Road & US Hwy 421  
Currie, NC 28435

*signage on the west or east facing facades is not a viable option as it will not be over the only public entrance to the business. For safety of the businesses' employees, and to prevent undue "Shrink" (theft of product), only one set of public access doors are in the business model for us and the inability to place proper signage on the public access doors under the primary façade will result in an unnecessary hardship.*

- 2) The hardship results from conditions that are peculiar to the property, such as location, size, topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

*The requested variance complies with Section 3.14.7(2) for the reason that above discussed hardship is peculiar to the property and is a result of its location and its permitted use.*

- 3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify granting of a variance shall not be regarded as a self-created hardship.

*The requested variance complies with Section 3.14.7(3) for the reason that the above discussed hardship is not the result of actions taken by the applicant; rather, the resulting hardship is a result of the building footprint, UDO mandated parking, UDO mandated landscaping/buffers, UDO mandated setbacks, and compliance with other UDO requirements.*

- 4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

*In addition to the information provided above, the requested variance complies with Section 3.14.7(4) for the reason that allowing for the additional 27 square footage above the current area signage limit increases store visibility, securing the store's employees, customers, and delivery vehicles, entering and exiting the development, and the general Currie community traveling along Montague Road with increased public safety.*

*In support of our variance application, necessary to ensure the greater Currie community's public safety, please see the attached combo store traffic safety engineering review completed by Clark, Geer, Latham & Associates, Inc.*

Thank you for reviewing our letter and considering the Family Dollar and Dollar Tree Combo Store signage variance request.

Sincerely,

[www.anchorsign.com](http://www.anchorsign.com)

Family Dollar and Dollar Tree Combo Store  
Montague Road & US Hwy 421  
Currie, NC 28435

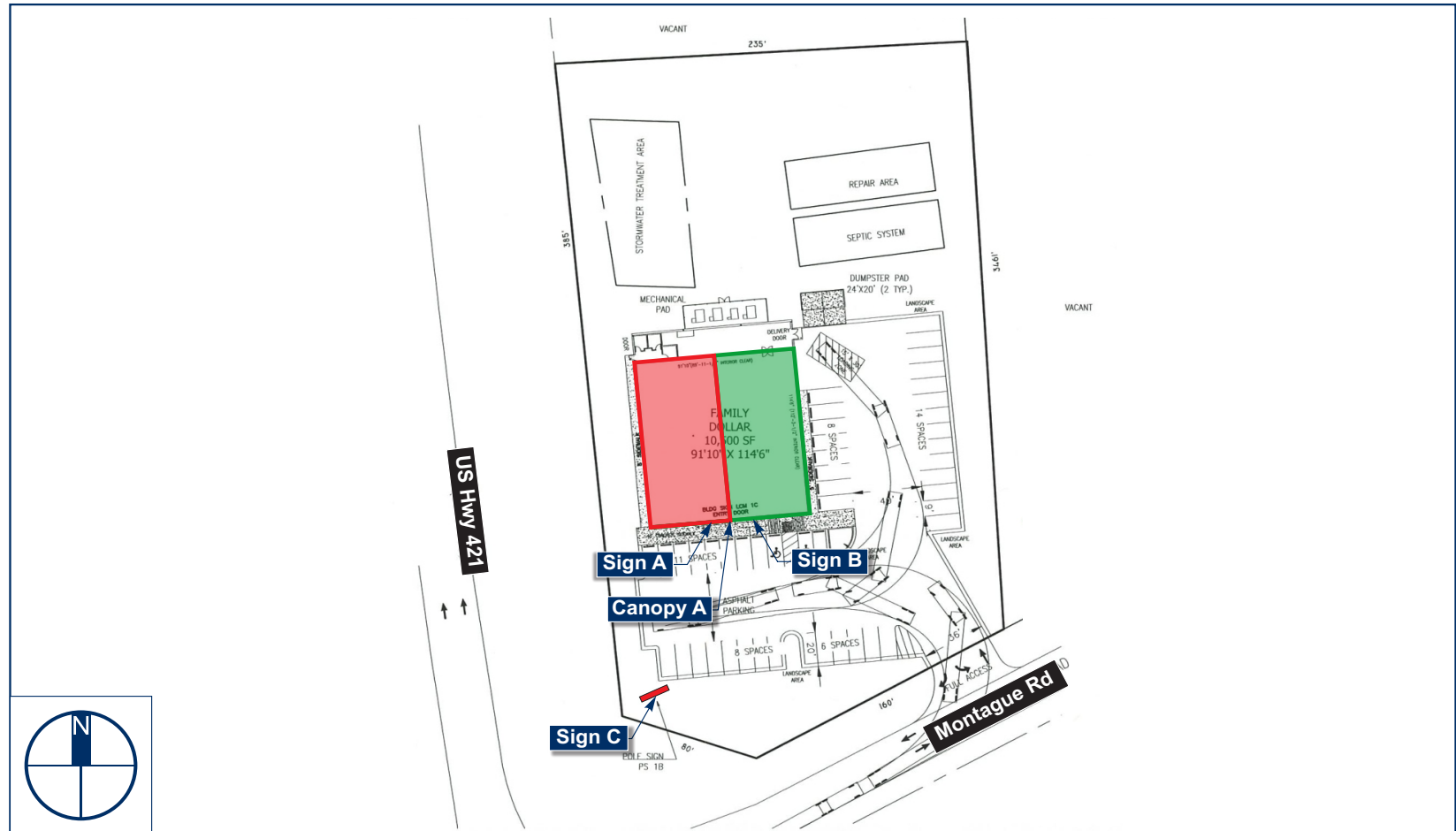
[www.anchorsign.com](http://www.anchorsign.com)

|                        |                                                                       |
|------------------------|-----------------------------------------------------------------------|
| <b>SIGN A</b>          | 30" Family Dollar [Stacked]                                           |
| <b>Type:</b>           | Individual Channel Letters                                            |
| <b>Illumination:</b>   | Internally Illuminated LED                                            |
| <b>Square Footage:</b> | 54.13                                                                 |
| <b>To Grade:</b>       | Top of Sign to Grade = 21'-1"<br>Bottom of Sign to Grade = 15'-7 1/2" |

|                        |                                                                            |
|------------------------|----------------------------------------------------------------------------|
| <b>IGN B</b>           | 25 1/8" Dollar Tree [Stacked]                                              |
| <b>Type:</b>           | Individual Channel Letters                                                 |
| <b>Illumination:</b>   | Internally Illuminated LED                                                 |
| <b>Square Footage:</b> | 62.77                                                                      |
| <b>To Grade:</b>       | Top of Sign to Grade = 20'-9 1/4"<br>Bottom of Sign to Grade = 15'-10 3/4" |

|                        |                             |
|------------------------|-----------------------------|
| <b>SIGN C</b>          | Dollar Tree / Family Dollar |
| <b>Type:</b>           | D/F Pylon Sign              |
| <b>Actual Size:</b>    | 60" x 120"                  |
| <b>Viewable Size:</b>  | 57" x 117"                  |
| <b>Square Footage:</b> | 50.00                       |

|                      |                                    |
|----------------------|------------------------------------|
| <b>Canopy A</b>      | Dollar Tree / Family Dollar        |
| <b>Type:</b>         | Aluminum Canopy                    |
| <b>Illumination:</b> | Non-Illuminated                    |
| <b>To Grade:</b>     | Bottom of Canopy to Grade = 10'-0" |



|                                                                                     |                                   |                                                                                        |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-------------------------------------------------------------------------------------|-----------------------------------|----------------------------------------------------------------------------------------|------------|---------------------|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Client: Family Dollar             | <div style="writing-mode: vertical-rl; transform: rotate(180deg);">REVISION INFO</div> | 08/01/2022 | Original Renderings | GO | <p>This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.</p>  |
|                                                                                     | Site #: DL-33242FD                |                                                                                        |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                     | Address: Montague Rd & US Hwy 421 |                                                                                        |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                     | Currie, NC 28435                  |                                                                                        |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|                                                                                     |                                   |                                                                                        |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

|                        |                                                                       |
|------------------------|-----------------------------------------------------------------------|
| <b>SIGN A</b>          | 30" Family Dollar [Stacked]                                           |
| <b>Type:</b>           | Individual Channel Letters                                            |
| <b>Illumination:</b>   | Internally Illuminated LED                                            |
| <b>Square Footage:</b> | 54.13                                                                 |
| <b>To Grade:</b>       | Top of Sign to Grade = 21'-1"<br>Bottom of Sign to Grade = 15'-7 1/2" |

VARIANCE REQUIRED

|                        |                                                                            |
|------------------------|----------------------------------------------------------------------------|
| <b>SIGN B</b>          | 25 1/8" Dollar Tree [Stacked]                                              |
| <b>Type:</b>           | Individual Channel Letters                                                 |
| <b>Illumination:</b>   | Internally Illuminated LED                                                 |
| <b>Square Footage:</b> | 62.77                                                                      |
| <b>To Grade:</b>       | Top of Sign to Grade = 20'-9 1/4"<br>Bottom of Sign to Grade = 15'-10 3/4" |

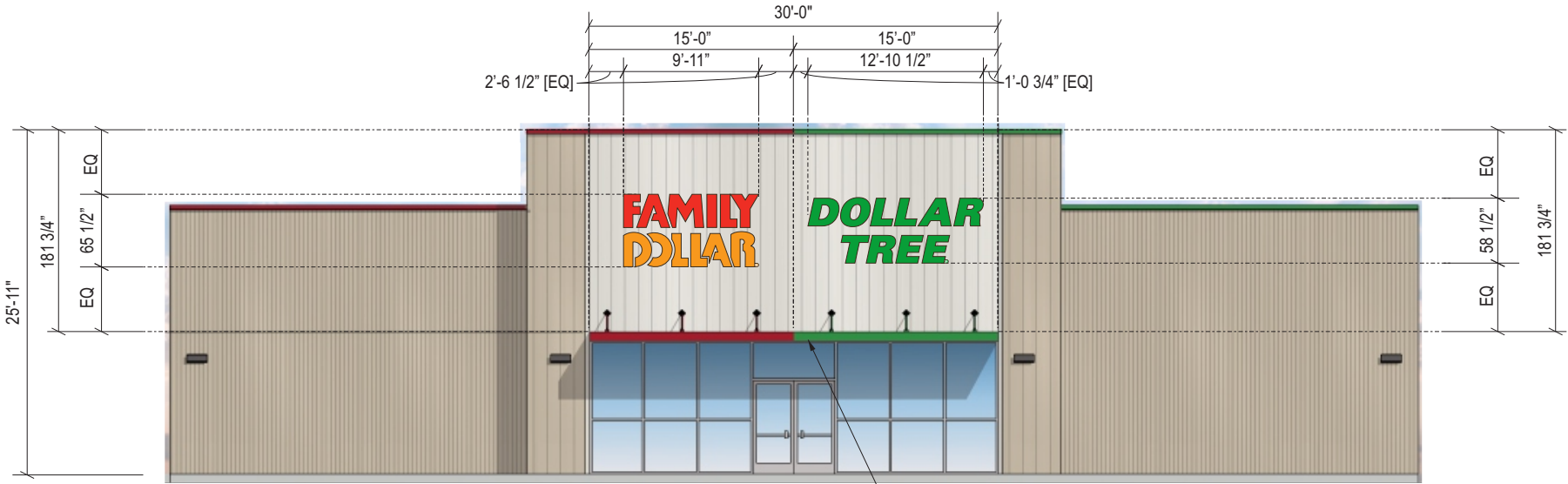
VARIANCE REQUIRED

|                      |                                    |
|----------------------|------------------------------------|
| <b>Canopy A</b>      | Dollar Tree / Family Dollar        |
| <b>Type:</b>         | Aluminum Canopy                    |
| <b>Illumination:</b> | Non-Illuminated                    |
| <b>To Grade:</b>     | Bottom of Canopy to Grade = 10'-0" |



Existing

Page 22 of 64



Front Elevation (South)  
Scale: 3/32" = 1'-0"

|                                          |        |
|------------------------------------------|--------|
| Allowable Square Footage this Elevation: | 91.00  |
| Formula: 1:1 LF                          |        |
| Actual Square Footage this Elevation:    | 116.90 |

Client: Family Dollar  
Site #: DL-33242FD  
Address: Montague Rd & US Hwy 421  
Currie, NC 28435

|               |            |                     |    |
|---------------|------------|---------------------|----|
| REVISION INFO | 08/01/2022 | Original Renderings | GO |
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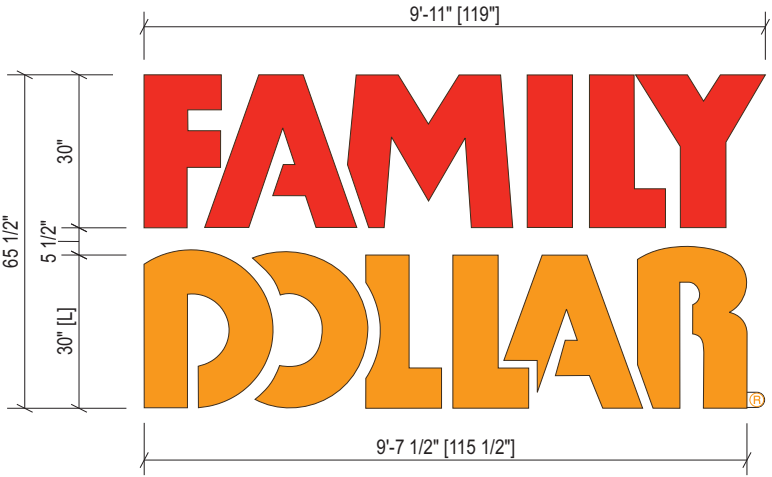
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1 . 8 0 0 . 2 1 3 . 3 3 3 1

|                 |                                                                       |
|-----------------|-----------------------------------------------------------------------|
| SIGN A          | 30" Family Dollar [Stacked]                                           |
| Type:           | Individual Channel Letters                                            |
| Illumination:   | Internally Illuminated LED                                            |
| Square Footage: | 54.13                                                                 |
| To Grade:       | Top of Sign to Grade = 21'-1"<br>Bottom of Sign to Grade = 15'-7 1/2" |

VARIANCE REQUIRED

Page 23 of 64



Sign Layout Detail

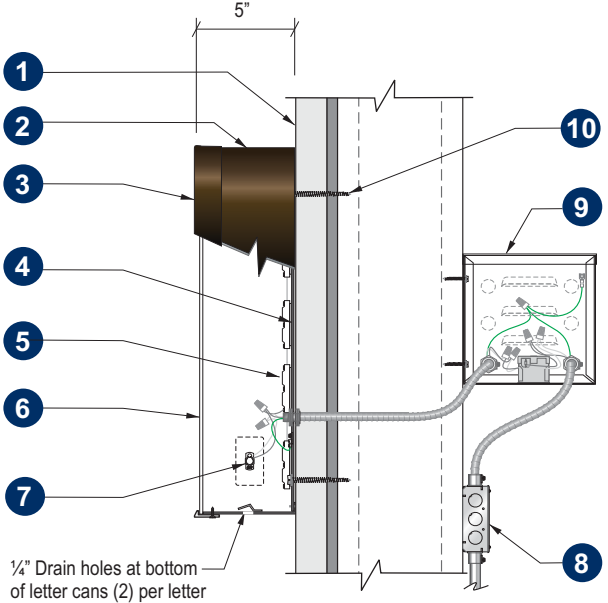
Scale: 3/8" = 1'-0"

|                                                                                                             |
|-------------------------------------------------------------------------------------------------------------|
| Electrical Detail:                                                                                          |
| P-LED White LEDs<br>(2) 60w Transformers @ 1.1 amps each<br>Total Amps: 2.2<br>(1) 20 amp 120V Circuit Req. |



|                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------|
| General Notes:                                                                                                   |
| This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code. |
| 1) Grounded and bonded per NEC 600.7/NEC 250                                                                     |
| 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps                                   |
| 3) Sign is to be UL listed per NEC 600.3                                                                         |
| 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*                  |
| *For multiple signs, a disconnect is permitted but not required for each section                                 |

|                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Specifications: Channel Letters                                                                                                                                                                                                      |
| 1. Existing Facade: Metal Panel   Plywood   Metal Studs                                                                                                                                                                              |
| 2. 0.040 Aluminum letter returns (pre-finished bronze)                                                                                                                                                                               |
| 3. 1" Jewelite trimcap (pre-finished bronze) bonded to face and #8 pan head screws to returns                                                                                                                                        |
| 4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples.<br>Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration.<br>(interior of sign can painted white for maximum illumination) |
| 5. White LEDs                                                                                                                                                                                                                        |
| 6. 3/16" Clear lexan faces w/ second surface vinyl<br>■ 3M 3630-73 Dark Red<br>■ 3M 3630-44 Orange<br>□ 3635-70 diffuser                                                                                                             |
| 7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6                                                                                                                                                     |
| 8. Primary electrical feed in UL conduit / customer supplied UL junction box                                                                                                                                                         |
| 9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws                                                                                                                                                            |
| 10. Mounting hardware: #12 sheet metal screws                                                                                                                                                                                        |



Section @ LED Channel Letter  
Front-Lit (Remote) Scale: N.T.S.

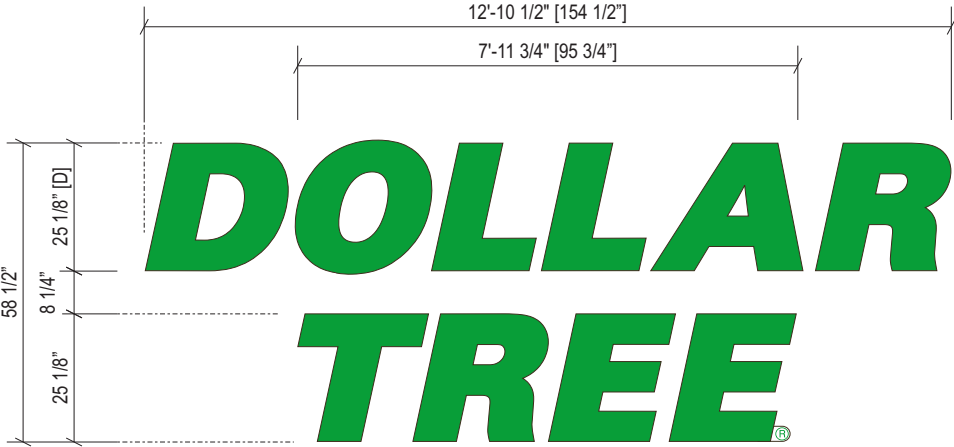
|  |                                   |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
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|  | Site #: DL-33242FD                |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
|  | Address: Montague Rd & US Hwy 421 |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
|  | Currie, NC 28435                  |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
|  |                                   |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |



|                        |                                                                            |
|------------------------|----------------------------------------------------------------------------|
| <b>SIGN B</b>          | 25 1/8" Dollar Tree [Stacked]                                              |
| <b>Type:</b>           | Individual Channel Letters                                                 |
| <b>Illumination:</b>   | Internally Illuminated LED                                                 |
| <b>Square Footage:</b> | 62.77                                                                      |
| <b>To Grade:</b>       | Top of Sign to Grade = 20'-9 1/4"<br>Bottom of Sign to Grade = 15'-10 3/4" |

VARIANCE REQUIRED

Page 24 of 64



Sign Layout Detail  
Scale: 3/8" = 1'-0"

Electrical Detail:

- P-LED Green LEDs
- (1) 60w Transformers @ 1.1 amps each
- Total Amps: 1.1
- (1) 20 amp 120V Circuit Req.



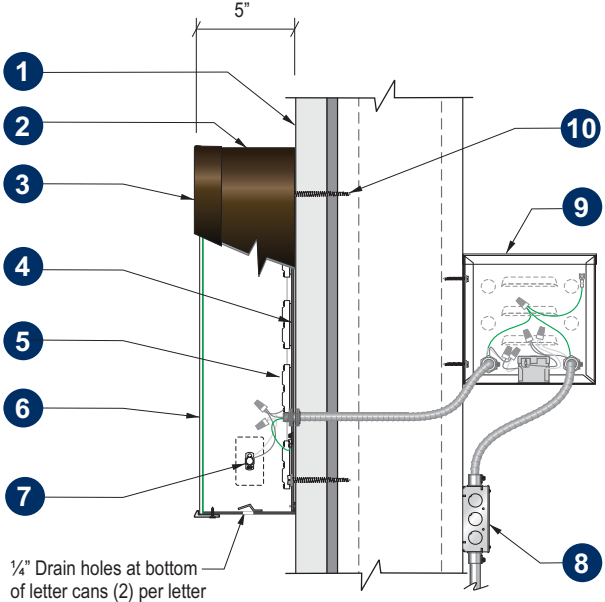
General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer\*
- \*For multiple signs, a disconnect is permitted but not required for each section

Specifications: Channel Letters

- 1. Existing Facade: Metal Panel | Plywood | Metal Studs
- 2. 0.040" Aluminum letter returns (pre-finished bronze)
- 3. 1" Jewelite trimcap (pre-finished bronze) bonded to face and #8 pan head screws to returns
- 4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (interior of sign can painted white for maximum illumination)
- 5. Green LEDs
- 6. 0.15" Clear lexan faces w/ second surface vinyl
  - 3M 3630-156 Vivid Green (Translucent)
  - 3635-70 diffuser
- 7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
- 8. Primary electrical feed in UL conduit / customer supplied UL junction box
- 9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
- 10. Mounting hardware: #12 sheet metal screws



Section @ LED Channel Letter  
Front-Lit (Remote) Scale: N.T.S.

|  |                                   |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
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|  |                                   |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |



|                        |                             |
|------------------------|-----------------------------|
| <b>SIGN C</b>          | Dollar Tree / Family Dollar |
| <b>Type:</b>           | D/F Pylon Sign              |
| <b>Actual Size:</b>    | 60" x 120"                  |
| <b>Viewable Size:</b>  | 57" x 117"                  |
| <b>Square Footage:</b> | 50.00                       |

1/2" x 1/2" Aluminum tube for hanging bar.  
Rivet to top of Lexan panel

Sign to be set back 10'-0" from ROW and  
5'-0" from intersection

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Electrical Detail:

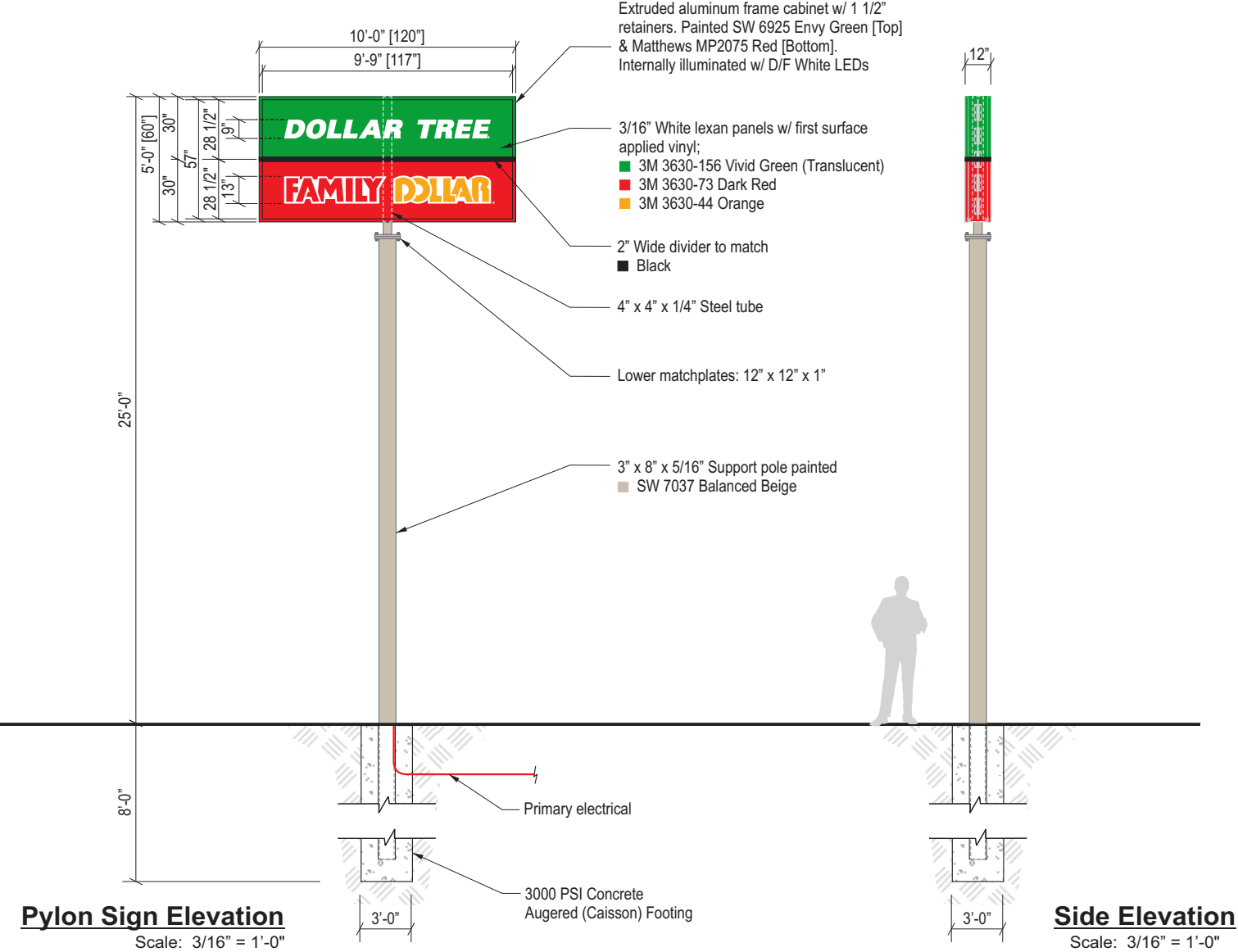
White LEDs  
(1) GEPS 24-300  
Total Amps: 2.5  
(1) 20 amp 120V Circuit Req.



