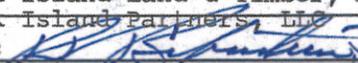


Exhibit 1

RECLASSIFICATION under Comprehensive Land Use Plan APPLICATION FOR REZONING (Zoning Map Amendment)

THIS SECTION FOR OFFICE USE			
Application No.	ZMA	Date	
Application Fee	\$ 50.00	Receipt No.	
Pre-Application Conference		Hearing Date	9-9-14 + 10-20-14
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Oak Island Partners, LLC Oak Island Land & Timber, LLC	Owner's Name:	Oak Island Partners, LLC
Applicant's Address:	806 N 23rd Street	Owner's Address:	806 N. 23rd Street
City, State, & Zip	Wilmington, NC 28405	City, State, & Zip	Wilmington, NC 28405
Phone Number:	910-343-0624-Henry Boon	Phone Number:	910-343-0624-Henry Boon
Legal relationship of applicant to land owner: Applicant and land owner are the same			
SECTION 2: PROJECT INFORMATION			
Property Identification Number (PIN):	4227-51-3640-0000; 4227-42-3351-0000; 4227-33-2015-0000; 4227-43-0996-0000; 4227-18-2935-0000 *	Total property acreage:	
Current Zoning District:	LUP Conservation	Proposed Zoning District:	Rural Growth LUP
Project Address :	Off US Highway 17		
Description of Project Location:	From intersection of US Hwy 17 & NC 50, travel 1.5 mi. S. on US Hwy 17 to gravel road that will be used for entrance		
SECTION 3: SIGNATURES			
Applicant's Signature	Oak Island Land & Timber, LLC and	Date:	7-9-14
Owner's Signature	Oak Island Partners, LLC BY:  Attorney	Date:	7-9-14
NOTICE TO APPLICANT			
<ol style="list-style-type: none"> 1. Applicant must also submit the information described on the Rezoning Checklist. 2. Applicant or agent authorized in writing must attend the public hearing. 3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing. 4. All fees are non-refundable 5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda 			

Continuation of Section 2: Project Information:
 PIN numbers: 4217-57-5118-0000; 4218-71-9155-0000;
 4218-73-1711-0000; 4217-73-4476-0000;

Rezoning/Zoning Map Amendment Checklist

<input checked="" type="checkbox"/>	Signed application form					
<input checked="" type="checkbox"/>	Application fee					
<input checked="" type="checkbox"/>	A list of names and addresses, as obtained from the county tax listings and tax abstract, all adjacent property owners, including property owners directly across any road or road easement, and owners of the property under consideration for rezoning.					
<input checked="" type="checkbox"/>	Two (2) business size envelopes legibly addressed with first class postage for each of the adjacent and abutting property owners on the above list.					
<input checked="" type="checkbox"/>	Accurate legal description or a map drawn to scale showing the property boundaries to be rezoned, in sufficient detail to for the rezoning to be located on the Official Zoning Map.					
<input checked="" type="checkbox"/>	18 (11"x17") map copies to be distributed to the Planning Board					
<input checked="" type="checkbox"/>	20 (11"x17") map copies to be distributed to the Board of Commissioners					
<input type="checkbox"/>	Digital (.pdf) submission of all application materials					
<input checked="" type="checkbox"/>	A description and/or statement of the present and proposed zoning regulation or district boundary and stating why the request is being made and any information that is pertinent to the case. If the owner and applicant are different, the letter must be signed by both parties.					
Office Use Only						
<input type="checkbox"/>	ZMA Fees: (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter)		Total Fee Calculation: \$			
Attachments Included with Application: (Please include # of copies)						
CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input type="checkbox"/> N
Payment Method:	Cash : <input type="checkbox"/> \$ _____		Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa		Check: <input type="checkbox"/> Check # _____	
Application received by:	<i>[Signature]</i>				Date:	
Application completeness approved by:	<i>[Signature]</i>				Date:	
Dates scheduled for public hearing:						
<input checked="" type="checkbox"/> Planning Board: 9-9-14						
<input checked="" type="checkbox"/> Board of Commissioners: 10-20-14						

