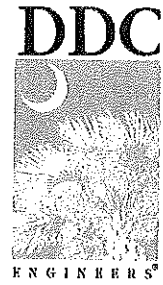


LETTER OF TRANSMITTAL



**To: Jon Mendenhall
Town of Carolina Shores**

**Re: Calabash Lakes Phase 3
Zoning Amendment**

**P/N: 15022E
cc: project file**

Date: June 26, 2015

Copies	Date	No.	Description
1	6/15/2015		Zoning Amendment Application & Package
1	6/22/2015		Zoning Amendment Fee
-	-		Pre-Addressed & Stamped Envelopes

These are Transmitted as Checked Below:			
<input checked="" type="checkbox"/>	For Approval	Submit () Copies of Distribution	For Your Use
	See Above Descriptions	Prints Returned After Loan to Us	As Requested
	For Review & Comment	Resubmit () Copies for Approval	For Bids Due

Comments: Please let me know if you need any additional information.
Thank you!

*From the desk of:
Jessica L. Brown*

Signed: *Jessica L. Brown*

**DDC Engineers, Inc.
1298 Professional Drive
Myrtle Beach, SC 29577
843.692.3200 phone
843.692.3210 fax**

TOWN OF CAROLINA SHORES



ZONING AMENDMENT APPLICATION FORM

Date of Application: June 15, 2015

Text Zoning Amendment

Map Zoning Amendment

Owner: D R Horton Inc / Calabash Lakes HOA Inc

Address: 503 Wando Park Blvd Suite #200 / 1805 Oak Street

Mt Pleasant, SC 29464 / Myrtle Beach, SC 29577

Telephone: _____

Property Location: Calabash Lakes Blvd (Calabash Lakes Phase 3)
(street address)

Tax #: (see attached)

Acres: +33 total acres

Current Zoning: R8 Proposed Zoning: PRD

Proposed Use: single-family residential

By submitting this application, the applicant/owner acknowledges that subdivisions are regulated in the Town of Carolina Shores under Title IX of the Code of Ordinances and has availed themselves of the information contained within the Code of Ordinances, paid the fee required by law, and further recognizes that application does not automatically grant approval.

I, John J Cuprio, hereby certify that the foregoing information is complete and accurate to the best of my knowledge.

John Cuprio 6/26/15
Signature of Owner

6/26/15
Date

LETTER OF AGENCY

TO: The Town of Carolina Shores

RE: PIN Parcel Numbers:

103617116523, 103617116516, 103617116508, 103617116438, 103617115690,
103617115683, 103617115404, 103617114625, 103617114624, 103617114622,
103617114620, 103617114563, 103617114561, 103617114545, 103617114497,
103617114479, 103617112877, 103617116511, 103617114587

Parcel Location: Calabash Lakes Boulevard (Calabash Lakes Phase 3)

Total Parcel Size: +-33 acres

Property Owner:

D R Horton, Inc	/	Calabash Lakes HOA Inc
503 Wando Park Blvd Suite #200	/	1805 Oak Street
Mt Pleasant, SC 29464	/	Myrtle Beach, SC 29577

With regards to the above referenced parcels, I hereby appoint the agency and/or person(s) shown below as Authorized Agent to act on my behalf for the purpose of filing such application for annexation and rezoning, as he/she shall deem necessary and proper.

Authorized Agent: DDC Engineers, Inc

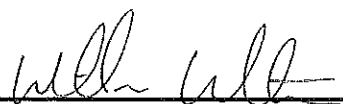
Agent's Address: 1298 Professional Drive
Myrtle Beach, SC 29577
(843)-692-3200



Signature of Owner

6/26/15

Date



Signature of Witness

6/26/15

Date

ORDINANCE

AN ORDINANCE OF THE TOWN OF CAROLINA SHORES, PROVIDING FOR THE ADOPTION OF A PLANNED RESIDENTIAL DISTRICT (PRD) ZONING FOR PHASE 3 OF THE CALABASH LAKES DEVELOPMENT