General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
  - 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
  - 3) Sign is to be UL listed per NEC 600.3
  - 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer\*
- \*For multiple signs, a disconnect is permitted but not required for each section



|                                                       |                       |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                    |
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|                                                       | Site #: DL-33242FD    |               | 08/26/2022 | Added Engineering   | KH |                                                                                                                                                                                                                                                                                                                                                                                                    |
| Address: Montague Rd & US Hwy 421<br>Currie, NC 28435 |                       |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                    |
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REVISION INFO

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## REVISION INFO

$$\frac{\text{OH}}{\text{KH}}$$

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|               |                                    |
|---------------|------------------------------------|
| Canopy A      | Dollar Tree / Family Dollar        |
| Type:         | Aluminum Canopy                    |
| Illumination: | Non-Illuminated                    |
| To Grade:     | Bottom of Canopy to Grade = 10'-0" |

**Project Colors:**

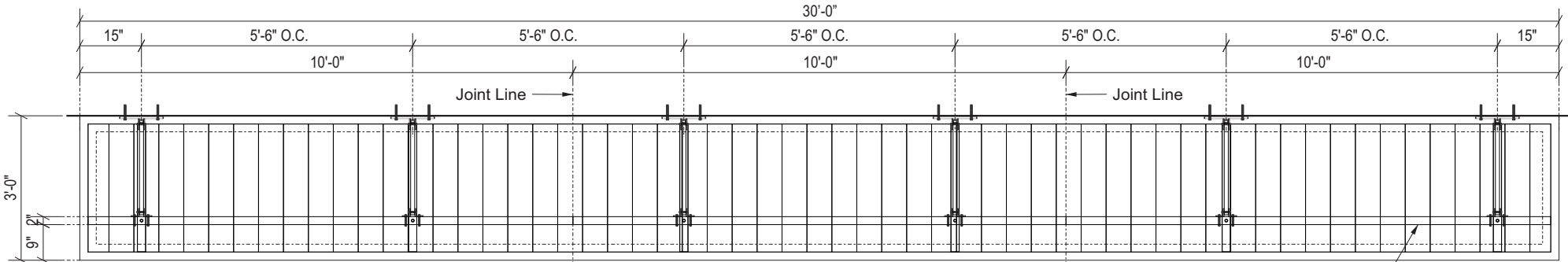
- SW G2A 5495429 Dollar Tree Green
- Akzo Nobel (Grip Guard Plus) SIGN20134 Red

**NOTES:**

- 1.) All exposed fasteners to be painted GREEN to match adjacent panels
- 2.) Bottom of entire canopy assembly painted to GREEN on all exposed surfaces

**NOTE:**

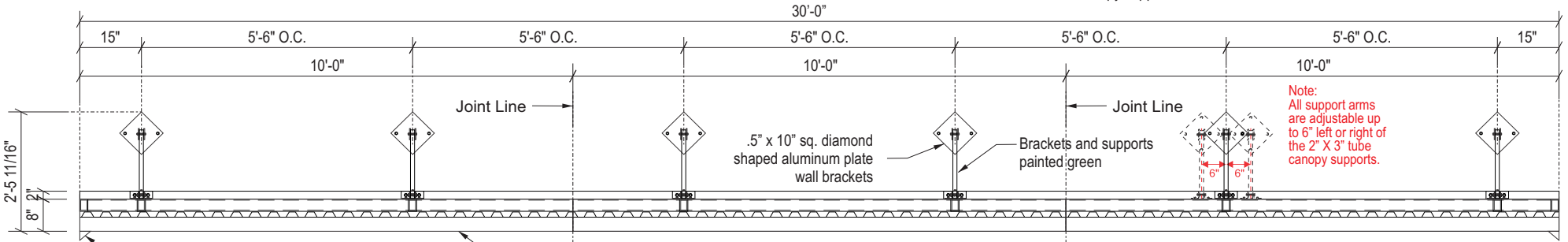
WHERE ALUMINUM ALLOY PARTS ARE IN CONTACT WITH STEEL OR OTHER DISSIMILAR METALS, THE STEEL SURFACES TO BE PLACED IN CONTACT WITH THE UNCOATED ALUMINUM SHALL BE PAINTED WITH GOOD QUALITY NON LEAD CONTAINING PRIMING PAINT, SUCH AS ZINC MOLYBDATE, ALKYD TYPE PRIMER IN ACCORDANCE WITH FEDERAL SPECIFICATION TT-P-645B, FOLLOWED BY TWO COATS OF PAINT CONSISTING OF 2 LB. OF ALUMINUM PASTE PIGMENT (ASTM SPECIFICATION D962-81, TYPE 2, CLASS B) PER GALLON OF VARNISH MEETING FEDERAL SPECIFICATION TT-V-81, TYPE II, OR EQUIVALENT.



**Plan View**

Scale: 3/8" = 1'-0"

2" x 2" x 1/4" Continuous sq aluminum tube for canopy tie-back attachment to top of canopy frame. 2" sq. alum. tube to be thru bolted to top of the 2" x 3" alum. tube canopy supports with stainless steel thru bolts



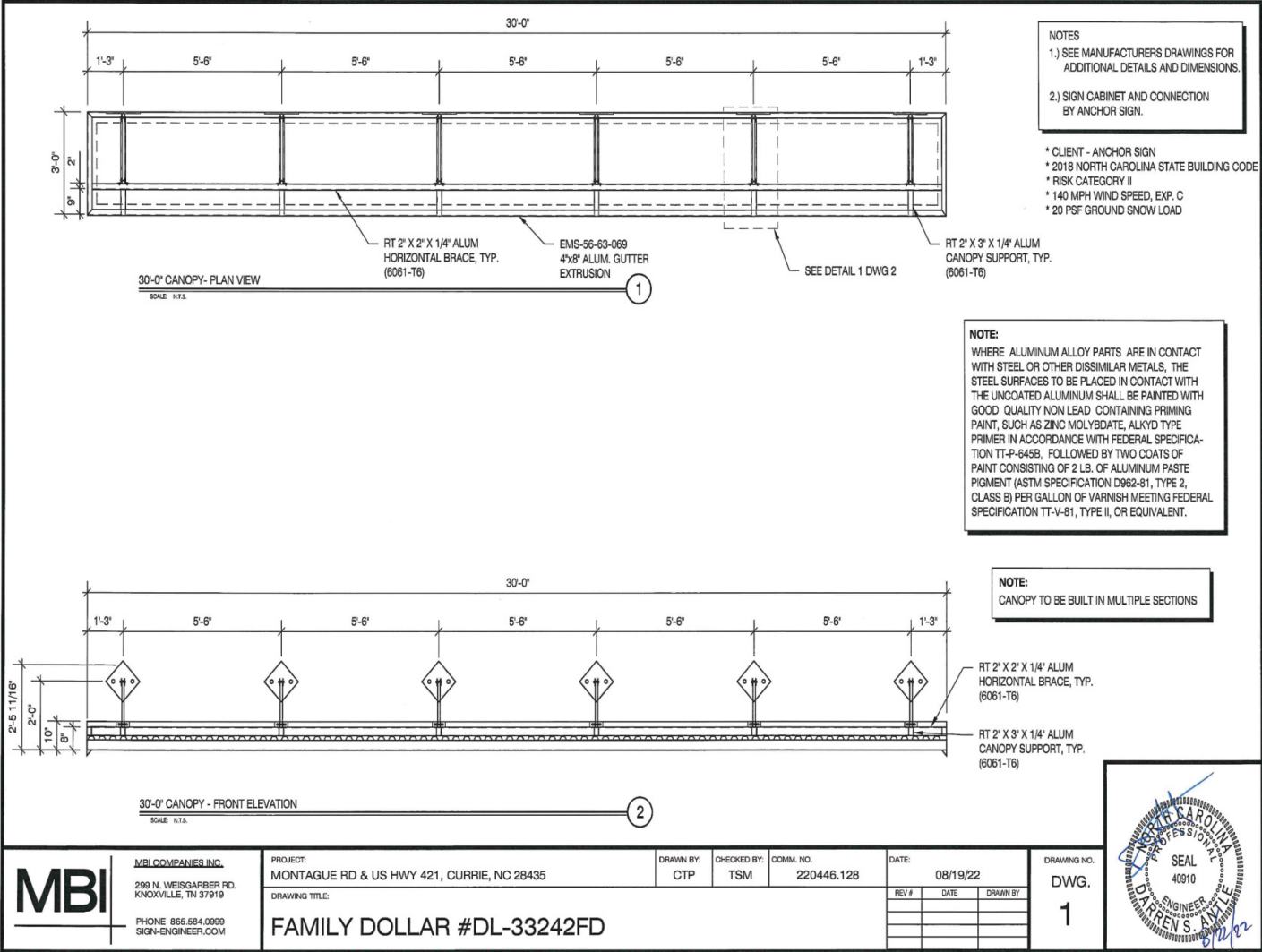
**Front View**

Scale: 3/8" = 1'-0"

Note: All support arms are adjustable up to 6" left or right of the 2" X 3" tube canopy supports.

NOTE: Bottom of entire canopy assembly painted to match Green on all exposed surfaces.

|  |                                   |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |
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|  |                                   |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                       |



Client: Family Dollar  
Site #: DL-33242FD  
Address: Montague Rd & US Hwy 421  
Currie, NC 28435

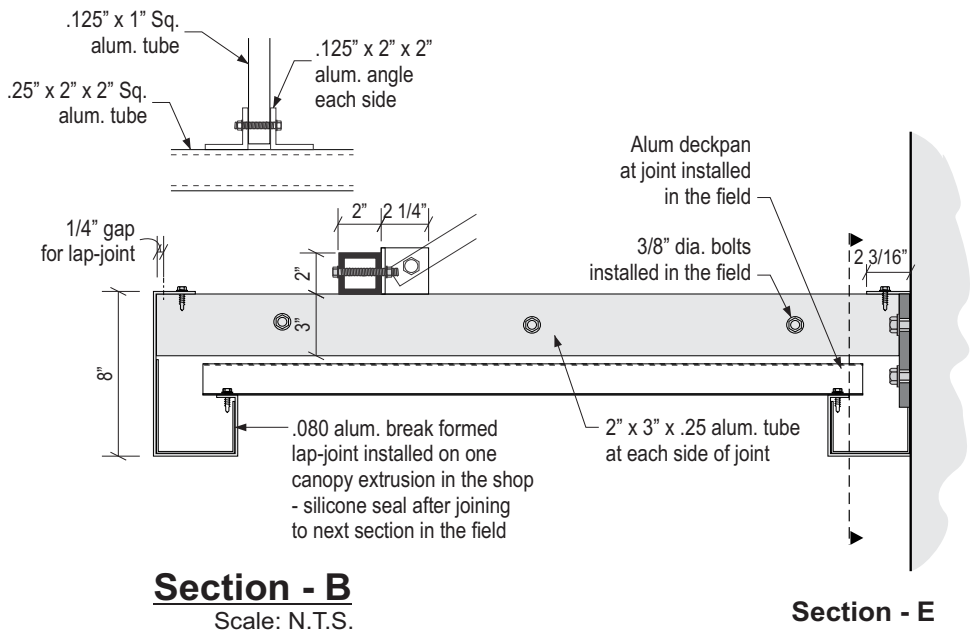
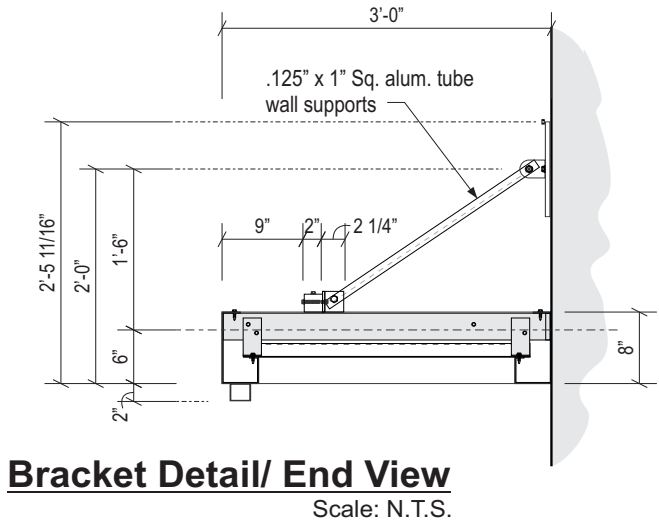
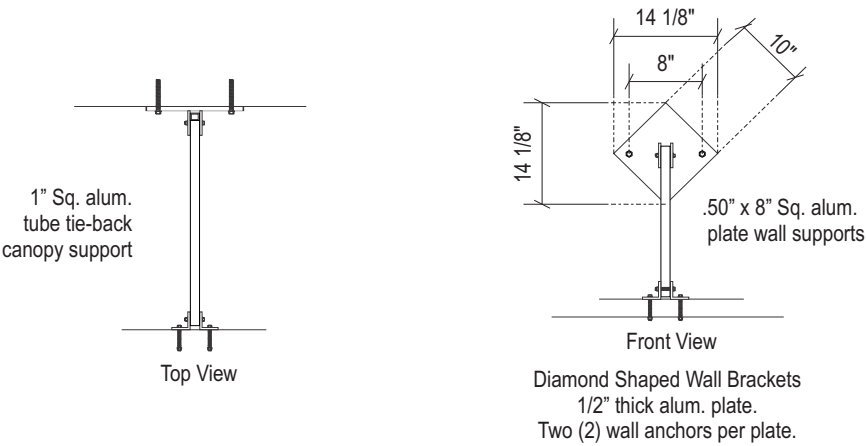
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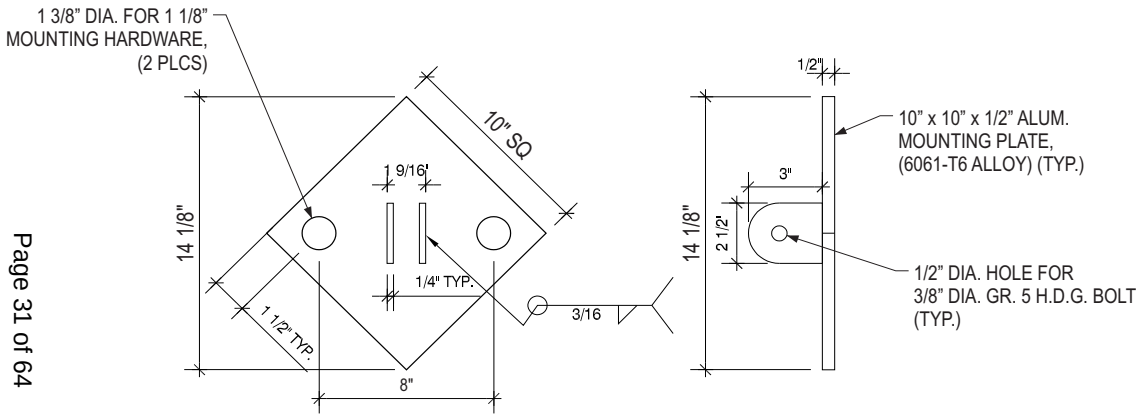
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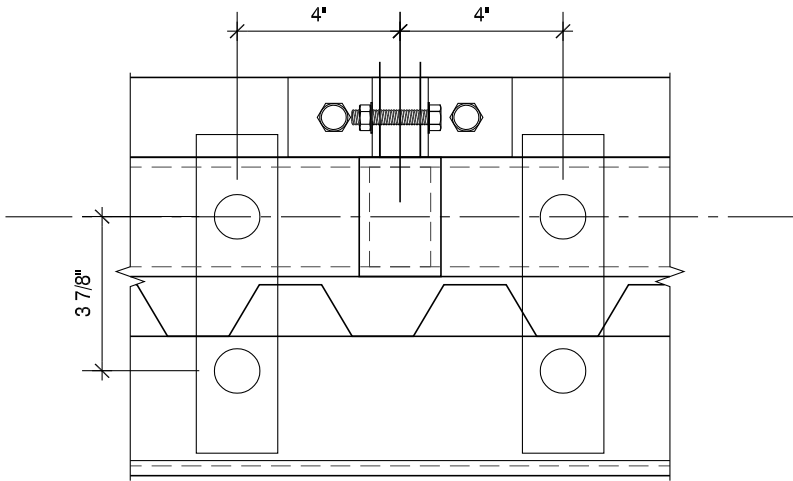


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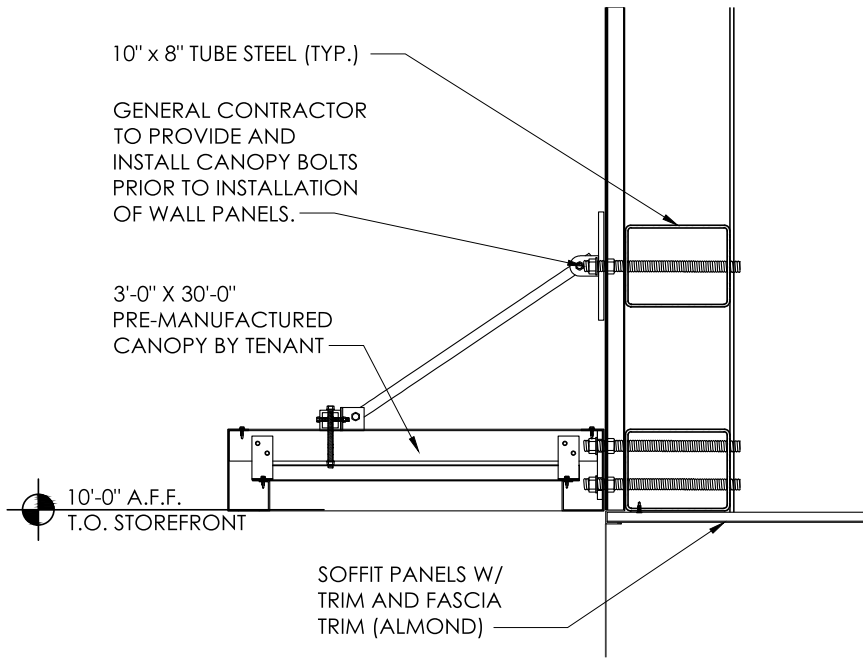




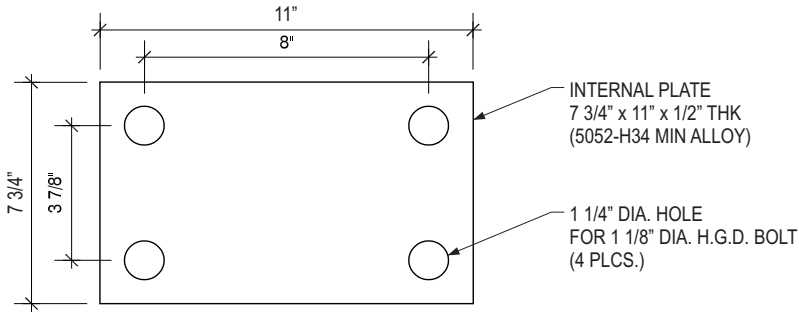
**TYP. MOUNTING PLATE DETAIL**  
Scale: N.T.S.



