

**EXHIBIT "B"**  
**TO**  
**APPLICATION FOR REZONING**

OWNER/  
PETITIONER: Jensen's, Inc.

AGENTS: Kenneth A. Shanklin  
Matthew A. Nichols  
Shanklin & Nichols, LLP

DATE: November 22, 2013

PROPERTY: Approx. 108 acres, Coastal Plantation by Jensen Communities  
Off Highway 17 in Hampstead / Loblolly Trail

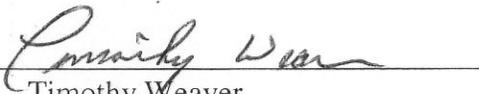
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**Description and/or statement of the present and proposed zoning regulation or district boundary and stating why the request is being made and information that is pertinent to the case.**

Jensen's Coastal Plantation is a well-established and well-maintained high quality manufactured housing community designed for citizens 55 years of age and older. The development started in 1982 and underwent expansions in 1993 and 2005, with the most recent expansion (Nandina Drive) completed in 2010. Much of the area has developed around Jensen's Coastal Plantation over the last 30 years. There are currently 99 homes and approximately 166 residents within the community. With the remaining undeveloped property, Jensen's, Inc. ultimately plans to have a total of approximately 175 to 180 homes in the development. The development is currently zoned RP and is grandfathered under the provisions of Pender County's prior Mobile Home and Travel Trailer Ordinance. (*See* copies of 4/16/92, 4/15/92 and 4/20/93 correspondence attached hereto). Jensen's, Inc. wishes to continue to develop Jensen's Coastal Plantation in a manner consistent with the high standards of this existing and well-established manufactured housing community. Allowing this rezoning request will allow Jensen's, Inc. to do so in conformity with the new Pender County UDO. Jensen's, Inc. has always been and will remain a good corporate citizen and good neighbor to the surrounding residents and property owners. We appreciate your consideration of this rezoning request.

Respectfully submitted,

Jensen's, Inc.

By:   
Timothy Weaver  
Community Manager



REGIONAL OFFICE  
Route 17  
Garden City Beach SC 29576  
(803) 651-2520  
Telecopier (803) 651-0726

April 16, 1992

Mrs. Angela W. Faison  
Pender County Planning Director  
Burgaw, NC 28425

Dear Mrs. Faison:

RE: Coastal Plantation

It is my understanding that Phase II of our development has been approved under the mobile home park classification as of April 14, 1992. Also, that Johnie Garrason is to submit plans to you showing our entire project and if 25 percent or more of Coastal Plantation has been developed, the entire project will be grandfathered and approval granted under the mobile home park classification.

We will proceed based upon these understandings. If any of this is not correct, please advise me. Thank you for your cooperation.

Sincerely yours,

JENSEN'S, INC.

L. Richard Nixon  
Executive Vice President

nc

PS: Incidentally, in 1980, President Jimmy Carter signed a Federal Law whereby any new manufactured homes built after that time would no longer be a mobile home but would be a manufactured home. Federal, state and local laws, regulations and ordinances have been amended to conform with this definition. Pender County might want to join in this updating and possibly avoid confusion at a later date.

cc: Johnie Garrason  
Godfrey Greenshields

**JOHIE C. GARRASON**

*Registered Land Surveyor*  
 810 Bluebird Lane  
 Wilmington, North Carolina 28409-5603

Tel. (919) 791-1657  
 If no answer (919) 791-6797

RLS #L-1347

April 15, 1992

Mr. L. Richard Nixon  
 Jensen's Inc.  
 Regional Office  
 Business Route 17  
 Garden City Beach, South Carolina 29576

Dear Mr. Nixon:

As per request of the Pender County Planning department, I have done the following research and calculations:

- |  |                    |
|--|--------------------|
| 1. Tract 1B as per Map Book 19 at Page 22  | 30,7742 AC.        |
| minus exception to The Hampstead Company   | 1,2461 AC.         |
| (a portion of Tract 1B)                    |                    |
| Remaining portion of Tract 1B              | <u>29.5281 AC.</u> |
| 2. "Tract A" as per Map Book 17, Page 19   | 78.0000 AC.        |
| 3. Block 1 as per Map Book 12, Page 35 and |                    |
| also as per Map Book 17, Page 19           | <u>4.22 AC.</u>    |
| 4. Total area owned by Jensen's            | 111.7481 AC.       |

The above 111.7481 acres belonging to Jensen's Inc. consists of:

A. 34.6419 acres of developed property, including all lands shown in Map Book 21 at Page 80 as Section One, all lands within the bounds of Section Two, all the lands used for sewage treatment, and all lands southwest of David's Lane and southeast of and including Lob Lolly Trail as per Map Book 27 at Page 29 that are to be beautified around the ponds.

B. 72.8862 acres of undeveloped property as cutover timberland with no farm land.

C. 4.22 acres of highway frontage with dwelling and outbuilding, mostly zoned B-2.

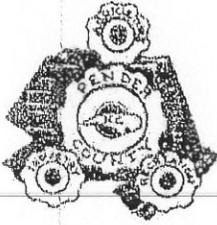
The portion developed for what Pender County considers a mobile home park is 31 per cent of the total area.

Very truly yours,

  
 Johnie C. Garrason

JCG:g

*Note: Copy to Pender Co. Planning Director*



# Pender County Planning Department

"Designing a better future for Pender County"

P. O. BOX 832

BURGAW, NORTH CAROLINA 28425

919-259-1202

April 20, 1993

To: Johnie Garrason

From: Angela W. Faison *AWF*

Subject: Jensen Coastal Plantation

This memo is in reference to your recent inquiry concerning Jensens Coastal Plantation. According to Article XII, Previously Approved Parks and Article XIII, Existing Mobile Home Parks of the Pender County Mobile Home and Travel Park Ordinance dated January 22, 1991, and based on the information in the letters dated April 15, 1992, R. Nixon and April 15, 1993, the Planning Director, Jensens Coastal Plantation may be completed under the provisions of the 1984 Mobile Home and Travel Trailer Ordinance.

If you have any further comments please do not hesitate to call.