Be it ordained by the Board of Commissioners of the Town of Carolina Shores as follows:

Section 1: Adoption of a Planned Residential District (PRD) Zoning

Pursuant to the North Carolina General Statutes, specifically GS 160A-400.20, the Board of Commissioners finds that:

- (1) Large-scale development projects often occur in multiple phases extending over a period of years, requiring a long-term commitment of both public and private resources.
- (2) Such large-scale developments often create potential community impacts and potential opportunities that are difficult or impossible to accommodate within traditional zoning processes.
- (3) Because of their scale and duration, such large-scale projects often require careful integration between public capital facilities planning, financing, and construction schedules and the phasing of the private development.
- (4) Because of their scale and duration, such large-scale projects involve substantial commitments of private capital by developers, which developers are usually unwilling to risk without sufficient assurances that development standards will remain stable through the extended period of the development.
- (5) Because of their size and duration, such developments often permit communities and developers to experiment with different or nontraditional types of development concepts and standards, while still managing impacts on the surrounding areas.
- (6) To better structure and manage development approvals for such large-scale developments and ensure their proper integration into local capital facilities programs, local governments need the flexibility in negotiating such developments.

Section 2: Development Description

The Calabash Lakes development, located in the Town of Carolina Shores, consists of approximately 162 acres and includes single-family lots, duplexes and townhomes. Construction of the development commenced in 2007 and, per the approved plans at that

time, Phase 3 was to consist of townhomes. There has since been a change in both residential market demands and the development's ownership, creating the need for a different product type in the Phase 3 area. The purpose of this Ordinance is to adopt a Planned Residential District (PRD) zoning for Phase 3 of the Calabash Lakes development through the incorporation of a revised plan, entitled "Phase 3 Conceptual Land Plan" and dated November 3, 2014, and through the provisions outlined in this document.

Section 3: Zoning Description

Upon adoption of this Ordinance by the Board of Commissioners for the Town of Carolina Shores, the following shall apply to Phase 3 of the Calabash Lakes development:

-Planned Residential District (PRD) Zoning	
-Minimum Lot Area:	6,000 sf
-Minimum Lot Width:	50 ft
-Minimum Lot Frontage on Cul-de-sac:	25 ft*
-Minimum Setbacks:	
Front:	25 ft
Side:	5 ft
Corner:	7½ ft
Rear:	15 ft
-Maximum Building Height:	35 ft
-Accessory Building Setback for any Lot Line:	10 ft

*Provided that the minimum lot width is 50 ft at the building line.

Section 4: This Ordinance shall be effective as of the date of final adoption.