**TYP. CANOPY MOUNTING DETAIL**  
Scale: N.T.S.



**TYP. SECTIONAL VIEW**  
Scale: N.T.S.



**TYP. CANOPY MOUNTING PLATE (INTERNAL)**  
Scale: N.T.S.

**FAMILY DOLLAR**

Client: Family Dollar  
Site #: DL-33242FD  
Address: Montague Rd & US Hwy 421  
Currie, NC 28435

REVISION INFO

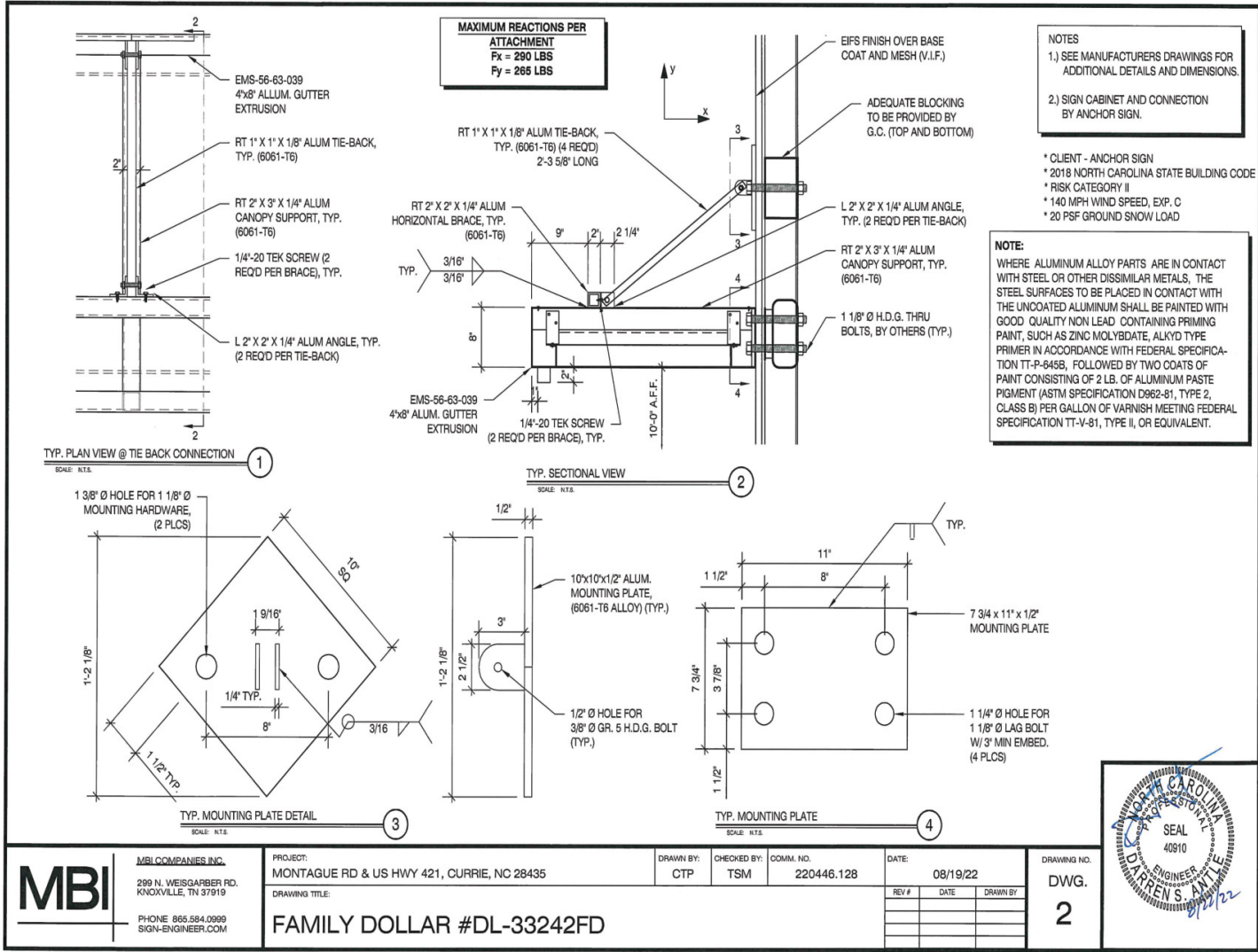
08/01/2022

Original Renderings

GO

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**FAMILY DOLLAR**

Client: Family Dollar  
Site #: DL-33242FD  
Address: Montague Rd & US Hwy 421  
Currie, NC 28435

REVISION INFO

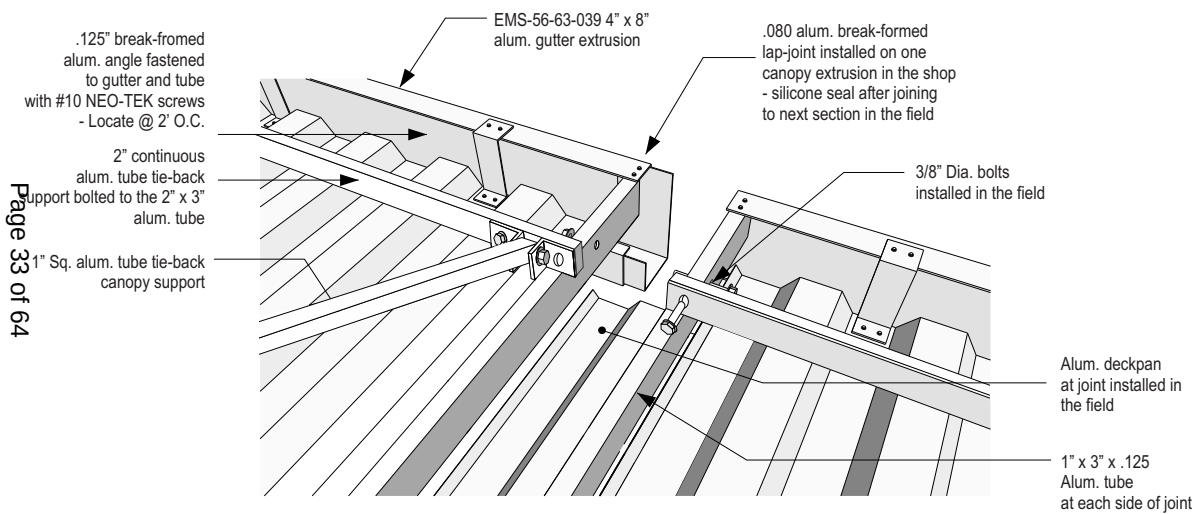
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| 07/26/2022 | Original Renderings |
| 08/26/2022 | Added Engineering   |

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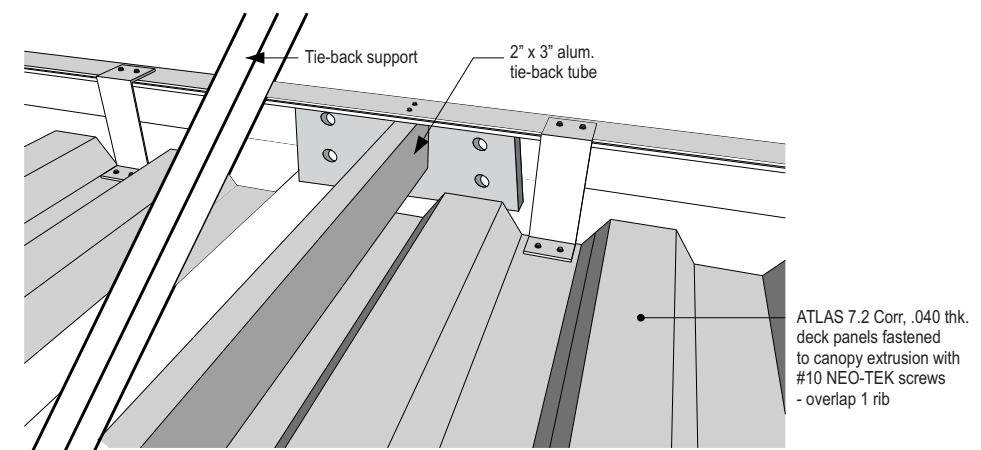
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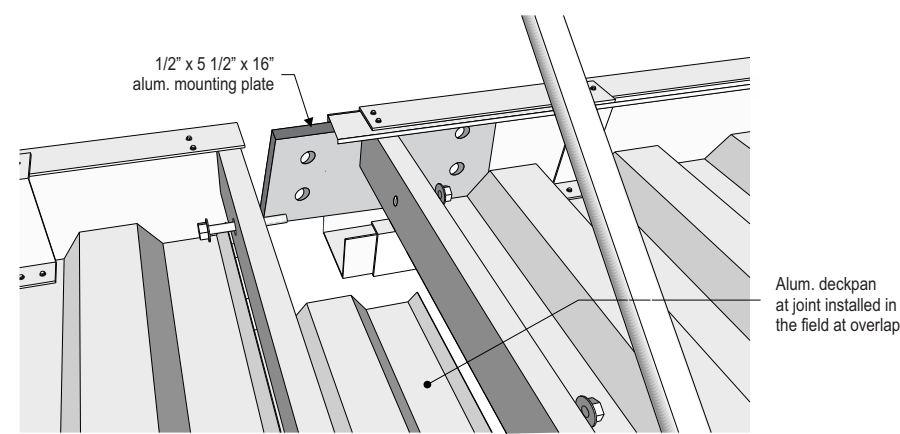




**JOINT DETAIL @ FRONT**  
Scale: N.T.S.



**SECTION D - MOUNT PLATE @ BACK**  
Scale: N.T.S.



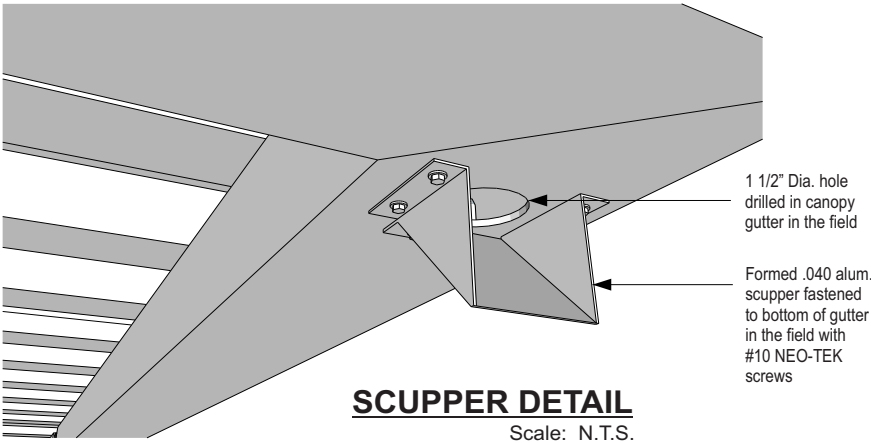
|                                                                                     |                                   |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|                                                                                     | Site #: DL-33242FD                |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                     | Address: Montague Rd & US Hwy 421 |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                     | Currie, NC 28435                  |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                     |                                   |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

Scupper Detail

All Dollar Tree canopies are sent to the field without the scupper drain hole drilled or the scupper attached.

The installer is to choose the best direction in the field for water drainage from the canopies internal gutter system. All scuppers should be installed on the front of the canopy.

Once the location of the scupper is determined, the installer will need a 1 1/2" hole saw in order to drill the canopy drain hole. Once the hole has been drilled, the metal scupper (provided with the awning) will be attached with (4) #10 self tapping screws (also provided with the awning).



|                                                                                     |                                   |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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|                                                                                     | Address: Montague Rd & US Hwy 421 |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                     | Currie, NC 28435                  |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|                                                                                     |                                   |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

SIGN SPECIFICATIONS

1. REFER TO SIGN COMPANY'S DRAWING(s) FOR MORE DETAILS.

2. ALL DESIGNS, DETAILING, FABRICATION AND CONSTRUCTION SHALL CONFORM TO:  
2015 / 2012 IBC  
ACI  
AISC  
AMERICAN WELDING SOCIETY  
LOCAL BUILDING CODES & ORDINANCES

3. MATERIAL PROPERTIES:  
ALUMINUM PIPE: 6061-T6 ALLOY  
ALUMINUM TUBE: 6061-T6 ALLOY  
THREADED ROD: STAINLESS STEEL OR GALVANIZED ASTM A193 GRADE B7  
ALUMINUM ANGLES, CHANNELS, STRUCTURAL SHAPES, & PLATES: 6061-T6 ALLOY  
WELD FILLER METAL: 5356

4. WELDERS SHALL BE CERTIFIED FOR TYPE OF WELDING.

5. THIS ENGINEER DOES NOT WARRANT THE ACCURACY OF DIMENSIONS FURNISHED BY OTHERS.

6. ALL EXPOSED STEEL SHALL BE PAINTED WITH AN ENAMEL PAINT TO PROHIBIT CORROSION.

7. THE CONTRACTOR (INSTALLER) IS RESPONSIBLE FOR THE MEANS & METHODS OF CONSTRUCTION IN REGARDS TO JOB SITE SAFETY.

8. THIS DESIGN IS FOR THE INDICATED ADDRESS ONLY, AND SHOULD NOT BE USED AT OTHER LOCATIONS WITHOUT WRITTEN PERMISSION OF THE ENGINEER.

9. DESIGN OF DETAILS AND STRUCTURAL MEMBERS NOT SHOWN, ARE BY OTHERS.

10. INSTALLED FASTENERS MUST MEET OR EXCEED THE VALUES SHOWN IN THE LIST ON THE CALCULATIONS SHEET.
11. ALL ANCHORS SHALL BE STAINLESS STEEL.

12. WALL SIGNS ATTACHED TO EXTERIOR WALLS OF SOLID MASONRY OR CONCRETE, SHALL BE SAFELY AND SECURELY ATTACHED BY MEANS OF METAL ANCHORS, BOLTS OR EXPANSION BOLTS OF NOT LESS THAN 3/8" DIAMETER AND SHALL BE EMBEDDED AT LEAST 5 INCHES.

13. WOOD BLOCKS SHALL NOT BE USED FOR ANCHORAGE, EXCEPT IN THE CASE OF WALL SIGNS ATTACHED TO BUILDINGS WITH WALLS OF WOOD.

14. A WALL SIGN SHALL NOT BE SUPPORTED BY ANCHORAGE SECURED TO AN UNBRACED PARAPET WALL. LAG BOLT ANCHORAGE INTO WOOD 3" MIN. EMBEDMENT.

15. A THREADED ROD MAY BE USED FOR THRU BOLT CONNECTION (USE WASHER AND DOUBLE NUT OR CRIMP THREADS BOTH ENDS TYP.)

16. SIGN MUST BE ATTACHED TO OR THROUGH SOLID BLOCKING. ATTACHMENT TO SHEATHING ONLY IS NOT ACCEPTABLE.

17. AT E.I.F.S. INSTALLATIONS INSTALL WITH PIPE SLEEVE. SEAL ALL PENETRATIONS.

18. THIS DESIGN FOR ANCHORAGE TO EXISTING STRUCTURE ONLY. BUILDING DESIGNER TO VERIFY ADEQUACY OF STRUCTURE TO RESIST THE ADDITIONAL LOADING. THIS ENGINEER NOT RESPONSIBLE FOR EXISTING STRUCTURE.

19. CHANNEL LETTERS AND WALL SIGNS ARE BY OTHERS

20. ELECTRICAL RACEWAYS ARE BY OTHERS.

|                                                                                     |                                   |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------------------------------------------------------------|-----------------------------------|---------------|------------|---------------------|----|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Client: Family Dollar             | REVISION INFO | 08/01/2022 | Original Renderings | GO | <div><div></div><div>1 . 8 0 0 . 2 1 3 . 3 3 3 1</div></div> <div><div>This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.</div></div> |
|                                                                                     | Site #: DL-33242FD                |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                     | Address: Montague Rd & US Hwy 421 |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                     | Currie, NC 28435                  |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                                                                                     |                                   |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

Variance Details

Page 36 of 64

- 1. Variance Timeline = 2 months.
  - 2. cost to submit \$250 plus abutters list postage cost
  - 3. Hardship must be proven by the applicant with a letter of explanation.
- Header for the top of this variance details page should say "33242 Currie, NC - Variance Details"  
and a tagline underneath should read "Pender County, NC"  
-- Contact: Travis Henley, (910)259-2110 / thenley@pendercountync.gov

|                                                                                     |                                   |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------|-----------------------------------|---------------|------------|---------------------|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Client: Family Dollar             | REVISION INFO | 08/01/2022 | Original Renderings | GO | <div><br/>1 . 8 0 0 . 2 1 3 . 3 3 3 1</div> <div><small>This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of Anchor Sign, Inc. and the party which requested the rendering. It is an unpublished original drawing not to be distributed, reproduced or exhibited without the consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.</small></div> |
|                                                                                     | Site #: DL-33242FD                |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                     | Address: Montague Rd & US Hwy 421 |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                     | Currie, NC 28435                  |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                                                     |                                   |               |            |                     |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |



STATE OF NORTH CAROLINA  
DEPARTMENT OF TRANSPORTATION

ROY COOPER  
GOVERNOR

J. ERIC BOYETTE  
SECRETARY

May 13, 2022

Division 3  
District 1  
Pender County

Cedar Run Capital LLC  
2405-F Nash St.  
Wilson, NC 27896

Subject: Permit # D031-071-21-00034 for driveway access for Family Dollar on SR1113  
(Montague Rd) in Pender County.

Your request for the subject development access has been approved per the attached plans dated 5/12/2022, and sealed by Marie U Peedin, PE of Inner Banks Engineering and is subject to the following conditions and the attached *Driveway Permits Standard Conditions*.

- This approval is for a 10,500 SF Variety Store.
- Any additional future proposed development and/or redevelopment of this parcel/property shall require a revised driveway permit with NCDOT. Interconnectivity between adjoining properties is recommended by NCDOT.
- This permit *does not provide approval* for any construction outside of NCDOT right-of-way. Any construction planned or proposed outside NCDOT right-of-way shall require the developer to obtain concurrence and/or right-of-way from subject property owner and/or local government.
- Commercial Driveways shall be maintained by the property owner in accordance with NCDOT policy.
- A \$10,000.00 Surety Bond has been posted by Stocks & Taylor Construction, Inc. with the North Carolina Department of Transportation and is hereby obligated to cover roadway improvements under this driveway permit. The bond will be held for a minimum of one year from the initial inspection and acceptance date of the roadway work within the NCDOT right-of-way. If roadway improvements were a part of this permit, the bond may be released ONE YEAR from the satisfactory completion of roadway improvements pending a Final Inspection Acceptance and correction of all deficiencies.
- The developer is responsible for obtaining any and all permits and approvals necessary for the development of this project prior to commencement of any construction activities within the NCDOT right-of-way.
- This driveway permit *does not include* any utility connections or non-utility approvals within the Right-of-Way. Such approvals are handled through a separate Encroachment Agreement.

Mailing Address:  
NC DEPARTMENT OF TRANSPORTATION  
DIVISION OF HIGHWAYS  
295A WILMINGTON HIGHWAY  
JACKSONVILLE, NC 28540

Telephone: (910) 467-0500  
Fax: (910) 346-8030  
Customer Service: 1-877-368-4968

Location:  
295 A WILMINGTON HIGHWAY  
JACKSONVILLE, NC 28540

Website: [www.ncdot.gov](http://www.ncdot.gov)

- **Time Restriction – Peak Hours Restricted: No lane closures shall be allowed from 6:00am to 9:00am and from 4:00pm to 7:00pm and NO weekend lane closures.**  
(HOURS SUBJECT TO CHANGE DUE TO TRAFFIC CONDITIONS – NIGHTTIME OPERATIONS WILL BE REQUIRED WHEN WARRANTED)
- **No lane closures shall be allowed on State holidays and local events.**
- This Driveway Permit is for the proposed driveways/improvements shown on the attached plans ONLY! No other connections shall be made to the NCDOT Right of Way for example drives, or ANY type of drainage.
- Any damage to the existing roadway as a result of this development will be the responsibility of the Applicant to REPAIR / RESURFACE.
- A pre-construction conference is required prior to beginning construction. To schedule, contact an engineering technician at the District Office at (910) 467-0500.

Sincerely,

DocuSigned by:  
  
BA41E7372F904EC...  
Kirsten L. Spirakis, PE  
District Engineer

KLS:bac

cc: Jeff Garrett, Pender County Maintenance Engineer, NCDOT



| APPLICATION IDENTIFICATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                            | N.C. DEPARTMENT OF TRANSPORTATION<br>STREET AND DRIVEWAY ACCESS<br>PERMIT APPLICATION                                     |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|--|
| Driveway Permit No. D031-071-21-00034                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Date of Application 2/9/22                                                 |                                                                                                                           |  |
| County: Pender                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                            |                                                                                                                           |  |
| Development Name: Currie Family Dollar                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                            |                                                                                                                           |  |
| LOCATION OF PROPERTY:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                            |                                                                                                                           |  |
| Route/Road: Sr 1113                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                            |                                                                                                                           |  |
| Exact Distance 271                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <input type="checkbox"/> Miles<br><input checked="" type="checkbox"/> Feet | N S E W<br><input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> |  |
| From the Intersection of Route No. US Hwy 421 and Route No. SR 1113 Toward NC 210                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                            |                                                                                                                           |  |
| Property Will Be Used For: <input type="checkbox"/> Residential /Subdivision <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational Facilities <input type="checkbox"/> TND <input type="checkbox"/> Emergency Services <input type="checkbox"/> Other                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                            |                                                                                                                           |  |
| Property: <input type="checkbox"/> is <input checked="" type="checkbox"/> is not within Pender County City Zoning Area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                            |                                                                                                                           |  |
| AGREEMENT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                            |                                                                                                                           |  |
| <ul style="list-style-type: none"> <li>• I, the undersigned property owner, request access and permission to construct driveway(s) or street(s) on public right-of-way at the above location.</li> <li>• I agree to construct and maintain driveway(s) or street entrance(s) in absolute conformance with the current "Policy on Street and Driveway Access to North Carolina Highways" as adopted by the North Carolina Department of Transportation.</li> <li>• I agree that no signs or objects will be placed on or over the public right-of-way other than those approved by NCDOT.</li> <li>• I agree that the driveway(s) or street(s) will be constructed as shown on the attached plans.</li> <li>• I agree that that driveway(s) or street(s) as used in this agreement include any approach tapers, storage lanes or speed change lanes as deemed necessary.</li> <li>• I agree that if any future improvements to the roadway become necessary, the portion of driveway(s) or street(s) located on public right-of-way will be considered the property of the North Carolina Department of Transportation, and I will not be entitled to reimbursement or have any claim for present expenditures for driveway or street construction.</li> <li>• I agree that this permit becomes void if construction of driveway(s) or street(s) is not completed within the time specified by the "Policy on Street and Driveway Access to North Carolina Highways".</li> <li>• I agree to pay a \$50 construction inspection fee. Make checks payable to NCDOT. This fee will be reimbursed if application is denied.</li> <li>• I agree to construct and maintain the driveway(s) or street(s) in a safe manner so as not to interfere with or endanger the public travel.</li> <li>• I agree to provide during and following construction proper signs, signal lights, flaggers and other warning devices for the protection of traffic in conformance with the current "Manual on Uniform Traffic Control Devices for Streets and Highways" and Amendments or Supplements thereto. Information as to the above rules and regulations may be obtained from the District Engineer.</li> <li>• I agree to indemnify and save harmless the North Carolina Department of Transportation from all damages and claims for damage that may arise by reason of this construction.</li> <li>• I agree that the North Carolina Department of Transportation will assume no responsibility for any damages that may be caused to such facilities, within the highway right-of-way limits, in carrying out its construction.</li> <li>• I agree to provide a Performance and Indemnity Bond in the amount specified by the Division of Highways for any construction proposed on the State Highway system.</li> <li>• The granting of this permit is subject to the regulatory powers of the NC Department of Transportation as provided by law and as set forth in the N.C. Policy on Driveways and shall not be construed as a contract access point.</li> <li>• I agree that the entire cost of constructing and maintaining an approved private street or driveway access connection and conditions of this permit will be borne by the property owner, the applicant, and their grantees, successors, and assignees.</li> <li>• <b>I AGREE TO NOTIFY THE DISTRICT ENGINEER WHEN THE PROPOSED WORK BEGINS AND WHEN IT IS COMPLETED.</b></li> </ul> |                                                                            |                                                                                                                           |  |
| <div style="display: flex; justify-content: space-between; font-size: small;"> <span>2004-07</span> <span>NOTE: Submit Four Copies of Application to Local District Engineer, N.C. Department of Transportation 61-03419</span> <span>TEB 65-04rev.</span> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                            |                                                                                                                           |  |

| SIGNATURES OF APPLICANT                                              |                                                      |                   |                            |
|----------------------------------------------------------------------|------------------------------------------------------|-------------------|----------------------------|
| PROPERTY OWNER (APPLICANT)                                           |                                                      | WITNESS           |                            |
| COMPANY                                                              | <u>Cash Run Capital LLC</u>                          | NAME              | <u>C Thomas</u>            |
| SIGNATURE                                                            | <u>[Signature]</u>                                   | SIGNATURE         | <u>C Thomas</u>            |
| ADDRESS                                                              | <u>2405 F Nash St</u>                                | ADDRESS           | <u>same</u>                |
|                                                                      | <u>Wilson, NC 27896</u> Phone <u>252-230-0652</u>    |                   |                            |
| AUTHORIZED AGENT                                                     |                                                      | WITNESS           |                            |
| COMPANY                                                              | <u>Inner Banks Engineering</u>                       | NAME              | <u>Joan Brown</u>          |
| SIGNATURE                                                            | <u>[Signature]</u>                                   | SIGNATURE         | <u>Joan Brown</u>          |
| ADDRESS                                                              | <u>P.O. Box 154</u>                                  | ADDRESS           | <u>P.O. Box 154</u>        |
|                                                                      | <u>Washington NC 27589</u> Phone <u>252-945-2983</u> |                   | <u>WASHINGTON NC 27899</u> |
| APPROVALS                                                            |                                                      |                   |                            |
| APPLICATION RECEIVED BY DISTRICT ENGINEER                            |                                                      |                   |                            |
| SIGNATURE                                                            |                                                      | DATE              |                            |
| APPLICATION APPROVED BY LOCAL GOVERNMENTAL AUTHORITY (when required) |                                                      |                   |                            |
| SIGNATURE                                                            |                                                      | TITLE             | DATE                       |
| APPLICATION APPROVED BY NCDOT                                        |                                                      |                   |                            |
| DocuSigned by:<br><u>Kirsten Spirakis</u><br>BA41E7372F904EC...      |                                                      | District Engineer | 05/13/2022                 |
| SIGNATURE                                                            |                                                      | TITLE             | DATE                       |
| INSPECTION BY NCDOT                                                  |                                                      |                   |                            |
| SIGNATURE                                                            |                                                      | TITLE             | DATE                       |
| COMMENTS                                                             |                                                      |                   |                            |



**INCREASE/DECREASE RIDER**

To be attached to and form part of NCDOT Performance and Indemnity Bond BOND NO. CA 4358799 issued by the Great American Insurance Company, as Surety on behalf of Stocks & Taylor Construction, Inc., as Principal, and in favor of the Department of Transportation, State of North Carolina said bond having been issued in the amount of twenty five thousand and no/100 DOLLARS (\$25,000.00) effective from the 24<sup>th</sup> day of March, 2022.