RETURN COMPLETED APPLICATION TO:
 Pender County Planning & Community Development
 805 South Walker Street
 P.O. Box 1519
 Burgaw, NC 28425

Print Form

BIBERSTEIN & NUNALEE, L.L.P.
Attorneys at Law
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P.O. Box 428
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Telephone: 910-259-2175; Facsimile: 910-259-6823
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Richard von Biberstein, Jr.
(rick@bibnunlaw.com)
Mark I. Nunalee*
(mark@bibnunlaw.com)
*Certified Public Accountant

9 July 2014

HAMPSTEAD OFFICE
16191 U.S. Highway 17 N
Hampstead, NC 28443
Telephone: 910-270-4347
Facsimile: 910-270-2293

Pender County Planning Board
P. O. Box 1347
Burgaw, NC 28425

Re: Application for Reclassification under
Land Use Plan

Members of the Planning Board:

Enclosed is an application that is submitted on behalf of Oak Island Partners, LLC, and Oak Island Land & Timber, LLC, for a reclassification of their properties under the Pender County Comprehensive Land Use Plan (Plan). Currently these properties are classified as "Conservation." However, none of these properties fits the criteria specified in the Plan for such a classification.

Section 3 of the Plan lists 6 land use classifications:

1. Conservation.
2. Rural Growth.
3. Suburban Growth.
4. Mixed Use.
5. Office/Institutional/Commercial.
6. Industrial.

The Conservation classification is described as:

Conservation areas are areas that are owned in fee simple or have protective easements. These areas represent areas of special significance and unique characteristics that make them worthy of preservation. Current conservation areas are typically owned by Federal or State agencies or private conservation groups and are often designated as Areas of Environmental Concern (AECs). Currently, conservation areas comprise approximately 131,393 acres (24.7%) of the land area within the Pender County zoning jurisdiction.

The Plan further states:

Conservation areas are comprised primarily of Holly Shelter Game Land (48,000 acres) and Angola Bay Game Land (35,783 acres). Other major conservation areas are located in Coastal Pender along the Intracoastal Waterway and major streams leading to the waterway; along the Black and Cape Fear Rivers in western Pender County; and along the Northeast Cape Fear River.

The Unified Development Ordinance (UDO) has classified the lands of the applicants as Rural Agriculture (RA). This classification seems to parallel the Plan's "Rural Growth" classification rather than the Plan's "Conservation" classification. The language in the Plan clearly indicates that the Conservation classification is basically reserved for lands which are publicly owned or privately owned lands which are under some sort of conservation easement or restriction. It is possible that the applicants' properties were classified as Conservation because of the properties' close proximity to Holly Shelter Game Lands, which are public lands and are classified as Conservation.

These properties historically have been used for commercial purposes, for example a borrow pit for sand and soil mining, and for a race track. In addition, these lands contain substantial amounts of mineable aggregate (marl and limestone deposits) which have been considered for mining by Martin Marietta Corporation.

The Pender County Board of Commissioners has issued a special use permit for the use of a portion of the properties for a sand mine. However, one of the requirements for the issuance of such a special use permit is that the use be consistent with the Pender County Comprehensive Land Use Plan. The Plan's Conservation classification is inconsistent with the use of this property for a sand mine. The special use permit was issued by the Commissioners with a condition that the applicants obtain a reclassification under the Plan to a classification that is consistent with sand mining. This decision by the Commissioners clearly indicates a belief that the properties of the applicants is suitable for a sand mine, which is a use inconsistent with the Plan's Conservation classification.

Because of the nature of the applicants' lands, the historical use of these lands, the fact that these lands are privately owned and not subject to any conservation easements, that these lands do have commercial potential, it is the request of the applicants that these lands be reclassified as "Rural Growth" under the Plan.

If any further information or documentation is needed, please let me know.

With best wishes, I am

Cordially yours,

A handwritten signature in blue ink, appearing to read 'R. v. Biberstein, Jr.', with a stylized flourish at the end.

R. v. Biberstein, Jr.

RvB,jr:tb

Enc: Application with attachments
Application fee
List of adjacent land owners
2 addressed stamped envelopes for each land owner

pc: Bill Cameron