In the COUNTY OF BRUNSWICK

Adopted this ____ day of _____, 2015

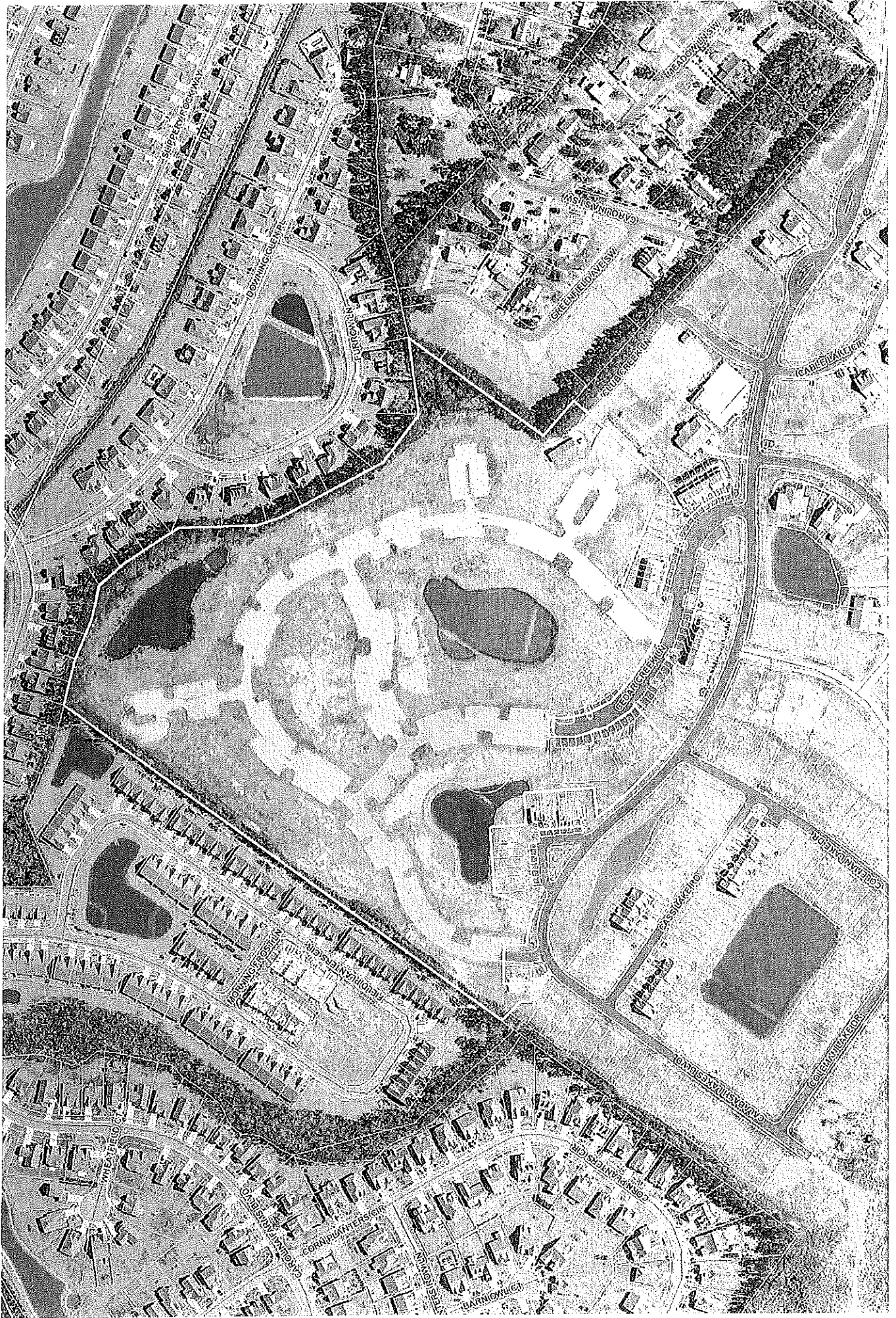
TOWN OF CAROLINA SHORES BOARD OF COMMISSIONERS

By: _____
Walter Goodenough, Mayor

xxx

CALABASH LAKES PHASE 3
PARCELS INCLUDED IN ZONING AMENDMENT

<u>PIN</u>	<u>Owner</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>ZipCode</u>
103617116523	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617116516	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617116508	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617116438	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617115690	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617115683	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617115404	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617114625	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617114624	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617114622	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617114620	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617114563	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617114561	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617114545	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617114497	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617114479	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617112877	CALABASH LAKES HOA INC	1805 OAK ST	MYRTLE BEACH	SC	29577
103617116511	CALABASH LAKES HOA INC	1805 OAK ST	MYRTLE BEACH	SC	29577
103617114587	CALABASH LAKES HOA INC	1805 OAK ST	MYRTLE BEACH	SC	29577