It is hereby understood and agreed the amount of the aforesaid bond is hereby decreased

From: \$25,000.00,

To: \$10,000.00; and

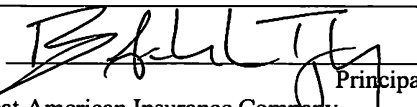
It is further understood that the scope of work covered under this bond is driveway and culvert only, as relates to Currie Family Dollar project.

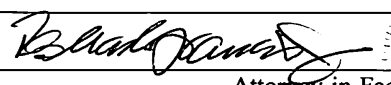
effective as of the 24th day of March, 2022.

Provided, However, that the attached bond shall be subject to all its agreements, limitations and conditions except as herein expressly modified, and further that the liability of the Surety under the attached bond and the attached bond as amended by this rider shall not be cumulative.

Signed, sealed and dated this 11<sup>th</sup> day of April, 2022.

Stocks & Taylor Construction, Inc.

By:   
Principal  
Great American Insurance Company

By:   
Attorney-in-Fact  
R.B. Nash Francis, Jr.

INCRIDE1.DOC

**GREAT AMERICAN INSURANCE COMPANY®**

**Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740**

The number of persons authorized by  
this power of attorney is not more than **SEVEN**

No. 0 18333

**POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

| Name                       | Address                   | Limit of Power |
|----------------------------|---------------------------|----------------|
| CHARLES DILLARD BROOKS     | GARDINER TYLER BROOK, III | ALL            |
| R.B. NASH FRANCIS, JR.     | AMBER L. SUMMERER         | \$100,000,000  |
| RICHARD VICK ROACH         | JAMES P. BRADNER          |                |
| TERESA DEL BONFIRO-VARNELL |                           |                |

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.  
IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 19TH day of MARCH 2020  
Attest  
GREAT AMERICAN INSURANCE COMPANY



*Atty L C. B.*  
Assistant Secretary

*Mark V Vicario*  
Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 19TH day of MARCH, 2020, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST  
Notary Public  
State of Ohio  
My Comm. Expires  
May 18, 2025

*Susan A Kohorst*

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

**RESOLVED:** That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

**RESOLVED FURTHER:** That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

**CERTIFICATION**

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 11th day of April, 2022



*Atty L C. B.*  
Assistant Secretary

S1029AH (03/20)

PERFORMANCE AND INDEMNITY BOND

NORTH CAROLINA DEPARTMENT OF TRANSPORTATION- HIGHWAY ENCROACHMENT INSTALLATION

Stocks & Taylor Construction, Inc., P.O. Box 2147 Washington, NC 27889

PRINCIPAL (Second Party to encroachment agreement)

Great American Insurance Company

Bond No: CA 4358799

SURETY

\$ 25,000.00

AMOUNT OF BOND

DESCRIPTION OF ENCROACHMENT AGREEMENT:

Route or Highway No. 271 feet east from intersection  
of US Hwy 421 and SR 1113  
County Pender

Date of Encroachment Agreement

Specific Location of Encroachment:

Between see above

Type of Encroachment driveway, culvert, waterline fire  
(Water, Sewer, Gas, etc.) hydrant re Currie

KNOW ALL MEN BY THESE PRESENTS, That we the PRINCIPAL and SURETY above named, are Family Dollar  
held and firmly bound unto the Department of Transportation, an agency of the State of North Carolina,  
hereinafter called the DEPARTMENT, in the amount stated above for the payment for which sum we  
bind ourselves, our heirs, executors, administrators, and successors, jointly and severally, firmly by  
these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, that whereas the PRINCIPAL entered into a certain  
Encroachment Agreement with the DEPARTMENT hereinabove described and incorporated herein by  
reference;

NOW, THEREFORE, If the PRINCIPAL shall well and truly install the said encroaching facilities on and  
along the highway in accordance with the "Policies and Procedures for Accommodating Utilities on  
Highway Rights of Way" and any supplements thereto and in accordance with the other provisions of  
the said Encroachment Agreement and shall indemnify the DEPARTMENT for the failure to install the  
encroachments in accordance with the foregoing manual and provisions of the said Encroachment  
Agreement, then, this obligation to be void; otherwise to remain in full force and effect.

IN WITNESS WHEREOF, the above-bounden parties have executed this instrument under their several  
seals on the date indicated above, the name and corporate seal of each corporate party being hereto  
affixed and these presents duly signed by its undersigned representative pursuant to authority of its  
governing body.

(Seal of Principal)

Stocks & Taylor Construction, Inc.

PRINCIPAL (Type Name of Principal)

BY:

Mayor or Pres. or Vice President  
(Delete inappropriate Title)

Great American Insurance Company

(Name of SURETY)

BY:

Attorney-in-Fact

R. B. Nash Francis, Jr.

NOTE: Attach Power of Attorney and Certificate of Authority of Attorney-in-Fact.

FORM RW 16 (This form to be used only by second party to encroachment agreement)  
Revised July 1978

**GREAT AMERICAN INSURANCE COMPANY®**

Administrative Office: 301 E 4TH STREET • CINCINNATI, OHIO 45202 • 513-369-5000 • FAX 513-723-2740

The number of persons authorized by  
this power of attorney is not more than SEVEN

No. 0 18333

**POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS:** That the GREAT AMERICAN INSURANCE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Ohio, does hereby nominate, constitute and appoint the person or persons named below, each individually if more than one is named, its true and lawful attorney-in-fact, for it and in its name, place and stead to execute on behalf of the said Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; provided that the liability of the said Company on any such bond, undertaking or contract of suretyship executed under this authority shall not exceed the limit stated below.

| Name                       | Address                   | Limit of Power       |
|----------------------------|---------------------------|----------------------|
| CHARLES DILLARD BROOKS     | GARDINER TYLER BROOK, III | ALL OF               |
| R.B. NASH FRANCIS, JR.     | AMBER L. SUMMERER         | CHESAPEAKE, VIRGINIA |
| RICHARD VICK ROACH         | JAMES P. BRADNER          | \$100,000,000        |
| TERESA DEL BONFIRO-VARNELL |                           |                      |

This Power of Attorney revokes all previous powers issued on behalf of the attorney(s)-in-fact named above.  
IN WITNESS WHEREOF the GREAT AMERICAN INSURANCE COMPANY has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 19TH day of MARCH 2020



*Attest*  
*My L C. B.*

Assistant Secretary

GREAT AMERICAN INSURANCE COMPANY

*Mark V. Vicario*

Divisional Senior Vice President

STATE OF OHIO, COUNTY OF HAMILTON - ss:

On this 19TH day of MARCH

MARK VICARIO (877-377-2405)

2020, before me personally appeared MARK VICARIO, to me known, being duly sworn, deposes and says that he resides in Cincinnati, Ohio, that he is a Divisional Senior Vice President of the Bond Division of Great American Insurance Company, the Company described in and which executed the above instrument; that he knows the seal of the said Company; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by authority of his office under the By-Laws of said Company, and that he signed his name thereto by like authority.



SUSAN A KOHORST  
Notary Public  
State of Ohio  
My Comm. Expires  
May 18, 2025

*Susan A Kohorst*

This Power of Attorney is granted by authority of the following resolutions adopted by the Board of Directors of Great American Insurance Company by unanimous written consent dated June 9, 2008.

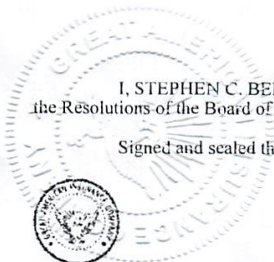
**RESOLVED:** That the Divisional President, the several Divisional Senior Vice Presidents, Divisional Vice Presidents and Divisional Assistant Vice Presidents, or any one of them, be and hereby is authorized, from time to time, to appoint one or more Attorneys-in-Fact to execute on behalf of the Company, as surety, any and all bonds, undertakings and contracts of suretyship, or other written obligations in the nature thereof; to prescribe their respective duties and the respective limits of their authority; and to revoke any such appointment at any time.

**RESOLVED FURTHER:** That the Company seal and the signature of any of the aforesaid officers and any Secretary or Assistant Secretary of the Company may be affixed by facsimile to any power of attorney or certificate of either given for the execution of any bond, undertaking, contract of suretyship, or other written obligation in the nature thereof, such signature and seal when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

**CERTIFICATION**

I, STEPHEN C. BERAHA, Assistant Secretary of Great American Insurance Company, do hereby certify that the foregoing Power of Attorney and the Resolutions of the Board of Directors of June 9, 2008 have not been revoked and are now in full force and effect.

Signed and sealed this 24th day of March, 2022



*My L C. B.*

Assistant Secretary

S1029AH (03/20)

## **Cox, Bryce A**

---

**From:** Spirakis, Kirsten L  
**Sent:** Monday, March 28, 2022 2:24 PM  
**To:** Cox, Bryce A  
**Subject:** RE: [External] Currie Family Dollar Access Permit

I am okay with this explanation.

When you do the cover letter for the driveway permit, add the following bullet point:

- Any additional future proposed development and/or redevelopment of this parcel/property shall require a revised driveway permit with NCDOT. Interconnectivity between adjoining properties is recommended by NCDOT.

### **Kirsten L. Spirakis, PE**

District Engineer  
Division 3 | District 1  
910-467-0500

---

**From:** Cox, Bryce A <bacox2@ncdot.gov>  
**Sent:** Monday, March 28, 2022 10:46 AM  
**To:** Spirakis, Kirsten L <klspirakis@ncdot.gov>  
**Subject:** FW: [External] Currie Family Dollar Access Permit

Mentioned this last Thursday so confirming you are good with this. If so, I will forward your comments on the plans to the design engineer for revision.

-Bryce

---

**From:** Cox, Bryce A  
**Sent:** Wednesday, March 23, 2022 3:21 PM  
**To:** Spirakis, Kirsten L <klspirakis@ncdot.gov>  
**Cc:** Racine, Douglas W <dracine@ncdot.gov>; Lanier, Lantz S <llanier1@ncdot.gov>  
**Subject:** RE: [External] Currie Family Dollar Access Permit

Kirsten,

I have been contacted by the engineer for the proposed Currie Family Dollar regarding potential additional parcel development. See previous email below.

Based on the response, the current land use (LUC 814 – Variety Store) is the highest and best land use based on current and future development for the parcel.

### **Bryce Cox**

Assistant District Engineer  
NCDOT Division 3 District 1  
(910) 467-0500



**From:** Marie Peedin <[mupeedin@ibxengineering.com](mailto:mupeedin@ibxengineering.com)>  
**Sent:** Tuesday, March 22, 2022 10:17 AM  
**To:** Cox, Bryce A <[bacox2@ncdot.gov](mailto:bacox2@ncdot.gov)>  
**Subject:** Re: [External] Currie Family Dollar Access Permit

CAUTION: External email. Do not click links or open attachments unless you verify. Send all suspicious email as an attachment to [Report Spam](#).

Brynce

I just left you a message. The owners purchased both lots in this area and due to septic issues the lot to the left will not be developed until public sewer is in the area and I have no idea when that will occur.

Marie U. Peedin, PE  
252-945-2983

P O Box 154  
Washington, NC 27889

On Thu, Mar 17, 2022 at 3:22 PM Cox, Bryce A <[bacox2@ncdot.gov](mailto:bacox2@ncdot.gov)> wrote:

Marie,

Should have inquired on this sooner but was not aware of it until now but the parcel behind the one where the Family Dollar is proposed is owned by the same gentleman.

Therefore, see note below.

*According to Pender County GIS, this is part of a larger parcel, and the same owner also owns an adjacent parcel, therefore the highest and best land use based on the current zoning for the additional land will need to be included in the trip generation, and the resulting values will need to be reviewed for TIA requirements.*



Is the Family Dollar the only development to be constructed on the current parcel and/or will there be any development on the adjacent parcel? We want to confirm as further developments proposed would potentially trigger a TIA or additionally roadway improvements.

We have discussed the site internally and have several other adjustments to be made to the plans but will forward those to you once we know an answer on the above.

## **Driveway Permit Standard Conditions**

### District 1 Office Contact Information:

295-A Wilmington Highway  
Jacksonville, NC 28540  
(910) 467-0500

The **Standard Conditions** in this document apply to this and all driveway permits issued by District 1.

- SC1** A **Pre-Construction Meeting is required** prior to beginning work. Contact the District Office to schedule.
- SC2** The Permittee shall follow any and all revisions shown in **RED** on attached plan(s).
- SC3** The driveway permit along with all terms and agreements shall be incorporated into any lease or sales agreement.
- SC4** This driveway permit approval is only valid for the land use type(s) and size(s) as shown on the attached approved permit/plans. Any revision to the land use type(s) or size(s) shall require a revised NCDOT driveway permit.
- SC5** The driveway(s) access point(s) shall remain as shown on the approved driveway permit/plans. All outparcels and/or lots shall be served internally.
- SC6** It is a condition of this permit that if/when future development occurs, additional roadway improvements may be required. The type and extent of any future development will determine what roadway improvements are necessary and a revised NCDOT driveway permit will be required.
- SC7** Permittee shall notify NCDOT for an inspection before covering the pipe and after completion of the driveway. If the installation is not followed by an inspection, the contractor may be required to uncover a sufficient number of pipe joints to ensure compliance.
- SC8** Driveways shall have a minimum of 6" of ABC and 1-1/2" of S9.5B or S9.5C as appropriate for the location from edge of pavement to the right-of-way line or have a minimum of 6" of concrete from edge of pavement to right-of-way line. (See NCDOT Roadway Standard Drawing #848.02.)
- SC9** All pipes placed within the NCDOT Right of Way shall be NCDOT approved materials. All joints shall be sealed with mortar or other NCDOT approved material. Backfill compaction shall meet NCDOT Standardized Testing Method.
- SC10** Refer to "Slope and Drainage Requirements" when grading proposed driveway(s). See attachment for details.
- SC11** If the approved permit encroaches within the limits of an active construction project the Permittee will be required to coordinate with the NCDOT contractor as well as secure a hold harmless agreement prior to commencing work. If the approved permit encroaches within the limits of project in preconstruction, the Permittee will be required to coordinate with the Department's Project Development Unit to ensure no conflicts are created with the installation.
- SC12** All flagging operations within NCDOT right-of-way require qualified and trained Work Zone Flaggers. Qualified and trained Work Zone Traffic Control Supervisors will be required on significant projects. Training for this certification is provided by NCDOT approved training sources and by private entities that have been pre-approved. For more information, visit <https://connect.ncdot.gov/projects/WZTC/Pages/Training.aspx> or contact the NCDOT Work Zone Traffic Control Unit at (919) 814-5000.
- SC13** No lane closures shall be allowed on State Holidays (day of, day before, and day after) or during Local events.
- SC14** No lane closures or impediment to traffic shall be allowed on weekends without prior written approval from the District Engineer.
- SC15** One lane must always be open to traffic; only one lane closure will be allowed in each direction. Ingress and egress shall be maintained to all businesses and dwellings affected by the project. Special attention shall be paid to Police and Fire Stations, fire hydrants and Hospitals.
- SC16** All roadway signs removed during project work shall be reinstalled immediately after completion of work. All equipment and materials shall be removed from the NCDOT right-of-way when not in use.
- SC17** Any work requiring personnel or equipment within 5' of the travel lane on an undivided roadway, or 10' of the travel lane, on a divided roadway shall require a lane closure per the latest edition of the MUTCD and the NCDOT Standard Specifications. The more stringent standards shall apply.
- SC18** Approval is only for work within NCDOT right-of-way. Any construction planned or proposed outside NCDOT right-of-way shall require the permittee to obtain concurrence and/or right-of-way from subject property owner and/or local government. This approval excludes area(s) within Railroad right-of-way and/or Municipal right-of-way which will require separate approval from the Railroad, City or Town. Approval is with the understanding that NCDOT does not



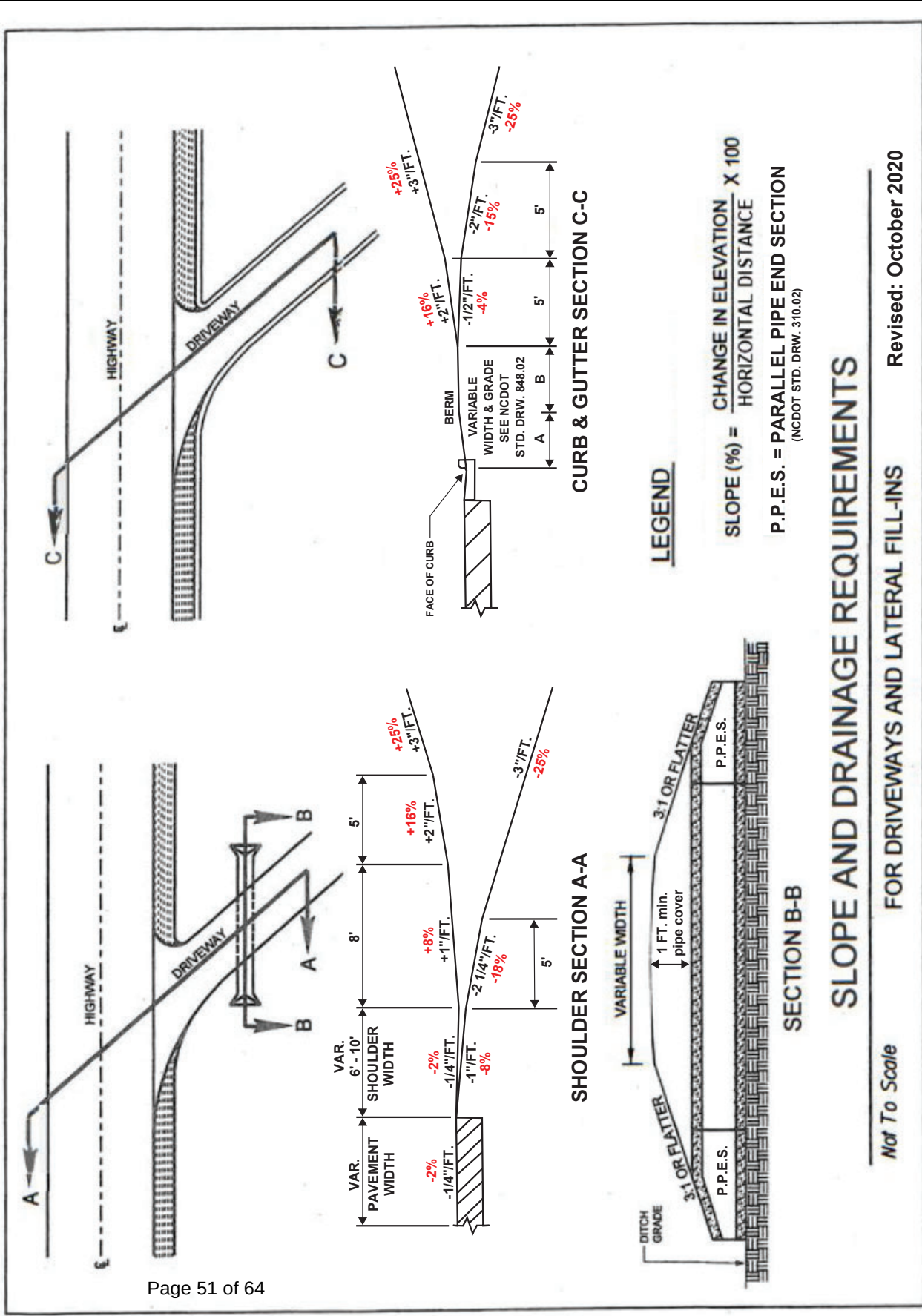
guarantee the right-of-way on any road, nor will it be responsible for any claim for damages brought by any property owner by reason of the installation.

- SC19** All traffic control, asphalt mixes, structures, construction, workmanship and construction methods, and materials shall be in compliance with the most-recent versions of the following resources: *Manual on Uniform Traffic Control Devices*, *Policy on Street and Driveway Access to North Carolina Highways*, *Policies and Procedures for Accommodating Utilities on Highway Rights of Way*, *Subdivision Roads Minimum Construction Standards*, *NCDOT Standard Specifications for Roads and Structures*, *NCDOT Roadway Standard Drawings*, *AASHTO Policy on Geometric Design of Highways and Streets*, *NCDOT Asphalt Quality Management System manual*, **and the approved plans.**
- SC20** Prior to beginning work, it is the responsibility of the Permittee to contact the appropriate Utility Companies involved and make arrangements to adjust or relocate any utilities that conflict with the proposed work.
- SC21** NC 811 services DOES NOT provide locates of traffic signal cables. If the work is located within ½ mile of a signalized intersection, the Permittee shall contact NCDOT Traffic Services at (910) 341-2200 no less than one week prior to beginning work, for the location of all traffic signal and detection cables. Location is required prior to excavation. **Cost to replace or repair NCDOT signs, signals or associated equipment shall be the responsibility of the Permittee.**
- SC22** If traffic signal installation or modifications to a traffic signal are required under this permit, a separate traffic agreement is required prior to work. Contact the Division Traffic Engineer or Deputy Division Traffic Engineer at (910) 341-2200.
- SC23** If pavement markings are required under this permit, the permittee shall have the pavement markings pre-marked, inspected, and approved by NCDOT personnel prior to the placement of final pavement markings. Contact Traffic Services at (910) 341-2200 for pre-marking inspections or field changes.
- SC24** Centerline pavement markings shall be installed the same day resurfacing is accomplished. All other pavement markings shall be completed within five days of resurfacing.
- SC25** All concrete or paved channelization islands shall have a 12 inch diameter round or square smooth wall hole drilled, cored, formed, or air-hammered to the subgrade and backfilled with soil placed a minimum of 10 feet from the nose of each end of the island (see Roadway Standard Drawing 904.50), or as directed by the engineer. All sign supports that are to be erected in existing or proposed concrete or paved channelization islands shall meet the same requirements. If necessary, contact Traffic Services at (910) 341-2200 to mark core locations.
- SC26** Prior to beginning work, if the area of work is within a municipality limit, it is the responsibility of the Permittee to notify the municipal authorities.
- SC27** The Permittee shall comply with all applicable Federal, State, and local statutes, rules, regulations, and ordinances that may be imposed by other governmental agencies. The Permittee shall obtain all necessary Federal, State, and local environmental permits, including but not limited to, those related to sediment control, storm water, wetlands, streams, endangered species, and historical sites.
- SC28** All wiring and related work shall conform to the latest edition of the National Electrical Safety Code.
- SC29** No alteration of the approved plan will be allowed without written approval by NCDOT. All design plan changes proposed by the contractor shall be prepared by the Engineer of Record and submitted by the Owner/Permittee to NCDOT for review to ensure that the Engineer and Owner participate in all construction changes. Field changes constructed without prior written approval by NCDOT will not be accepted by NCDOT during the inspection process.
- SC30** An executed paper copy of the Driveway Permit and approved plans shall be present at the work site at all times while performing work. NCDOT reserves the right to stop all work unless evidence of approval can be shown. Additionally, NCDOT reserves the right to further limit, restrict, or suspend operations within the right-of-way.
- SC31** Material shall NOT be unloaded or stockpiled on the roadway at any time without proper lane closure during the project. Work is not permitted when the shoulder material is wet or during adverse weather conditions.
- SC32** All erosion control devices shall be placed as needed prior to disturbance and maintained throughout the project. All areas disturbed (shoulders, ditches, removed accesses, etc.) shall be graded and seeded within 15 calendar days with an approved NCDOT seed mixture. For disturbance of residential/commercial lawns, vegetation shall be replaced in like kind.
- SC33** For disturbance of plants, vegetation, trees or plant beds in the NCDOT right-of-way, they shall be replaced with plants, vegetation or trees of like kind or similar shape. Contact the Division Roadside Environmental Engineer at 910-259-4919.

- SC34** It shall be the responsibility of the property owner or local municipality to maintain any proposed sidewalk that will be placed within the NCDOT Right of Way. It is the responsibility of the Permittee to place the sidewalk and wheelchair ramps per NCDOT standards and the latest edition of the Americans with Disabilities Act.
- SC35** It shall be unlawful to place any highway obstruction, including a driveway headwall, fence, rural mailbox, newspaper delivery box, or other roadside obstruction, so as to interfere with the traffic or maintenance of the roads and highways of the state highway system. See North Carolina Administrative Code 19A NCAC 2E.0404.
- SC36** Fire Hydrant(s) shall be placed a maximum of 1 foot from the right-of-way line. (STD. 1515.02 in the NCDOT Roadway Standard Drawings).
- SC37** The Permittee shall comply with all OSHA requirements and **provide a competent person on site** to supervise excavation at all times.
- SC38** The Permittee is responsible for any and all damages caused from project work within the right-of-way, including damage to drainage structures, pavement, vegetation, etc. It shall be the Applicant/Owner's responsibility to repair or replace damaged items/areas to the satisfaction of NCDOT.
- SC39** Any pavement damaged including settlement of the pavement or damage by equipment used to perform the project work, shall be re-surfaced to the satisfaction of the District Engineer or their representative. This may include the removal of pavement and a 50' mechanical overlay. All temporary and final pavement markings are the responsibility of the Permittee.
- SC40** Throughout the life of the project, the permittee shall maintain all drop-offs within the work zone such that they do not exceed a maximum of 2". A drop-off behind curb and gutter shall not exceed a maximum of 6". Corrections to drop-offs shall be made the same workday.
- SC41** All removed curb, driveways, and shoulder areas shall be backfilled at a 6:1 slope or flatter at the end of the days' production.
- SC42** For all driveway permits with roadway improvements: Upon completion of construction, a certification memo that has been signed and sealed as appropriate under General Statute 89C-16 by a North Carolina Professional Engineer or Registered Land Surveyor shall be submitted to the District Engineer prior to opening the access connection for public use. Supporting documentation shall be attached certifying that improvements for the driveway access(s) meet the approved plan and NCDOT standards. All documentation shall be dated and initialed by the contractor. Verification will include inspection reports, testing reports, or any supporting documentation and calculations. Verification will cover, but is not limited to, subgrade, pavement structure, drainage, and traffic control items.
- SC43** It shall be unlawful for any person, firm, or corporation to erect, maintain, or operate upon his own land, or the land of another, any farm gate or other gate which, when opened, will project over the right-of-way of any State highway. Proposed gates are required to be located far enough from the edge of pavement so as not to interfere with roadway traffic flow; minimum 100' from the Right of Way. See North Carolina General Statute 136-94.
- SC44** If this is a Temporary Driveway Permit then it is for temporary access only. All ingress/egress points for permanent access to this property shall be applied for per the Policy on Street and Driveway Access to North Carolina Highways. All Temporary Driveway Permits are for a 6 month period at which an extension will be required or permanent request petitioned.
- SC45** The applicant / property owner shall be responsible to perform routine maintenance of the driveway(s) to ensure all applicable concrete median islands, traffic signs, pavement markings and reflectors remain in compliance as permitted.

Contact Information

District 1 Office, Jacksonville, 910-467-0500  
 Onslow County Maintenance Office, Jacksonville, 910-467-0550  
 Pender County Maintenance Office, Burgaw, 910-259-5413  
 Division 3 Traffic Engineer, Castle Hayne, 910-341-2200  
 Division 3 Traffic Services, Castle Hayne, 910-341-2200  
 Division 3 Roadside Environmental Unit, Burgaw, 910-259-4919.



## VERIFICATION OF COMPLIANCE WITH ENVIRONMENTAL REGULATIONS

(Check Appropriate Box)

- ☐ Permits from the N.C. Department of Environmental Quality and the U.S. Army Corp of Engineers are not required for this project. However, all applicable federal and state regulations have been followed.
- ☐ The required permits from the N.C. Department of Environmental Quality and the U.S. Army Corp of Engineers have been obtained for this project. Copies of the permits are attached.
- ☒ All applicable NPDES Stormwater Permit requirements have been or will be met for this project.
- ☒ The project is in compliance with all applicable sedimentation and erosion control laws and regulations.

Project Name: Family Dollar - Currie

Township: Grady

County: Pender

Project Engineer: Inner Banks Engineering

Phone Number 252-945-2983

Project Contact: Marie Peedin, PE

Applicant's Name: Cedar Run Capital, LLC

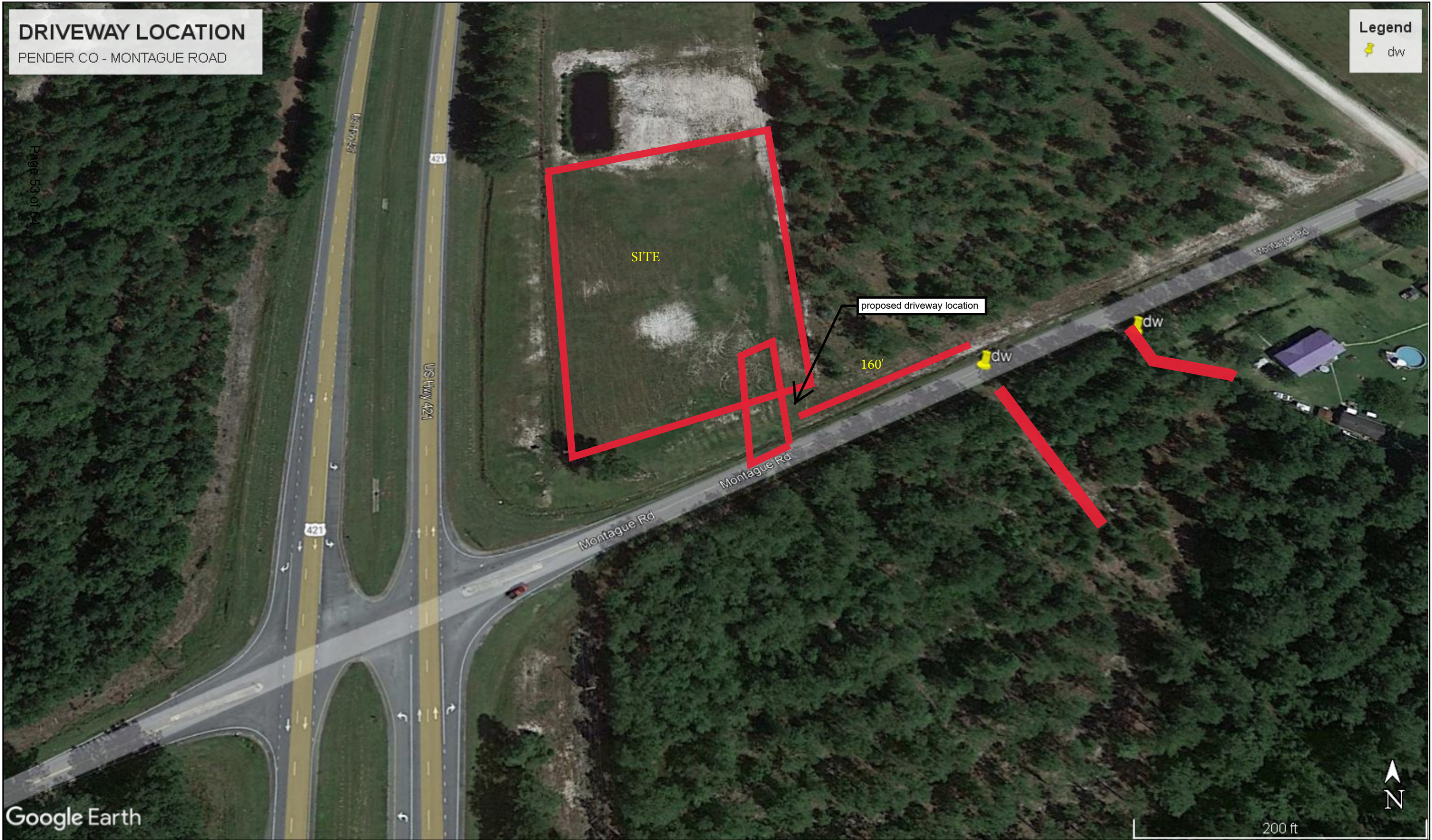
Date Submitted: 1/13/22



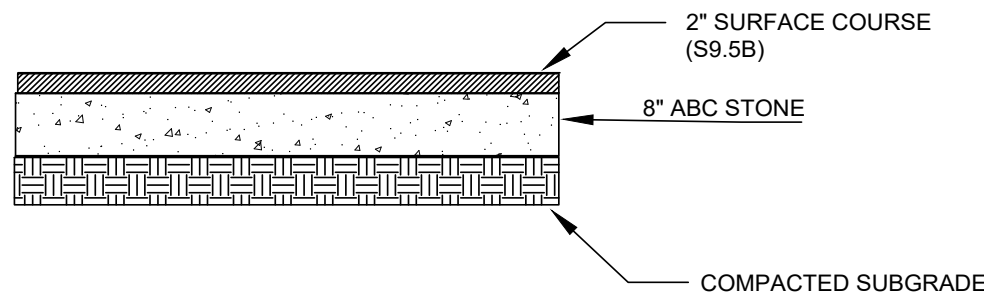
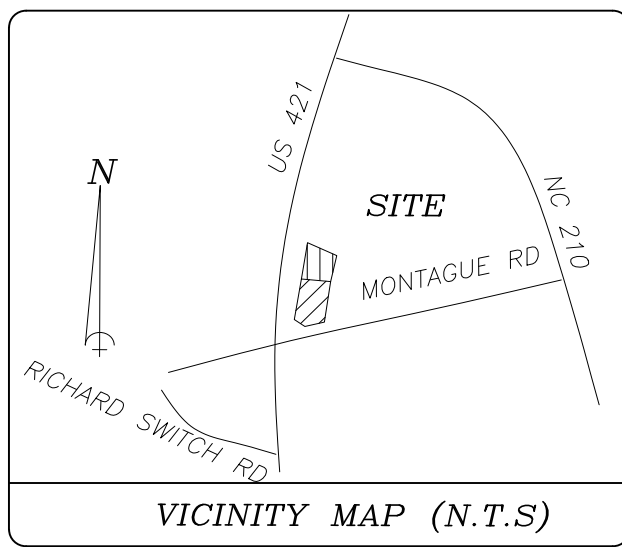
A handwritten signature in black ink that reads "Marie Umphlett Peedin".

Form VCER-1  
June 2016

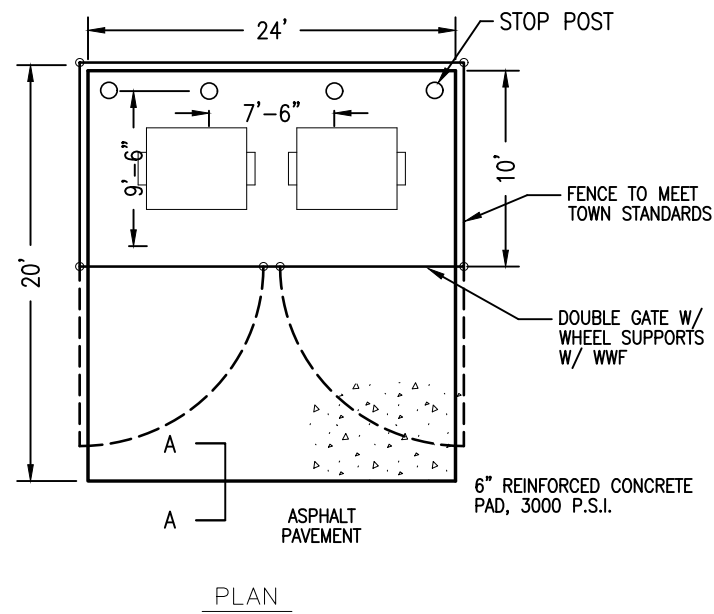
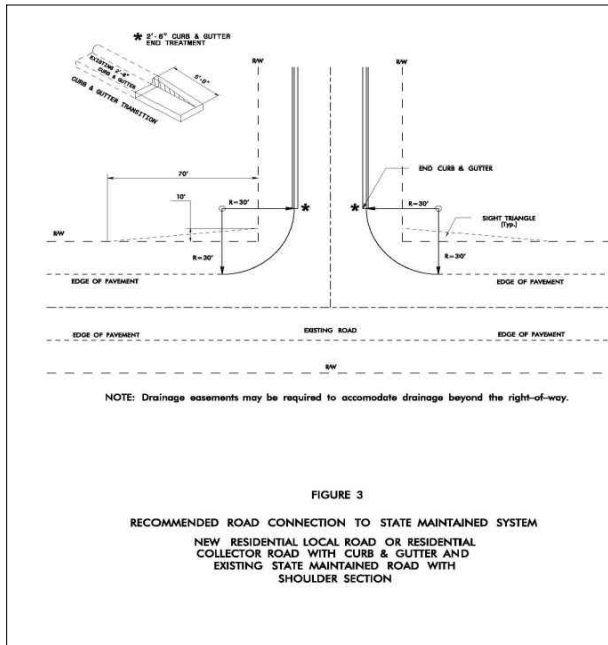




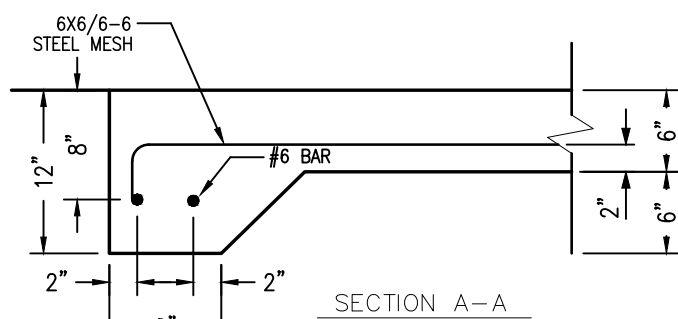




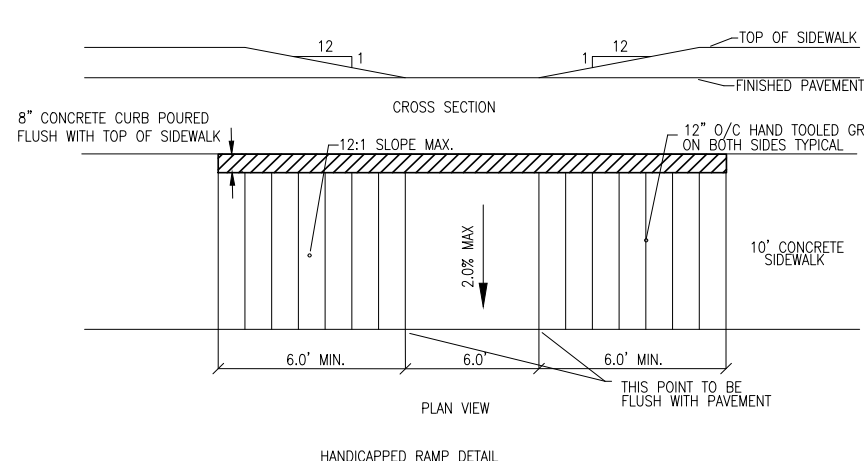
TYPICAL PAVEMENT SECTION



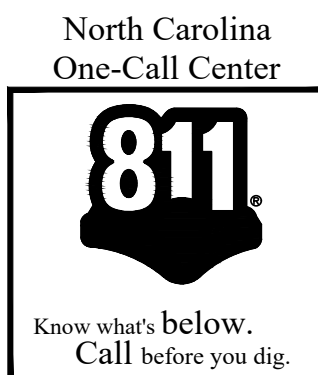
NOTE:  
STOP POST AND FRONT BOLLARDS SHALL BE 6\"/>



DUMPSTER PAD DETAIL  
NOT TO SCALE



HC RAMP DETAIL



CONFIDENTIALITY STATEMENT:

THIS DRAWING IS THE PROPERTY OF INNER BANKS ENGINEERING, PC. THIS INFORMATION IS CONFIDENTIAL AND IS TO BE USED ONLY IN CONNECTION WITH WORK DESCRIBED BY INNER BANKS ENGINEERING, PC. NO PART IS TO BE DISCLOSED TO OTHERS WITHOUT EXPRESS WRITTEN PERMISSION FROM INNER BANKS ENGINEERING, PC.

- NOTES:
1. CORNERS ARE MARKED AS NOTED ON MAP.
  2. ALL DISTANCES ARE HORIZONTAL FIELD MEASUREMENTS.
  3. AREA COMPUTED BY THE COORDINATE METHOD.
  4. THIS PROPERTY IS ZONED RA.
  5. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARDOUS AREA.
  6. NO KNOWN HORIZONTAL CONTROL WITHIN 2,000'.
  7. BUILDING SETBACKS REQUIRED TO BE IN ACCORD WITH THE PENDER COUNTY ZONING ORDINANCE. (FRONT 30' // SIDE 15' // REAR 30')
  8. THESE PARCELS CANNOT BE USED FOR BUILDING DEVELOPMENT, UNLESS AN APPROVED WASTE WATER DISPOSAL METHOD HAS BEEN APPROVED AND PERMITTED BY THE PENDER COUNTY ENVIRONMENTAL HEALTH DEPARTMENT OR APPROPRIATE STATE AGENCY OR UNLESS A NEW PLAT IS APPROVED AND RECORDED AS REQUIRED UNDER THIS ORDINANCE.
  9. IN ORDER FOR THIS RECOMBINATION OF PARCELS TO BE COMPLETE, A DEED OF COMBINATION MUST BE RECORDED WITH THE PENDER COUNTY REGISTER OF DEEDS OFFICE.
  10. AT THE TIME OF MY INSPECTION VISIBLE DRAIN PIPES LOCATED AS SHOWN POSSIBLE MORE DRAIN PIPES.

This map is subject to any easements, agreements or rights of way prior to the date of this map that were not visible at my time of inspection.

No complete title search was performed for this survey.