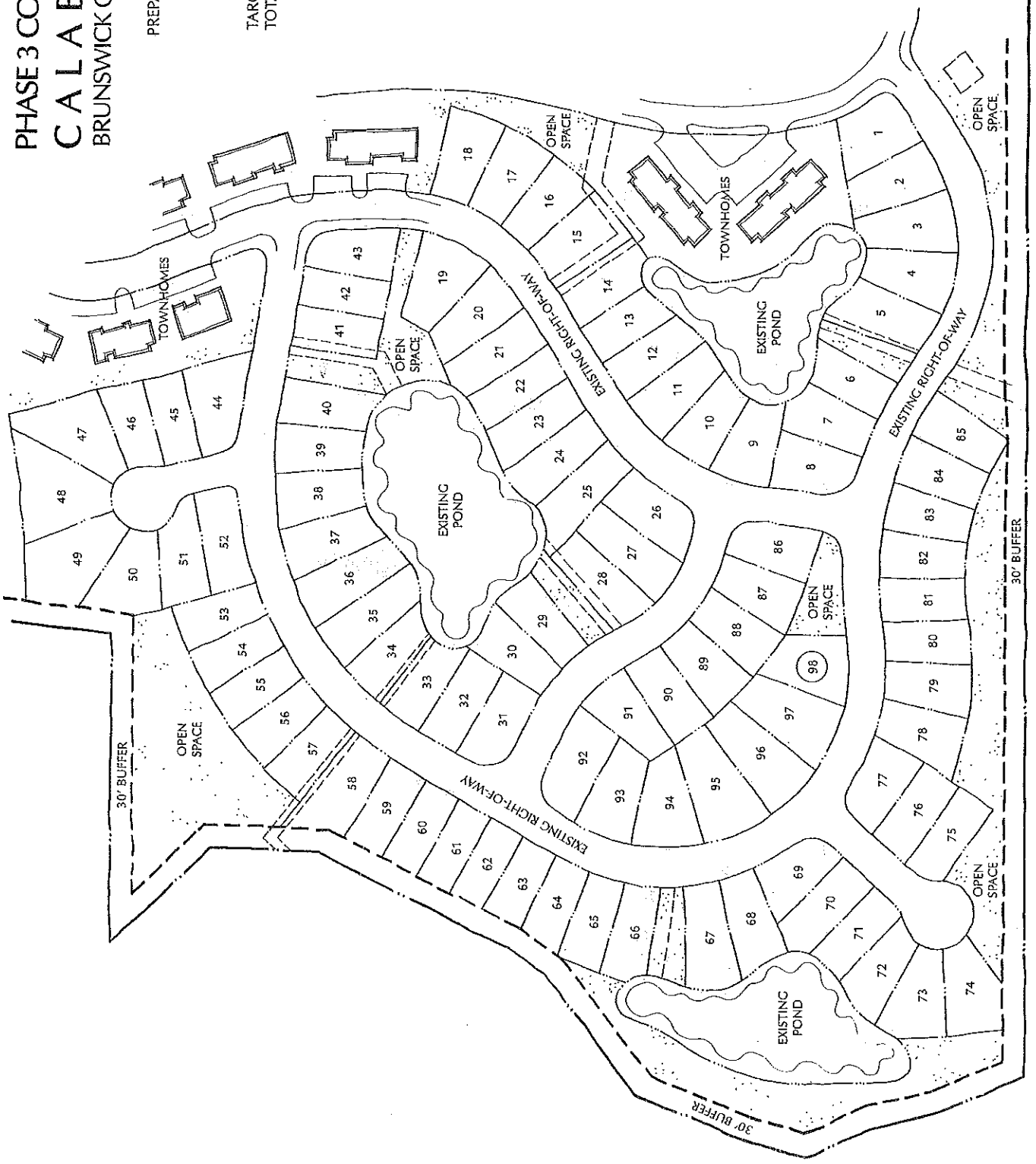
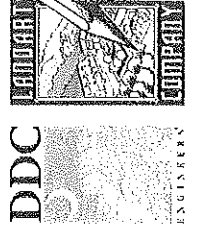
PHASE 3 CONCEPTUAL LAND PLAN CALABASH LAKES BRUNSWICK COUNTY, NORTH CAROLINA

PREPARED FOR: D.R. HORTON
NOVEMBER 3, 2014
P/N 14845E

TARGET LOT SIZE: 52' x 120'
TOTAL LOTS: 98



0' 25' 50' 100'