- UNDERGROUND UTILITY LINES SHOWN HEREON ARE PLOTTED FROM UTILITY MARKINGS BY OTHERS, ABOVE GROUND APPURTENANCES AND DRAWINGS PROVIDED BY SOME UTILITY PROVIDERS; NO GUARANTEE IS MADE AS TO THEIR EXACT LOCATION, OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS MAP
- AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 3720228500J, DATED 2/16/2007 THIS TAX PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (ZONE X);

OWNER:  
CEDAR RUN CAPITAL, LLC  
2405 F NASH STREET  
WILSON, NC 27896

GENERAL CONTRACTOR:  
STOCKS AND TAYLOR CONSTRUCTION, INC.  
1825 CAROLINA AVENUE  
WASHINGTON, NC 27889

GENERAL SITE AND BUILDING INFORMATION:  
BUILDING USE: COMMERCIAL - RETAIL  
BUILDING SIZE: 10,500 SF  
MAX BUILDING HEIGHT: 35 FT

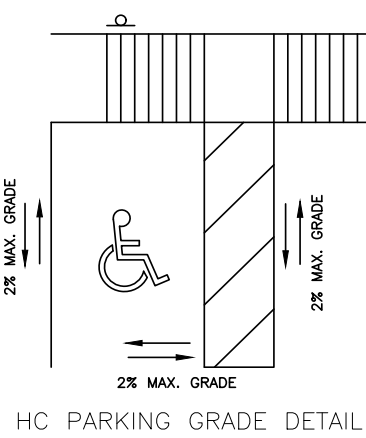
TOTAL PARENT TRACT SIZE = 5.00 AC  
TOTAL LOT SIZE = (2.07 AC AC)  
PARCEL NO. 2285-63-0939-0000

ZONING INFORMATION:  
ZONING RA - SPECIAL USE  
BUILDING MINIMUM BUILDING SETBACKS (UNLESS NOTED)  
FRONT: 30'  
SIDE: 15'  
REAR: 30'  
BUFFER YARD = 10'  
TO ROW - BY A - 15'  
SIDE AND REAR BY B - 10'

UTILITIES:  
WATER SERVICE: PENDER COUNTY UTILITIES  
605 E. FREMONT ST.  
BURGAUW NC 28425  
910-259-1570  
SEWAGE: ON-SITE TREATMENT FACILITY  
ELECTRIC SERVICE: FOUR COUNTY EMC  
P.O. Box 667  
Burgham, NC 28425  
(910) 259-1821  
NATURAL GAS SERVICE: NA

PARKING REQUIREMENTS:  
PARKING SPACE SIZE: 6'x20'  
PARKING SPACES REQUIRED: 1 SPACE / 225SF = 47  
TOTAL PROVIDED PARKING: 47 SPACES  
HANDICAP SPACES: 2 SPACES  
AM/PM PEAK HOUR TRIP CALCULATIONS = 745 TOTAL TRIPS  
70 AM PEAK TRIPS  
70 PM PEAK TRIPS  
BASED ON ITE 8TH EDITION TRIP GENERATION RATES

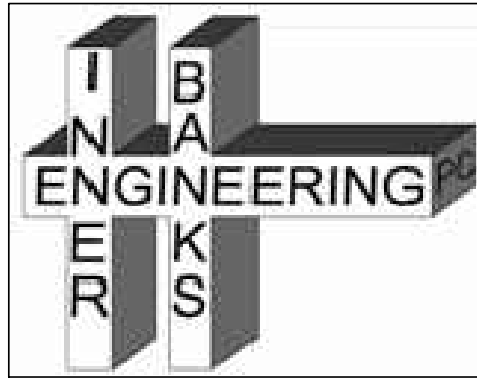
GENERAL SITE NOTES:  
ALL NEW SERVICES AND FACILITIES SHALL MEET ALL NC BUILDING CODE REQUIREMENTS.  
ALL EXISTING UTILITIES ARE SHOWN BASED ON FIELD EVIDENCE.  
PRIOR TO ANY DIGGING NC ONE CALL SHALL BE CALLED AND CONFIRM LOCATION AND SIZE OF ALL EXISTING UTILITIES.  
SEE SHEET C3 FOR LANDSCAPE PLAN  
THESE PLANS MEET OR EXCEED THE REQUIREMENTS SET FORTH BY THE PENDER COUNTY UDO SECTION 7.9 STORM WATER MANAGEMENT.



Freestanding Signs  
2) 300' to 1,000 Feet Road Frontage: 626' FRONTAGE  
a) Beginning at three hundred (300) feet of road frontage, the area of the sign may be increased 1.5 square feet for each ten (10) feet of additional road frontage, up to a maximum sign area of two hundred (200) square feet for one thousand (1,000) feet of road frontage.  
326/10 \* 1.5 = 48.95' ADDITIONAL  
MAX SIGN SIZE = 144.9 SF  
FOLE SIGN PROVIDED= PS 1B = 44.45 SF  
Wall Signs  
3) A permanent wall sign shall be allowed for each separate business establishment provided the total allowable sign area for the wall signs shall not exceed one (1) square foot for each linear foot of building wall facing a public street.  
MAX WALL SIGN AREA = 91.5 SF  
SIGN PROVIDED LCM1 = 47.74.75 SF

## FINAL PLANS FOR REVIEW ONLY NOT FOR CONSTRUCTION

Graphic Scale: 1"=40'-0" 40' 20' 0' 40'



LICENSE NO. C-4111  
INNER BANKS ENGINEERING, PC  
P. O. BOX 154  
WASHINGTON, NC 27889  
252-945-2983  
MUPEEDIN@IBXENGINEERING.COM

## SITE AND UTILITY PLAN

FAMILY DOLLAR - CURRIE  
PENDER COUNTY  
PENDER COUNTY  
CEDAR RUN CAPITAL, LLC  
2405 F NASH ST.  
WILSON, NC 27896



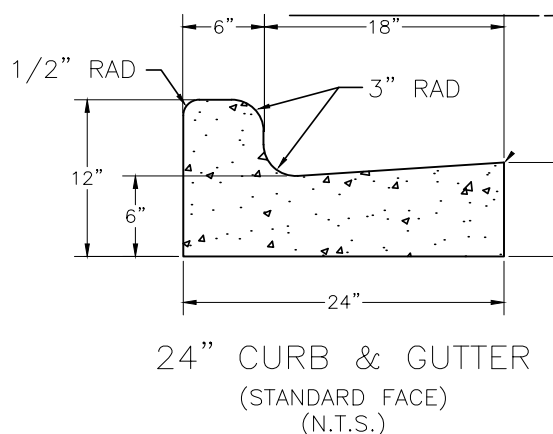
| Date    | Description                      |
|---------|----------------------------------|
| 1/13/22 | NCDOT COMMENTS                   |
| 2/19/22 | WATERLINE NOTES AND PRC COMMENTS |
| 5/12/22 | NCDOT COMMENTS                   |

|           |          |
|-----------|----------|
| File No.  | 21015    |
| Scale:    | 1"=40'   |
| DATE      | 10/15/21 |
| Sheet No. | C-01     |

- SHEET INDEX  
C1 - SITE UTILITY PLAN  
C2 - GRADING EROSION PLAN  
C3 - LANDSCAPE PLAN  
C4-C6 - DETAILS

APPROVED BY PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE ADMINISTRATOR

DATE \_\_\_\_\_ ADMINISTRATOR \_\_\_\_\_



U.S. HWY. No. 421 (300' PUBLIC R/W)  
SPEED LIMIT 55 MPH

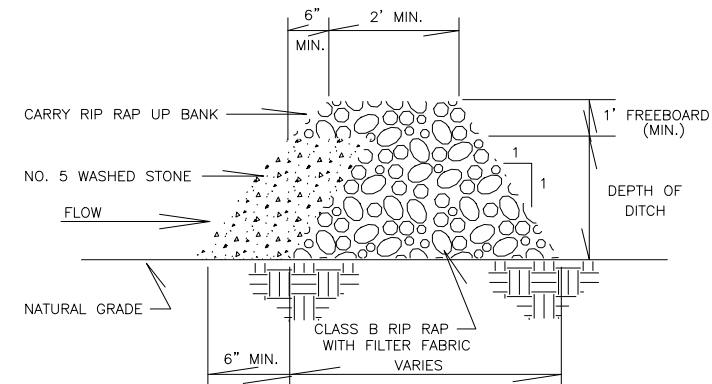


NOTE:  
CONTACT LAND QUALITY SECTION AT BEFORE ANY WORK BEGINS ON THE PROJECT IN THE CONSTRUCTION SEQUENCE.

TOTAL DISTURBED AREA 2.13 AC

SELF INSPECTION IS REQUIRED AS LISTED - INSPECTION FORM  
CAN BE OBTAINED AT FOLLOWING WEBSITE:  
HTTP://DEQ.NC.GOV/ABOUT/DIVISIONS/ENERGY-MINERAL-LAND-RESOURCES/  
EROSION-SEDIMENT-CONTROL/FORMS

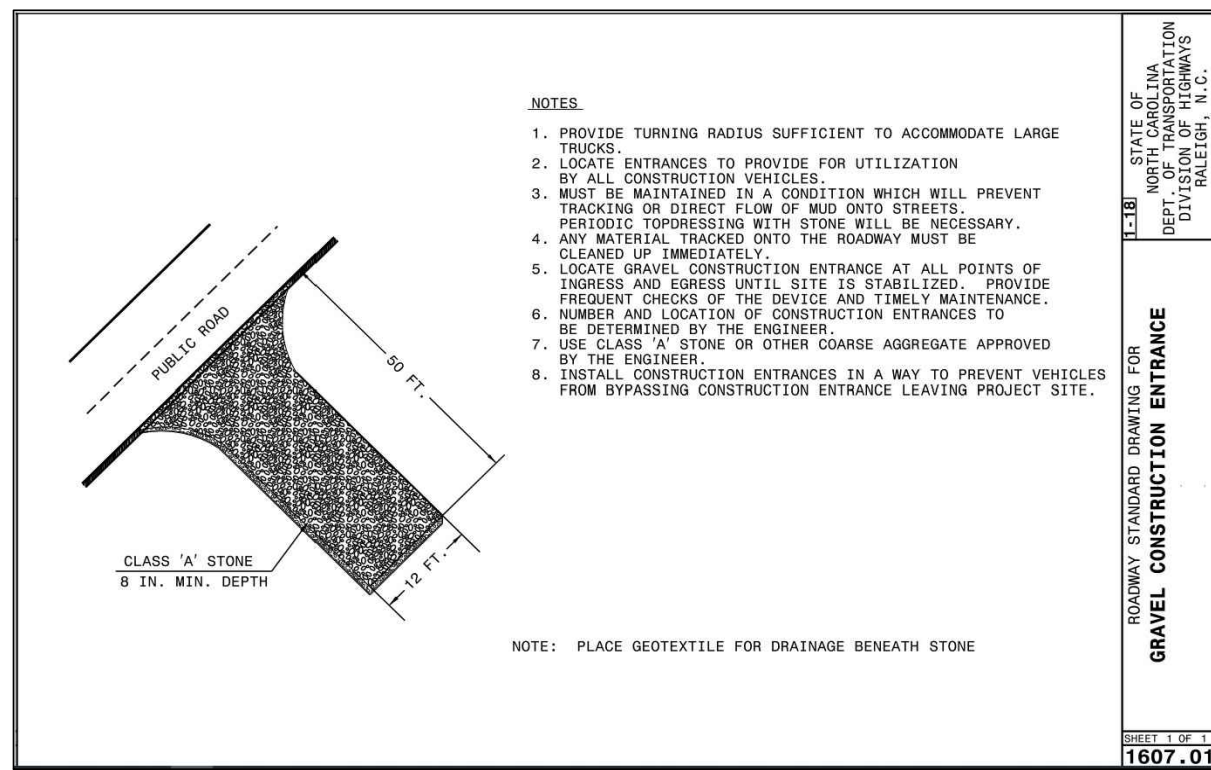
THE ANGLE FOR GRADED SLOPES AND FILLS SHALL BE NO GREATER THAN THE ANGLE THAT CAN BE RETAINED BY VEGETATIVE COVER OR OTHER ADEQUATE EROSION CONTROL DEVICES OR STRUCTURES. IN ANY EVENT, SLOPES LEFT EXPOSED WILL WITHIN 7 OR 14 CALENDAR DAYS OF COMPLETION OF ANY PHASE OF GRADING BE PLANTED OR OTHERWISE PROVIDED WITH TEMPORARY GROUND COVER, DEVICES OR STRUCTURES SUFFICIENT TO RESTRAIN EROSION. PERMANENT GROUND COVER WILL BE PROVIDED FOR ALL DISTURBED AREAS WITHIN 15 WORKING DAYS OR NO MORE THAN 90 CALENDAR DAYS WHICH EVER IS SHORTER FOLLOWING COMPLETION OF CONSTRUCTION.



2 Check Dam Detail  
Scale: Not To Scale

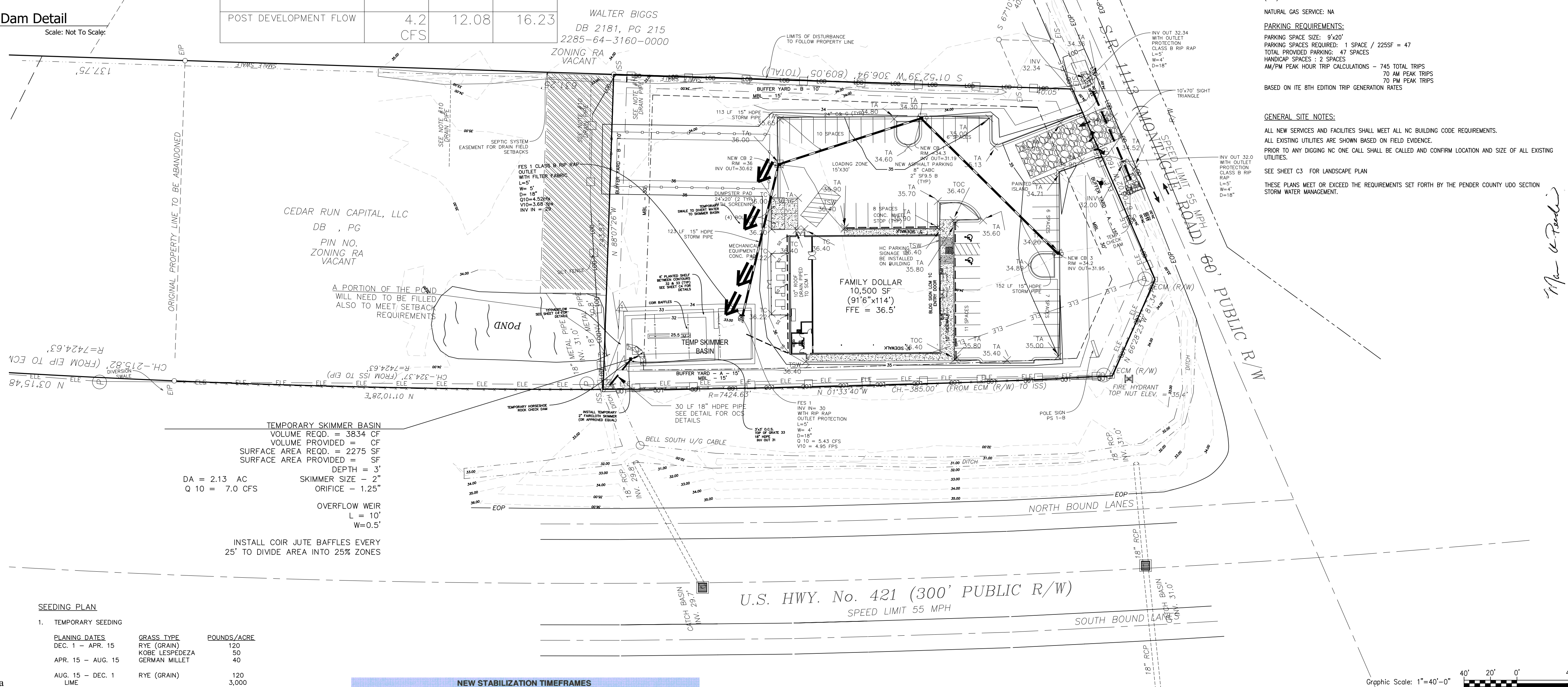
| SITE DRAINAGE DATA    |         | 10 YR<br>EVENT | 25 YR<br>EVENT |
|-----------------------|---------|----------------|----------------|
| TOTAL IMPERVIOUS AREA | 0.89 AC |                |                |
| TOTAL DRAINAGE AREA   | 2.0700  |                |                |
| WQV                   | 610 CF  |                |                |
| PRE DEVELOPMENT FLOW  | 4.8 CFS | 12.33          | 16.47          |
| POST DEVELOPMENT FLOW | 4.2 CFS | 12.08          | 16.23          |

(8&2) THICKENED EDGE WALK DETAIL  
NOT TO SCALE



- NOTES:
1. PROVIDE TURNING RADIUS SUFFICIENT TO ACCOMMODATE LARGE TRUCKS.
  2. LOCATE ENTRANCES TO PROVIDE FOR UTILIZATION BY ALL CONSTRUCTION VEHICLES.
  3. MUST BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR EXCESS FLOW OF MUD ONTO STREET.
  4. ANY MATERIAL TRACKED ONTO THE ROADWAY MUST BE REMOVED IMMEDIATELY.
  5. LOCATE GRAVEL CONSTRUCTION ENTRANCE AT ALL POINTS OF DISBURS AND EXITS UNTIL SITE IS STABILIZED. PROVIDE FREQUENT CHECKS OF THE DEVICE AND TIMELY MAINTENANCE.
  6. NUMBER AND LOCATION OF CONSTRUCTION ENTRANCES TO BE DETERMINED BY THE ENGINEER.
  7. USE CLASS 'A' STONE OR OTHER COARSE AGGREGATE APPROVED BY THE ENGINEER.
  8. INSTALL CONSTRUCTION ENTRANCES IN A WAY TO PREVENT VEHICLES FROM BYPASSING CONSTRUCTION ENTRANCE LEAVING PROJECT SITE.

NOTE: PLACE GEOTEXTILE FOR DRAINAGE BENEATH STONE



SEEDING PLAN

| PLANNING DATES               | GRASS TYPE     | POUNDS/ACRE |
|------------------------------|----------------|-------------|
| DEC. 1 - APR. 15             | RYE (GRAIN)    | 120         |
| APR. 15 - AUG. 15            | KOBE LESPEDEZA | 50          |
|                              | GERMAN MILLET  | 40          |
| AUG. 15 - DEC. 1             | RYE (GRAIN)    | 120         |
| LIME                         |                | 3,000       |
| FERTILIZER                   |                | 800         |
| MULCH                        |                | 4,000       |
| TACK RATE = 11 GAL / 1000 SF |                |             |

| PLANNING DATES   | GRASS TYPE     | POUNDS/ACRE |
|------------------|----------------|-------------|
| SEPT. 1 - OCT. 3 | TALL FESCUE    | 200         |
|                  | KOBE LESPEDEZA | 50          |
|                  | RYE (GRAIN)    | 25          |
| LIME             |                | 4,000       |
| FERTILIZER       |                | 1,000       |
| MULCH            |                | 4,000       |

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| NEW STABILIZATION TIMEFRAMES                 |               |                                                                                        |
|----------------------------------------------|---------------|----------------------------------------------------------------------------------------|
| Site Area Description                        | Stabilization | Timeframe Exceptions                                                                   |
| Perimeter dikes, swales, ditches and slopes  | 7 days        | None                                                                                   |
| High Quality Water (HQW) Zones               | 7 days        | None                                                                                   |
| Slopes steeper than 3:1                      | 7 days        | If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed. |
| Slopes 3:1 or flatter                        | 14 days       | 7 days for slopes greater than 50' in length.                                          |
| All other areas with slopes flatter than 4:1 | 14 days       | None, except for perimeters and HQW Zones.                                             |

- TEMP. DIVERSION SWALE
- TEMP. CHECK. DAM
- SPOT ELEVATION
- SILT FENCE
- LIMITS OF DISTURBANCE
- CONSTRUCTION ENTRANCE
- TSW = TOP OF SIDEWALK  
TA = TOP OF ASPHALT  
TC = TOP OF CONCRETE

OWNER:  
CEDAR RUN CAPITAL, LLC  
2405 F NASH STREET  
WILSON, NC 27896

GENERAL CONTRACTOR:  
STOCKS AND TAYLOR CONSTRUCTION, INC.  
1825 CAROLINA AVENUE  
WASHINGTON, NC 27889

GENERAL SITE AND BUILDING INFORMATION:

BUILDING USE: COMMERCIAL - RETAIL  
BUILDING SIZE: 10,500 SF  
MAX BUILDING HEIGHT: 35 FT

TOTAL PARENT TRACT SIZE = 5.00 AC  
TOTAL LOT SIZE = (2.07 AC AC)  
PARCEL NO.: 2285-63-0039-0000

ZONING INFORMATION:

ZONING: RA - SPECIAL USE  
BUILDING MINIMUM BUILDING SETBACKS (UNLESS NOTED)  
FRONT: 30'  
SIDE: 15'  
REAR: 30'  
BUFFER YARD =  
TO ROW - BY A - 15'  
SIDE AND REAR BY B - 10'

UTILITIES:

WATER SERVICE: PENDER COUNTY UTILITIES  
605 E. FREMONT ST.  
BURROW, NC 28425  
910-259-1570

SANITARY SEWER SERVICE: ONSITE TREATMENT FACILITY  
ELECTRIC SERVICE: FOUR COUNTY EMC  
P.O. Box 667  
Burrow, NC 28425  
(910) 259-1821

NATURAL GAS SERVICE: NA

PARKING REQUIREMENTS:

PARKING SPACE SIZE: 9'x20'  
PARKING SPACES REQUIRED: 1 SPACE / 225SF = 47  
TOTAL PROVIDED PARKING: 47 SPACES  
HANDICAP SPACES: 2 SPACES  
AM/PM PEAK HOUR TRIP CALCULATIONS - 745 TOTAL TRIPS  
70 AM PEAK TRIPS  
70 PM PEAK TRIPS  
BASED ON ITE 8TH EDITION TRIP GENERATION RATES

GENERAL SITE NOTES:

ALL NEW SERVICES AND FACILITIES SHALL MEET ALL NC BUILDING CODE REQUIREMENTS.  
ALL EXISTING UTILITIES ARE SHOWN BASED ON FIELD EVIDENCE.  
PRIOR TO ANY DIGGING NO ONE CALL SHALL BE CALLED AND CONFIRM LOCATION AND SIZE OF ALL EXISTING UTILITIES.

SEE SHEET C3 FOR LANDSCAPE PLAN

THESE PLANS MEET OR EXCEED THE REQUIREMENTS SET FORTH BY THE PENDER COUNTY UDO SECTION STORM WATER MANAGEMENT.

GRADING PLAN

FAMILY DOLLAR - CURRIE  
PENDER COUNTY  
CEDAR RUN CAPITAL, LLC  
2405 F NASH ST.  
WILSON, NC 27896



| Date    | Description    |
|---------|----------------|
| 5/12/22 | NCDOT COMMENTS |

File No. 21015

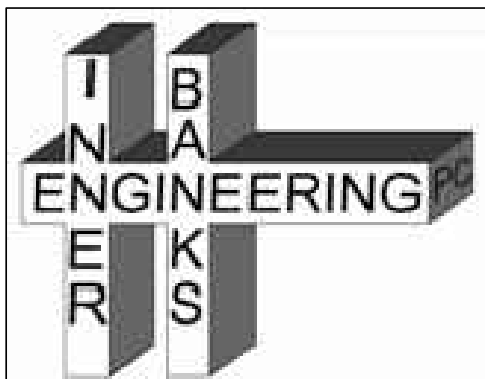
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Sheet No.

C-02

LICENSE NO. C-4111

INNER BANKS ENGINEERING, PC  
P. O. BOX 154  
Washington, NC 27889  
252-945-2983  
MUPEEDIN@IBENGINEERING.COM



Graphic Scale: 1"=40'-0"

North Carolina  
One-Call Center



Know what's below.  
Call before you dig.



LANDSCAPING PLANT SPECIFICATIONS AND LEGEND

| NAME                             | SIZE   | HEIGHT  | QUANTITY | CALIPER AT TIME OF PLANTING |
|----------------------------------|--------|---------|----------|-----------------------------|
| LARGE TREE (RIVER BIRCH)         | B&B    | 10'-12" |          | 2" MIN. AT 0.5' ABOVE GRADE |
| LARGE TR (RED MAPLE)             | B&B    | 10'-12" |          | 2" MIN. AT 0.5' ABOVE GRADE |
| EVERGREEN SHRUBS (DWARF NANDENA) | 3 GAL. | N/A     |          | N/A                         |
| UNDERSTORY TR ( CREPE MYRTLE)    | B&B    | 6'      |          | 2" MIN. AT 0.5' ABOVE GRADE |

LANDSCAPE PLAN NOTES:

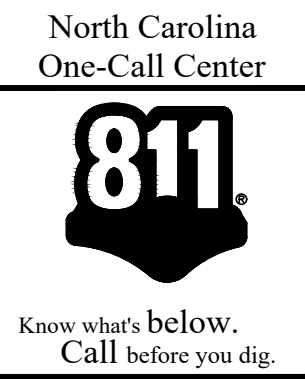
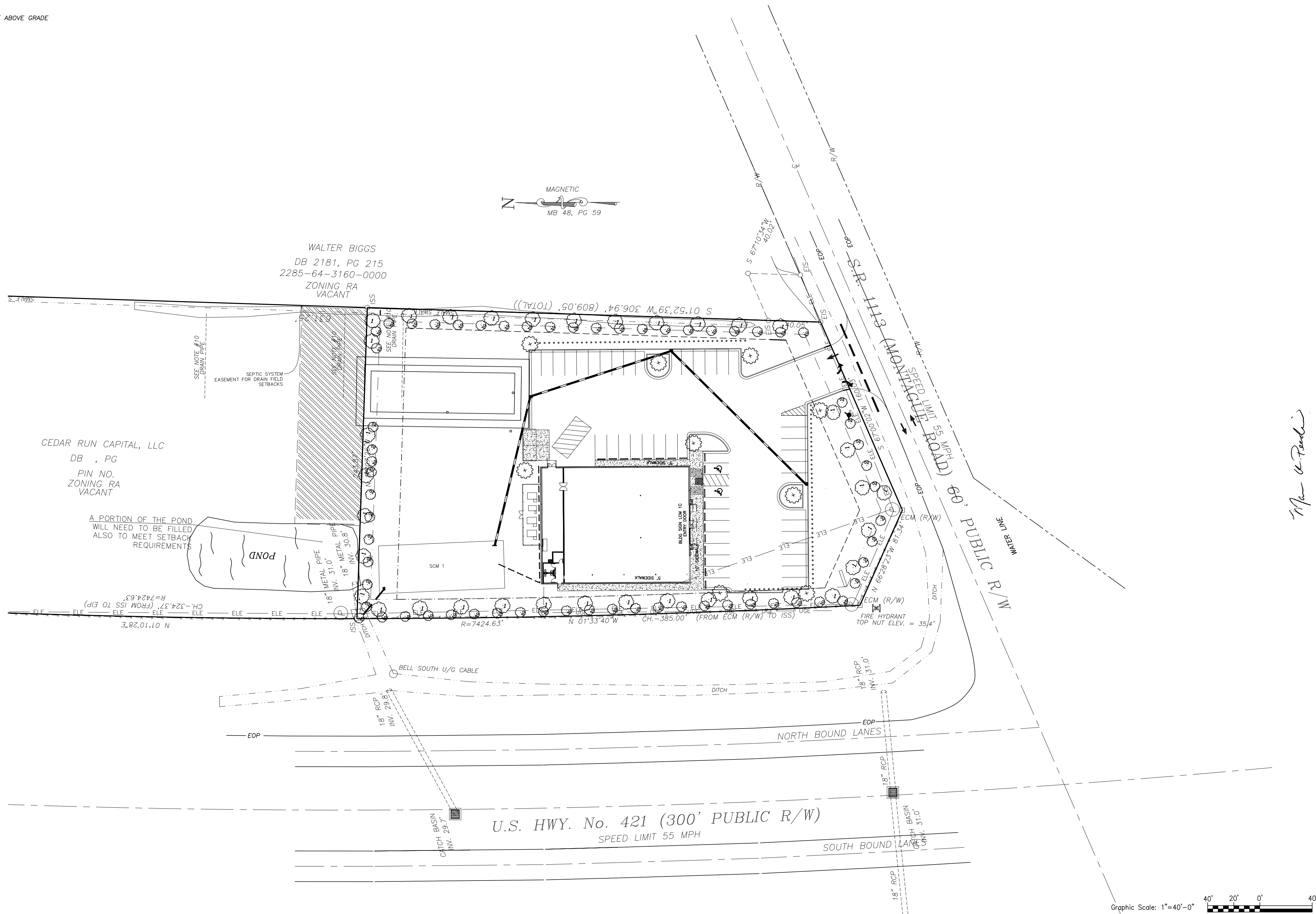
|                      |         |          |
|----------------------|---------|----------|
| BUFFER YARD A 15     | BROWDED | EXISTING |
| ROW LENGTH = 477' LF |         |          |
| LARGE TREES 3 * 4.77 | 15      | 0        |
| UNDERSTORY 2 *       | 10      | 0        |

|                      |         |          |
|----------------------|---------|----------|
| BUFFER YARD B 10'    | BROWDED | EXISTING |
| SIDE YARD = 307' LF  |         |          |
| LARGE TREES 3 * 3.07 | 12      | 0        |
| UNDERSTORY 4         | 16      | 0        |

|                      |    |   |
|----------------------|----|---|
| REAR YARD = 244' LF  |    |   |
| LARGE TREES 3 * 2.44 | 9  | 0 |
| UNDERSTORY 4         | 12 | 0 |

PARKING LOT LANDSCAPE (INTERIOR)  
1 TREE / 120 LF  
INTERIOR ISLANDS MIN SIZE 300 SF

NO EXISTING VEGETATION IS BEING USED FOR LANDSCAPE REQUIREMENTS TO BE MET.



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LANDSCAPE PLAN

FAMILY DOLLAR - CURRIE  
PENDER COUNTY  
CEDAR RUN CAPITAL, LLC  
2405 F NASH ST.  
WILSON, NC 27896



| Date   | Description                  |
|--------|------------------------------|
| 4/9/22 | UPDATED TO MEET NCOT CHANGES |

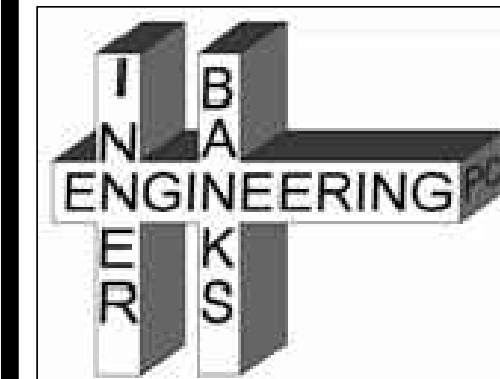
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Scale: 1"=40'

Sheet No.

C-03

Graphic Scale: 1"=40'-0"



LICENSE NO. C-4111

INNER BANKS ENGINEERING, PC  
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Washington, NC 27889  
252-945-2983  
MUPEEDIN@IBENGINEERING.COM

M. A. Phipps



EROSION CONTROL CONSTRUCTION SEQUENCE

1. OBTAIN AND POST COPY OF CERTIFICATE OF EROSION CONTROL PLAN APPROVAL.
2. CLEAR SITE ONLY AS NECESSARY TO INSTALL EROSION CONTROL DEVICES AS INDICATED ON THE DRAWINGS OR SPECIFIED IN THE SPECIFICATIONS.
3. ONCE EROSION CONTROL DEVICES ARE INSTALLED, BEGIN DEMOLITION OPERATIONS.
4. MAINTAIN EROSION CONTROL DEVICES AS NECESSARY DURING CONSTRUCTION. INSPECT DEVICE AFTER EVERY RAINFALL EVENT AND CLEAN OUT TRAPS AND /OR CHECK DAMS WHEN HALF FULL.
5. AS CONSTRUCTION PROGRESSES, INSTALL ADDITIONAL EROSION CONTROL DEVICES AS INDICATED ON THE DRAWINGS, CALLED FOR IN THE SPECIFICATIONS, OR AS NEEDED OR DIRECTED BY ENGINEER.
6. SEED AND MULCH DISTURBED AREAS AS STATED BELOW BASED ON WORKING DAYS.  
A. UPON COMPLETION OF ANY PHASE OF CONSTRUCTION  
B. WHEN WORK WILL NOT PROCEED IN AN AREA WITHIN THE ABOVE TIME FRAME.
7. AFTER SITE IS STABILIZED, REQUEST AN INSPECTION BY THE ENGINEER. UPON APPROVAL OF SITE STABILIZATION, REMOVE TEMPORARY EROSION DEVICES, DRESS OUT AREA AND SEED AND MULCH. PERMANENT EROSION CONTROL DEVICES SHALL BE INSTALLED AND APPROVED BY ENGINEER.

WHAT DOES THIS PERMIT REQUIRE ME TO DO?

YOU SHOULD READ AND BECOME FAMILIAR WITH THE PROVISIONS OF THIS PERMIT. BELOW IS A LIST OF THE MAJOR REQUIREMENTS, WITH INDICATIONS WHERE THOSE DIFFER FROM THE PREVIOUS CONSTRUCTION GENERAL PERMIT.

EROSION AND SEDIMENT CONTROL PLAN

YOU MUST IMPLEMENT THE EROSION AND SEDIMENTATION CONTROL PLAN APPROVED FOR YOUR PROJECT BY THE DIVISION OF LAND RESOURCES OR BY AN APPROVED LOCAL PROGRAM. ADHERENCE TO THAT E&S PLAN IS AND ENFORCEABLE COMPONENT OF THE STORM WATER PERMIT.

YOUR E&S PLAN WILL IDENTIFY AREAS WHERE THE MORE STRINGENT 7 AND 14 DAY GROUND STABILIZATION REQUIREMENTS APPLY. SEE "NEW GROUND STABILIZATION REQUIREMENTS" ON PAGE 2.

MONITORING AND INSPECTIONS

- YOU MUST KEEP A RAIN GAUGE ON SITE.
- DEDICATED DEMOLITION AND OTHER WASTE AREAS AND EARTHEN MATERIAL STOCKPILES MUST BE LOCATED AT LEAST 50' FROM STORM DRAINS OR STREAMS UNLESS NO ALTERNATIVE IS FEASIBLE (NEW REQUIREMENT).
- YOU MUST INSPECT ALL E&S MEASURES AT LEAST ONCE A WEEK AND WITHIN 24 HOURS AFTER ANY STORM EVENT GREATER THAN A HALF INCH (DURING A 24-HOUR PERIOD). YOU MUST TAKE IMMEDIATE CORRECTIVE ACTION FOR ANY DEVICE FAILURE.
- YOU MUST INSPECT ALL OUTLETS WHERE STORM WATER RUNOFF LEAVES YOUR SITE AND EVALUATE THE EFFECT ON NEARBY STREAMS OR WETLANDS, OR CAUSES A VISIBLE INCREASE IN TURBIDITY (CLOUDINESS) OF ANY WATER BODY.
- YOU MUST KEEP RECORDS OF THESE INSPECTIONS AND ANY CORRECTIVE ACTIONS TAKEN.

OPERATION & MAINTENANCE

YOU MUST PROVIDE THE OPERATION AND MAINTENANCE NECESSARY TO MAINTAIN OPTIMAL PERFORMANCE OF STORM WATER CONTROLS. THIS MEANS TAKE CORRECTIVE ACTION IF EROSION AND SEDIMENT CONTROL FACILITIES ARE NOT OPERATING PROPERLY. OPERATION AND MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO:

- REGULARLY CLEANING OUT SEDIMENTATION BASINS.
- STABILIZING ERODED BANKS OR SPILLWAY STRUCTURES.
- REPAIRING/CLEARING OUT INLETS AND OUTLETS.
- REPAIRING PIPING, SEEPAGE AND MECHANICAL DAMAGE.
- REPAIRING SILT FENCE DAMAGE.

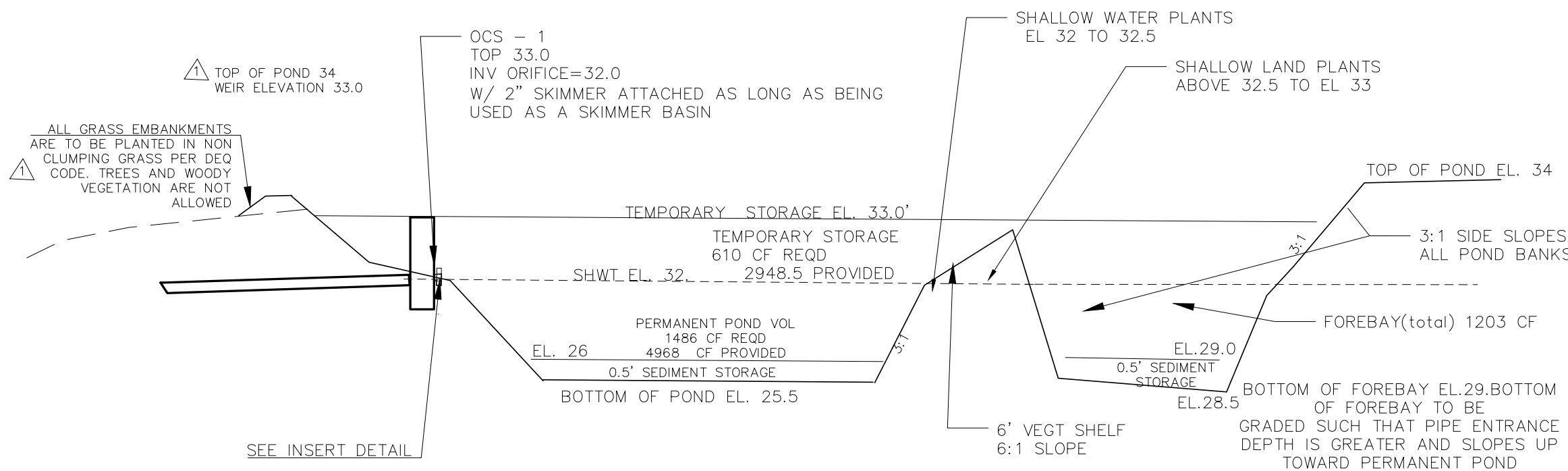
REPORTING

REGULAR INSPECTIONS ARE A CHANCE TO CHECK IMPACTS TO NEARBY WATERS. IF ANY OBSERVE SEDIMENT THAT HAS DEPOSITED IN A STREAM OR WETLAND, YOU MUST NOTIFY THE DIVISION OF WATER QUALITY REGIONAL OFFICE WITHIN 24 HOURS AND PROVIDE WRITTEN NOTICE WITHIN 5 DAYS (SEE #3 ON PAGE 6 OF THE GENERAL PERMIT). PLEASE SEND A COPY OF THIS CORRESPONDENCE TO THE DIVISION OF LAND RESOURCES (DLR).

NON-COMPLIANCE & FINES

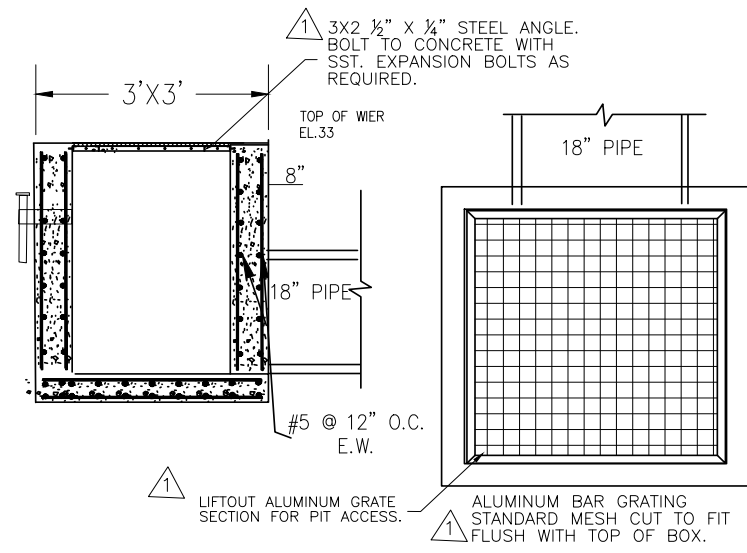
TAKE COMPLIANCE SERIOUSLY! PROJECTS THAT VIOLATE STORM WATER PERMIT CONDITIONS AND/OR HAVE UNAUTHORIZED WATER QUALITY IMPACTS ARE SUBJECT TO FINES. CIVIL PENALTIES OF UP TO \$25,000.00 PER DAY FOR EACH VIOLATION MAY BE ASSESSED.

THERE ARE NO WETLANDS ON THIS SITE.



3 WET POND

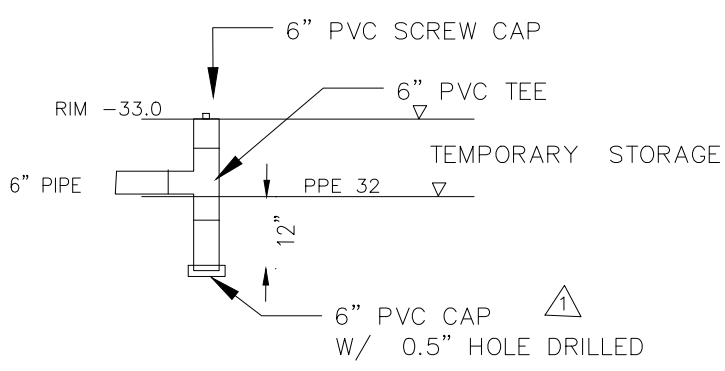
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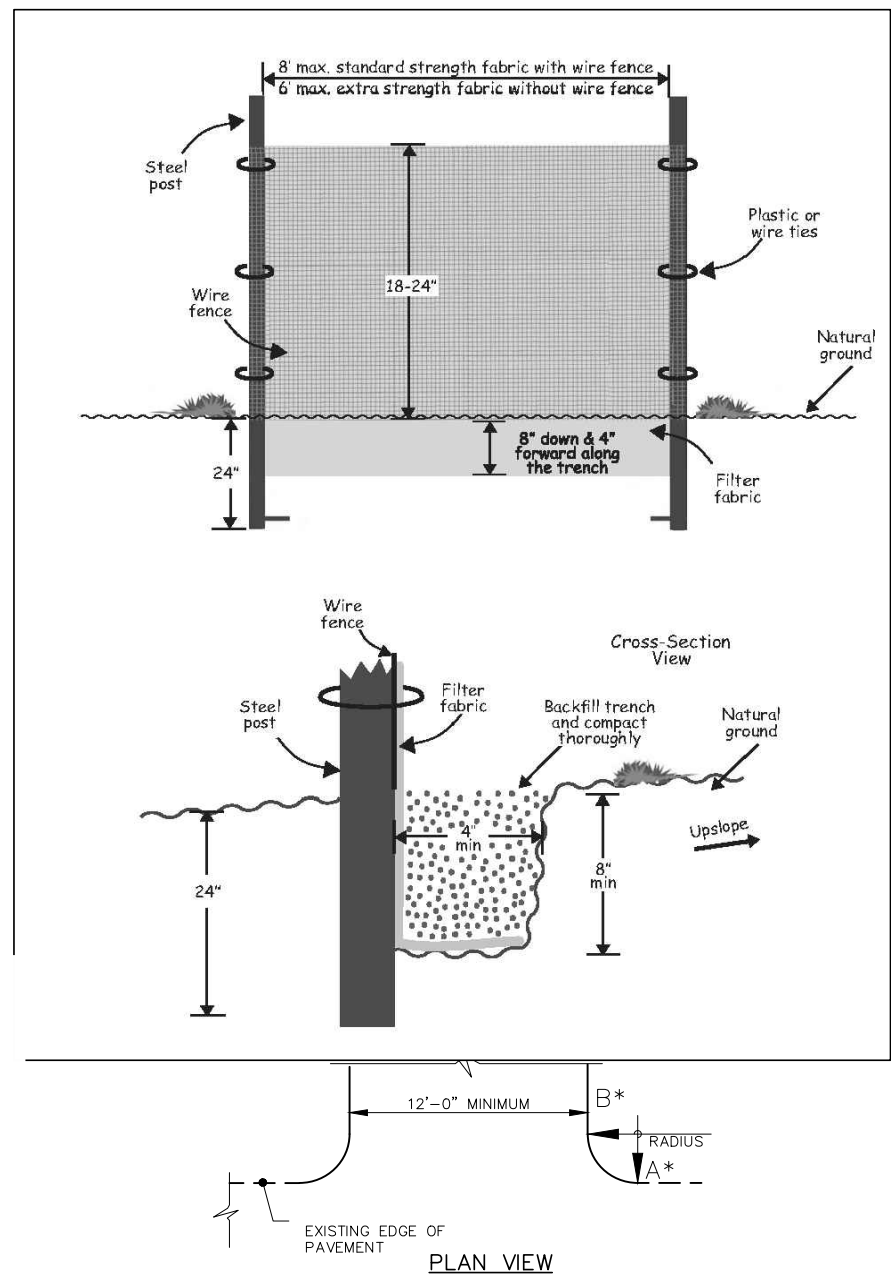
- NOTES:
1. STRUCTURE CAN BE BUILT FROM 8" SOLID CONCRETE BLOCKS
  2. SUB GRADE SHALL BE SUITABLE FOR STRUCTURE AND COMPACTED.
  3. PLACE 6" CLEAN STONE UNDER STRUCTURE FOR SUPPORT
  4. PLACE CLASS B RIP RAP WITH FILTER FABRIC ON DOWN STREAM END OF OUTLET

3 OVER FLOW STRUCTURE

Scale: Not To Scale:



OVERFLOW STRUCTURE TO BE CONSTRUCTED AT TIME OF BUILDING THE WET POND AND USED AS A TEMP-SKIMMER BASIN. PRIOR TO INSTALLATION OF THE DRAW DOWN ORIFICE ALL SEDIMENT SHALL BE CLEANED OUT AND DISPOSED OF OFF SITE IN AN APPROVED PIT.



- Inspect sediment fences at least once a week and after each rainfall. Make any required repairs immediately.
- Should the fabric of a sediment fence collapse, tear, decompose or become ineffective, replace it promptly.
- Remove sediment deposits as necessary to provide adequate storage volume for the next rain and to reduce pressure on the fence. Take care to avoid undermining the fence during cleanout.
- Remove all fencing materials and unstable sediment deposits and bring the area to grade and stabilize it after the contributing drainage area has been properly stabilized.

EMERGENCY SPILLWAY

NOT TO SCALE

POND PLANTING NOTES:

PERIMETER SLOPE ABOVE 6' SHELF SHALL BE PLANTED IN GRASS PER THE FOLLOWING SPECIFICATIONS:

| TALL PESTIC           | 80 LB/AC |
|-----------------------|----------|
| PENSACOLA BAHIA GRASS | 50       |
| KOBE LESPEDeza        | 30       |

SEEDING DATES  
FEB 15 - APR 30  
SEPT 1 - OCT 31

AMMEND SOIL WITH LIMB AND FERTILIZER PER SOIL TESTS

MULCH - 4000 LB/AC GRAIN STRAW OR EQUIVALENT COVER OF ANOTHER SUITABLE MULCH

THE 6' SHELF SHALL BE PLANTED IN AQUATIC TYPE PLANTS AS FOLLOWS:

HERBACEOUS PLANTS IN 4.9 CUBIC IN CONTAINERS AT 2' SPACING  
SEE PLANTING SCHEDULE FOR PLANT TYPES ALL PLANT TYPES SHALL BE USED IN GROUPS AND EQUALLY GROUPED AROUND THE SHELF.