CALABASH LAKES PHASE 3

ADJOINING PARCELS

<u>PIN</u>	<u>Owner</u>	<u>Address</u>	<u>City</u>	<u>State</u>	<u>Zip</u>
103617119214	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617118296	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617118276	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617118258	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617118226	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617116333	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617116317	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617116308	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617115378	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617115359	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617115329	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617112738	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617112702	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617111785	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617111772	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617210348	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617210324	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617119471	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617111747	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617111717	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617119395	D R HORTON INC	503 WANDO PARK BLVD S#200	MT PLEASANT	SC	29464
103617017829	D R HORTON INC	4073 BELLE TERRE BLVD	MYRTLE BEACH	SC	29579
103617212439	CALABASH LAKES HOA INC	1805 OAK ST	MYRTLE BEACH	SC	29577
103617119375	CALABASH LAKES HOA INC	1805 OAK ST	MYRTLE BEACH	SC	29577
103617119337	CALABASH LAKES HOA INC	1805 OAK ST	MYRTLE BEACH	SC	29577
103617115465	CALABASH LAKES HOA INC	1805 OAK ST	MYRTLE BEACH	SC	29577
103617119274	CALABASH LAKES HOA INC	1805 OAK ST	MYRTLE BEACH	SC	29577
103617118332	CALABASH LAKES HOA INC	1805 OAK ST	MYRTLE BEACH	SC	29577
103617116421	CALABASH LAKES HOA INC	1805 OAK ST	MYRTLE BEACH	SC	29577
103617116397	CALABASH LAKES HOA INC	1805 OAK ST	MYRTLE BEACH	SC	29577
103617111554	CALABASH LAKES HOA INC	1805 OAK ST	MYRTLE BEACH	SC	29577
103617110786	CALABASH LAKES HOA INC	1805 OAK ST	MYRTLE BEACH	SC	29577
103617018787	CALABASH LAKES HOA INC	1805 OAK ST	MYRTLE BEACH	SC	29577
103617018731	CALABASH LAKES HOA INC	1805 OAK ST	MYRTLE BEACH	SC	29577
103617015458	CALABASH LAKES HOA INC	1805 OAK ST	MYRTLE BEACH	SC	29577
103617117351	BROWN DAVID H ETUX SUSAN M	21951 MARIAN CIRCLE	CLEVELAND	OH	44126
103617117341	NICHOLLS ROBIN DAWN	3035 CEDAR CREEK LN #211	CAROLINA SHORES	NC	28467