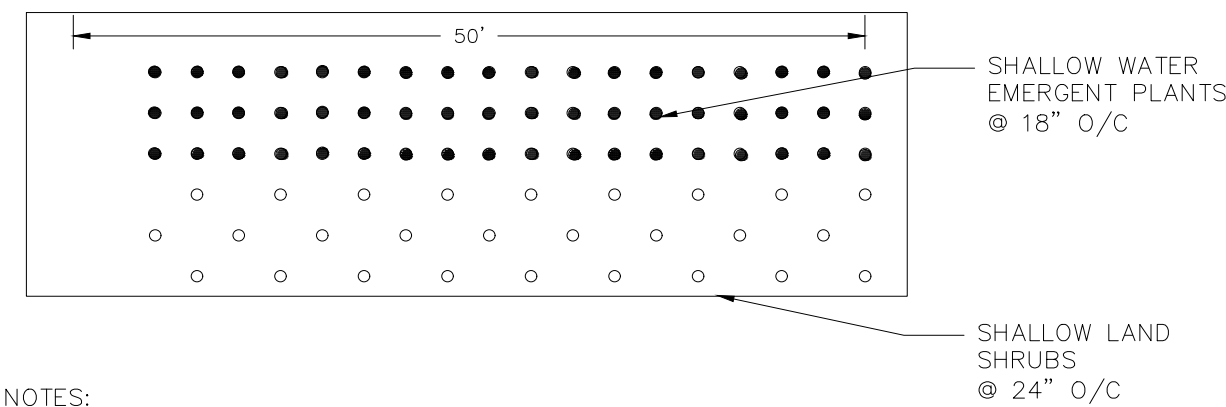
POND PLANTING NOTES CONT.:

CONTRACTOR SHALL TOP DRESS THE PLANTED SHELF WITH GOOD SOIL MATERIAL TO SUSTAIN THE LIFE OF THE PLANTS DURING PLANTING.

APPROXIMATELY 1127 SP OF SHELF  
50 PLANTS / 200 SF SHELF SEE PLANT DISTRIBUTION

ALL PLANTS INSTALLED IN AREAS NORMALLY COVERED BY WATER SHALL BE INSTALLED BETWEEN APRIL 1 AND AUGUST 1. INSTALLATION AFTER THIS DATE ENTAILS AN INCREASED RISK OF FAILURE AND MAY ONLY BE PERFORMED UPON MUTUAL AGREEMENT BETWEEN THE INSTALLATION CONTRACTOR AND THE OWNER.

| PLANT SCHEDULE |                  |          |                 |
|----------------|------------------|----------|-----------------|
| SHALLOW WATER  | NAME             | MIN SIZE | SPACING AND NO. |
|                | SWEET FLAG       |          | 47 18" O/C      |
|                | LIZARD TAIL      |          | 47 18" O/C      |
|                | SOFTSTEM BULRUSH |          | 47 18" O/C      |
| SHALLOW LAND   | SEDGES           | 4.9 CI   | 47 24" O/C      |
|                | JOE PYE WEEK     | 4.9 CI   | 47 24" O/C      |
|                | SWAMP SUNFLOWER  | 4.9 CI   | 47 24" O/C      |



NOTES:  
ALL PLANTS SHALL BE INSTALLED AS LARGE DRIFTS OF A SINGLE PLANT SPECIES, UNLESS OTHERWISE NOTED. THE QUANTITIES PROVIDED IN THE PLANT LIST FOUND ON SHEET C4 ASSUME THE PLANTS WILL BE PROVIDED IN BAGS OF 50 PLANTS EACH. SEE SCHEMATIC DIAGRAM ABOVE.

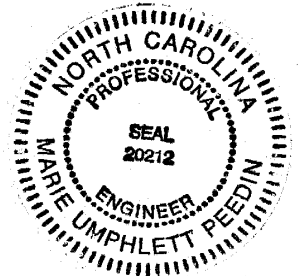
PLANTS LISTED IN THE PLANT LISTING ARE JUST A FEW SPECIES WHICH MAY BE USED. THE CONTRACTOR MAY CHOOSE TO LOOK IN THE NCDNR BMP MANUAL CHAPTER 6 FOR OTHER VARIETIES OF PLANTS WHICH MAY BE SUBSTITUTED FOR THOSE LISTED. IF REVISED PLANTS ARE TO BE USED THE ENGINEER IS TO BE NOTIFIED

DRIFT DETAIL - PLANT DISTRIBUTION

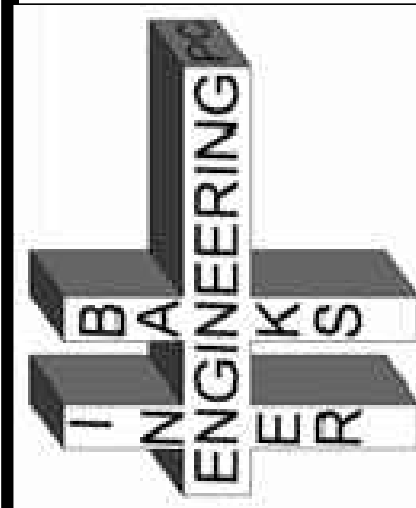
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DETAIL PLAN

FAMILY DOLLAR - CURRIE  
PENDER COUNTY  
CEDAR RUN CAPITAL, LLC  
2405 F NASH ST.  
WILSON, NC 27896



INNER BANKS ENGINEERING, P.C.  
P. O. BOX 154  
Washington, NC 27889  
252-945-2983  
MUPEEDIN@BXENGINEERING.COI  
LICENSE NO. C-4111



| Date    | Description             |
|---------|-------------------------|
| 2/10/22 | DEQ STORMWATER COMMENTS |

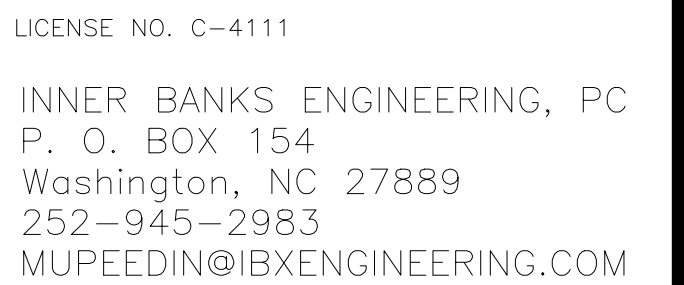
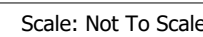
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Sheet No.

C-04





**FAMILY DOLLAR - CURRIE**  
**PENDER COUNTY**

**CEDAR RUN CAPITAL, LLC**  
**2405 F NASH ST.**  
**WILSON, NC 27896**

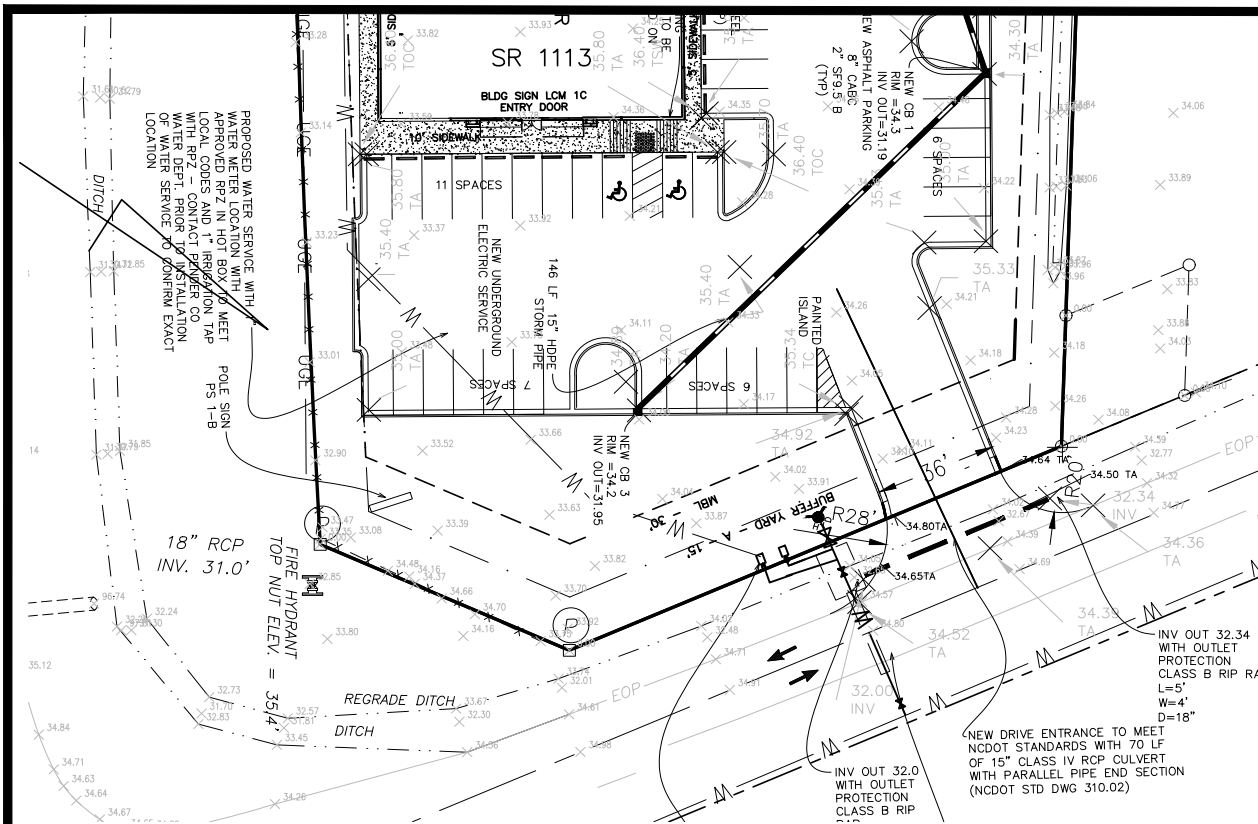


C-05

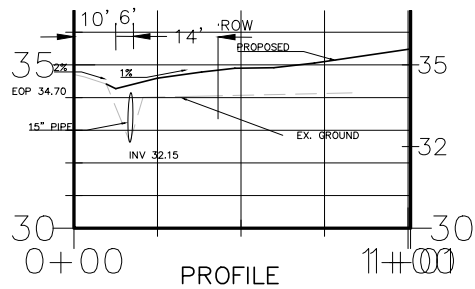




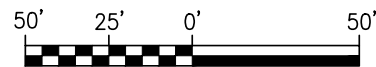




PLAN VIEW



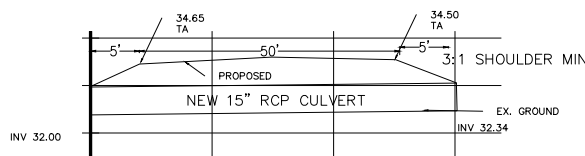
PROFILE



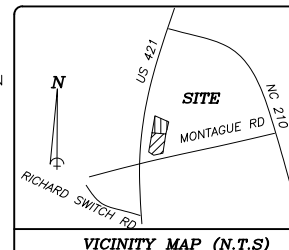
Graphic Scale: 1"=50'-0"



4/5/22



SECTION VIEW (NTS)



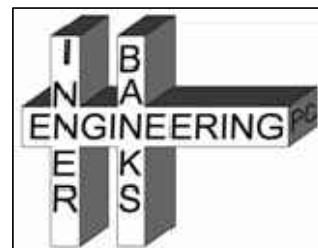
VICINITY MAP (N.T.S)

DRIVEWAY PERMIT

SR 1113 FOR  
FAMILY DOLLAR – CURRIE

CEDAR RUN CAPITAL, LLC  
2405-F NASH STREET  
WILSON, NC 27896

LICENSE NO. C-4111  
INNER BANKS ENGINEERING, PC  
P. O. BOX 154  
Washington, NC 27889  
252-945-2983  
MUPEEDIN@IBXENGINEERING.COM





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November 16, 2022

Mr. Steven McMahon  
Dollar Tree Stores  
500 Volvo Parkway  
Chesapeake, VA 23320

Re: Family Dollar  
Montague Rd & Hwy 421  
Currie, North Carolina 28435

Subject: Signage Variance  
CGL Project No. 2204-68

Dear Mr. McMahon

Clark, Geer, Latham & Associates, Inc. (CGL) is pleased to have the opportunity to assist Dollar Tree Stores (DTS) in evaluating the proper size signage for their new store in Currie, North Carolina. As always, CGL appreciates DTS' continuing to select us to be a integral part of their phenomenal growth across the country over the past twenty-plus years.

While some may consider Building Signage to be only a minor facet to a Retail development, nothing could be farther from the truth. Building Signage is an extremely important aspect of a new development in several different ways. The most notable of these are: 1) Visibility, for attracting potential Customers and 2) the Safety of Motorists looking for the store. While the first can be critical to the success of a business, we will only be dealing with the second henceforth.

When Motorists are driving along busy roadways, there are numerous distractions to draw their attention away from the roadway. Other buildings, landscaping, billboards, beautiful scenery, etc. can all draw the Motorist's eye from the primary task in front of them, which is driving safely to their intended destination. However, when the intended destination has Building Signage that is obscured or improperly sized, the result can be an extended time of distraction, as the Motorist has to "search" with their eyes for their destination or a landmark. Additionally, signage that is too small can create a unique problem in that one might see the signage, but due to the size, they are not able to perceive or read the signage, thus creating more of a distraction than if the signage were properly sized.

For guidance on this topic, we have consulted the American Association of State Highway Transportation Officials (AASHTO), which is the leading authority on most things related to roadways. AASHTO's publication entitled Geometric Design of Highways and Streets is the most widely accepted document with respect to street and highway design. In Chapter 3 – **Elements of Design, Decision Sight Distance** is discussed. Decision Sight Distance is defined as "the distance needed for a driver to detect an unexpected or otherwise difficult-to-perceive information source or condition in a roadway environment that may be visually cluttered, recognize the condition or its potential threat, select an appropriate speed and path, and initiate and complete the maneuver safely and efficiently."





For this location, the posted Speed Limit is 60 mph, and we would classify this as a "Rural Road" for the purposes of this discussion, which falls into Avoidance Maneuver C. Using these parameters, the Decision Sight Distance should be a minimum of 990 feet. What this tells us is that for a Motorist travelling at 60 mph (that's 88 feet-per-second), a typical person requires a minimum of 990 feet to see the signage, comprehend it, decide how to react to it, confirm their surroundings, and make the necessary adjustments (lane change, slowing down, etc) to exit the roadway safely. Please note that it takes just over 11 seconds to cover this distance travelling at 60 miles-per-hour; even less if a Motorist happens to be exceeding the Posted Speed limit, which is not uncommon. If the motorist has insufficient time available, this could cause them to react too quickly, increasing the likelihood of making an error in judgment.

In this case, the proposed building is facing generally south and is located approximately 150 feet east of the major roadway, US Highway 421 and 150 feet north of the secondary roadway, Montague Road. This portion of US Highway 421 runs generally north to south in a largely undeveloped area and trees along the frontage of the east side of Highway 421 greatly limit the visibility of the proposed signage. It is our understanding that the Town's Sign Ordinance will only allow for signage of 91 sf to be placed on the front of a building. While we understand the desire to minimize excessive signage, for aesthetic reasons, the Safety of Motorists should also be a primary consideration in the decision of signage.

For a Motorist northbound on Hwy 421, the proposed building signage would only first become visible about 500 feet south of Montague Road. A Motorist's eyes are typically focused on the task at hand, which is generally directly ahead of them. Smaller objects in one's peripheral vision have a tendency to become lost in the clutter. To improve this situation, it is our opinion that the use of adequately sized signage will help attract the attention of the Motorist, which would in turn help to ensure the Motorist would be able to comprehend the signage almost immediately upon seeing it.

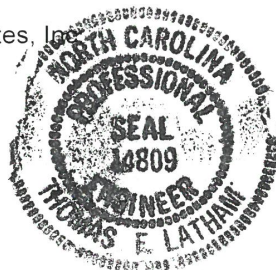
It is therefore our recommendation that, in the interest of public safety, a Variance should be granted to allow Dollar Tree Stores to install the requested 30" tall Family Dollar letters and 25" Dollar Tree letters on the south front façade of the building. It is our professional opinion that the larger signage at this particular location would significantly increase the safety of Motorists, allowing a much greater opportunity for Motorists to quickly comprehend the store's location and to safely plan their maneuver to initiate a stop at this store.

Clark, Geer, Latham & Associates, Inc. appreciates this opportunity to assist Dollar Tree Stores with this project. If you have any questions or require any further information, please do not hesitate to contact us.

Sincerely,

Clark, Geer, Latham & Associates, Inc.

Thomas E. Latham, P.E.  
President



demand where there is apt to be “visual noise” from competing sources of information, such as roadway elements, traffic, traffic control devices, and advertising signs.

The decision sight distances in Exhibit 3-3 (1) provide values for sight distances that may be appropriate at critical locations, and (2) serve as criteria in evaluating the suitability of the available sight distances at these locations. Because of the additional safety and maneuvering space provided, it is recommended that decision sight distances be provided at critical locations or that critical decision points be moved to locations where sufficient decision sight distance is available. If it is not practical to provide decision sight distance because of horizontal or vertical curvature or if relocation of decision points is not practical, special attention should be given to the use of suitable traffic control devices for providing advance warning of the conditions that are likely to be encountered.

| Metric              |                             |     |     |     |     | US Customary       |                              |      |      |      |      |
|---------------------|-----------------------------|-----|-----|-----|-----|--------------------|------------------------------|------|------|------|------|
| Design speed (km/h) | Decision sight distance (m) |     |     |     |     | Design speed (mph) | Decision sight distance (ft) |      |      |      |      |
|                     | Avoidance maneuver          |     |     |     |     |                    | Avoidance maneuver           |      |      |      |      |
|                     | A                           | B   | C   | D   | E   |                    | A                            | B    | C    | D    | E    |
| 50                  | 70                          | 155 | 145 | 170 | 195 | 30                 | 220                          | 490  | 450  | 535  | 620  |
| 60                  | 95                          | 195 | 170 | 205 | 235 | 35                 | 275                          | 590  | 525  | 625  | 720  |
| 70                  | 115                         | 235 | 200 | 235 | 275 | 40                 | 330                          | 690  | 600  | 715  | 825  |
| 80                  | 140                         | 280 | 230 | 270 | 315 | 45                 | 395                          | 800  | 675  | 800  | 930  |
| 90                  | 170                         | 325 | 270 | 315 | 360 | 50                 | 465                          | 910  | 750  | 890  | 1030 |
| 100                 | 200                         | 370 | 315 | 355 | 400 | 55                 | 535                          | 1030 | 865  | 980  | 1135 |
| 110                 | 235                         | 420 | 330 | 380 | 430 | 60                 | 610                          | 1150 | 990  | 1125 | 1280 |
| 120                 | 265                         | 470 | 360 | 415 | 470 | 65                 | 695                          | 1275 | 1050 | 1220 | 1365 |
| 130                 | 305                         | 525 | 390 | 450 | 510 | 70                 | 780                          | 1410 | 1105 | 1275 | 1445 |
|                     |                             |     |     |     |     | 75                 | 875                          | 1545 | 1180 | 1365 | 1545 |
|                     |                             |     |     |     |     | 80                 | 970                          | 1685 | 1260 | 1455 | 1650 |

Avoidance Maneuver A: Stop on rural road— $t = 3.0$  s

Avoidance Maneuver B: Stop on urban road— $t = 9.1$  s

Avoidance Maneuver C: Speed/path/direction change on rural road— $t$  varies between 10.2 and 11.2 s

Avoidance Maneuver D: Speed/path/direction change on suburban road— $t$  varies between 12.1 and 12.9 s

Avoidance Maneuver E: Speed/path/direction change on urban road— $t$  varies between 14.0 and 14.5 s

### Exhibit 3-3. Decision Sight Distance

Decision sight distance criteria that are applicable to most situations have been developed from empirical data. The decision sight distances vary depending on whether the location is on a rural or urban road and on the type of avoidance maneuver required to negotiate the location properly. Exhibit 3-3 shows decision sight distance values for various situations rounded for design. As can be seen in the exhibit, shorter distances are generally needed for rural roads and for locations where a stop is the appropriate maneuver.

For the avoidance maneuvers identified in Exhibit 3-3, the pre-maneuver time is increased above the brake reaction time for stopping sight distance to allow the driver additional time to detect and recognize the roadway or traffic situation, identify alternative maneuvers, and initiate a

#### **9.6.4 Home Occupation**

One (1) sign for each home occupation is allowed, but shall not be closer than ten (10) feet to any property line, or road right-of-way, whichever is greater. Such signs shall not project higher than four (4) feet above ground level, and shall not exceed two (2) square feet in area. If more than one home occupation exists on the premises, total signage shall be combined into one sign location, the total sign area not to exceed ten (10) square feet in area.

### **9.7 SIGNS APPROVED IN THE COMMERCIAL AND MIXED USE DISTRICTS AND NON-RESIDENTIAL USES IN THE RESIDENTIAL DISTRICTS**

**9.7.1 Within the Commercial Districts, Mixed Use Districts and Non-Residential uses in the Residential Districts, the following types of signs are approved. Any residential uses within the Commercial and Mixed Use Districts shall comply with the standards set forth in Section 10.6 of this Article.**

#### **A. Freestanding Signs**

- 1) 100' To 300' Road Frontage:
  - a) One (1) permanent freestanding sign of (32) thirty-two square feet of signage is allowed for the first one hundred (100) feet or less of road frontage. Thereafter the area of the sign may be increased three and two/tenths (3.2) square feet for each ten (10) feet of additional road frontage, up to a maximum sign area of ninety-six (96) square feet for three hundred (300) feet of road frontage.
- 2) 300' to 1,000 Feet Road Frontage:
  - a) Beginning at three hundred (300) feet of road frontage, the area of the sign may be increased 1.5 square feet for each ten (10) feet of additional road frontage, up to a maximum sign area of two hundred (200) square feet for one thousand (1,000) feet of road frontage.
- 3) Corner Lots
  - a) Corner lots may utilize two freestanding signs one for each road frontage, so long as they are not placed closer than fifty (50) feet from the corner intersection and do not exceed the total freestanding sign area allowed.

#### **B. Sign Height**

- 1) The maximum height of signs described in this Section shall be twenty-five (25') feet.

#### **C. Wall Signs**

- 1) A permanent wall sign shall be allowed for each separate business establishment provided the total allowable sign area for the wall signs shall not exceed one (1) square foot for each lineal foot of building wall facing a public street.

#### **D. Canopy/Marquee Sign**

- 1) One (1) sign per business establishment may be suspended from or attached to the underside of a canopy or marquee, provided such sign does not exceed six (6) square feet in area and maintains a clear distance of at least seven and one-half (7-1/2) feet between the sidewalk and the bottom of the sign.

#### **E. Setbacks**

- 1) No freestanding sign shall be closer than ten (10') feet from any property line.