103617117322	STIRES RICHARD J	3037 CEDAR CREEK LANE	CAROLINA SHORES	NC	28467
103617117303	KRAHLING RICHARD J ETUX CHRISTINE A	4937 HORIZON TERRACE	SYRACUSE	NY	13215
103617117277	BROWN THERESA J	PO BOX 85	GOLDSTON	NC	27252
103617116372	REINKE LAWRENCE E SR ETUX ROBIN J	1207 WOOD DALE COURT	PASADENA	MD	21122
103617113509	SACKAL EDWARD E	30 CALABASH LAKES BLVD	CAROLINA SHORES	NC	28467
103617112783	MITCHELL KRISTI L	2374 FREEDOM BLVD APT B8	FLORENCE	SC	29505
103617112699	STEPHENS MARY A E PAYNE	38 CALABASH LAKES BLVD	CALABASH	NC	28467
103617112697	ZOHN HARRY L & PATRICIA E RILEY	30180 EAST LAKE ROAD	WAGRAM	NC	28396
103617112695	PUTNAM DONNA MAXINE	335 LONGWOOD DRIVE	YOUNGSVILLE	NC	27596
103617112693	OTMAR JOSEPH ETUX GAIL LILLIE	32 CALABASH LAKES BLVD	CAROLINA SHORES	NC	28467
103618225121	MCMAHON DAVID J ETUX BETTY BRANGAN	247 FURROW LANE	CAROLINA SHORES	NC	28467
103618215927	HECKMAN VIOLET	816 MEADOW LN SW	CALABASH	NC	28467
103617224150	BOWERS ALVIN D JR ETUX BARBARA A	245 FURROW LANE	CAROLINA SHORES	NC	28467
103617223160	LOBUONO BRUCE A ETUX SUSAN D	243 FURROW LANE	CAROLINA SHORES	NC	28467
103617222144	CRAFT CHARLES E SR TRUSTEE	771 ALBANY STREET	SCHENECTADY	NY	12307
103617221407	MOYER DEBORAH D	233 FURROW LANE	CAROLINA SHORES	NC	28467
103617221351	SRIPRAYUL KRITAYA ETALS	159 CENTRAL AVENUE	PACIFIC GROVE	CA	93950
103617221328	BAUER BILLY J ETUX ELIZABETH V	235 FURROW LANE	CAROLINA SHORES	NC	28467
103617221292	KILLGOAR EDWARD J ETUX FRANCES Y	239 FURROW LANE	CAROLINA SHORES	NC	28467
103617213789	CALDARA ROBERT ET CAROL	83 MAIN ST	LINCOLN PARK	NJ	07035
103603221617	MCCRORY THOMAS J P ETUX ELIZABETH	229 DOWNING GLEN PLACE	CAROLINA SHORES	NC	28467
103603220742	GODIN GARY B ETUX KATHLEEN A	14 FORBES ROAD	RUTLAND	MA	01543
103603220708	PESETSKY IAN A ETUX MARY V	761 MONARCH LN	HUNTINGTOWN	MD	20639
103603220597	BODROS ALAN C ETUX TAMARA	231 FURROW LN	CAROLINA SHORES	NC	28467
103603129922	CHICOINE WILLIAM R ETUX PAULINE M	221 CAROLINA FARMS BLVD	CAROLINA SHORES	NC	28467
103603129864	HAFNER CRAIG F ETUX CHERYL L	1111 JENKINS RD	GASTONIA	NC	28052
103603128912	DIVITA JUDITH A	219 CAROLINA FARM BLVD	CAROLINA SHORES	NC	28467
103603127954	SMITH RICHARD G ETUX DONNA J	217 CAROLINA FARMS BLVD	CAROLINA SHORES	NC	28467
103603126996	SAWYER LEONARD ETUX PATRICIA A	215 CAROLINA FARM BLVD	CAROLINA SHORES	NC	28467
103603126937	MOLFESE JEANNE A	213 CAROLINA FARMS BLVD	CAROLINA SHORES	NC	28467
103603125979	CONWAY PATRICK T SR ETUX SHARON A	211 CAROLINA FARMS BLVD	CAROLINA SHORES	NC	28467
103617211300	MILEO GERI S	3006 CEDAR CREEK LN	CALABASH	NC	28467
103617211244	FILIPOVIC MARK ETUX SILVIA WIESENSE	482 KRISTEN LANE	SUPPLY	NC	28462
103617211228	SCHWARTZ DEBORAH	3004 CEDAR CREEK LN	CAROLINA SHORES	NC	28467
103617211226	TROUW RUBY JOAN A	3002 CEDAR CREEK LANE	CAROLINA SHORES	NC	28467
103617210391	PAVLAK NANCY L & PAMELA F THOMAS	PO BOX 494	WOODSTOCK	NY	12498
103617210384	KING DAVID LEWIS ETUX KIMBERLY DAWN	PO BOX 85	GOLDSTON	NC	27252
103617119433	CHRISTIANA TRUST TRUSTEE	1610 E ST ANDREWS PL B150	SANTA ANA	CA	92705
103617119402	MULDOON JOANNE	720 HIGHLAND AVE	WESTFIELD	NJ	07090
103617118482	TERRY WILLIAM WYLIE ETUX KAREN C	2261 BIG LANDING DRIVE	LITTLE RIVER	SC	29566
103617118443	GENTILE TONY J & DONNA M	3026 CEDAR CREEK LN	CAROLINA SHORES	NC	28467