



## REQUEST FOR BOARD ACTION

ITEM NO. 20

**DATE OF MEETING:** October 26, 2015

**REQUESTED BY:** Megan O'Hare, Senior Planner, Planning & Community Development

**SHORT TITLE:** Resolution Requesting Approval of a Special Use Permit (SUP) for the Operation of a Substance Abuse Facility.

**BACKGROUND:** Recovery Ventures Corporation, applicant, on behalf of Kyle Page et al, owner, is requesting approval of a Special Use Permit for the operation of a substance abuse facility (NAICS 6232; Residential Mental Retardation, Mental Health, and Substance Abuse Facilities). The property is zoned RA, Rural Agricultural zoning district and according to the Pender County Unified Development Ordinance §5.2.3 Table of Permitted Uses; NAICS 6232, Residential Mental Retardation, Mental Health, and Substance Abuse Facilities are permitted via Special Use Permit in the RA, Rural Agricultural zoning district. The subject property is located at 163 Joy Lane (private) and may be further identified by Pender County PIN 2255-88-3624-0000.

**SPECIFIC ACTION REQUESTED:** To Hold a Public Hearing and Consider the Approval of a Special Use Permit for a substance abuse facility.

**RESOLUTION**

**NOW, THEREFORE BE IT RESOLVED** by the Pender County Board of Commissioners that:

on October 26, 2015 the Pender County Board of Commissioners (approved, modified, denied) a Special Use Permit request as described herein. The Chairman/County Manager is authorized to execute any/all documents necessary to implement this resolution.

**AMENDMENTS:**

MOVED \_\_\_\_\_ SECONDED \_\_\_\_\_

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_ UNANIMOUS

YEA VOTES: Williams \_\_\_ Brown \_\_\_ McCoy \_\_\_ Piepmeyer \_\_\_ Keith \_\_\_

\_\_\_\_\_  
J. David Williams, Jr., Chairman      10/26/2015  
Date

\_\_\_\_\_  
ATTEST      10/26/2015  
Delivered      Date

**PLANNING STAFF REPORT**  
**Special Use Permit**

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**SUMMARY:**

**Hearing Date:** October 26, 2015  
**Applicant:** Recovery Ventures Corporation  
**Property Owner:** Kyle Page et al.  
**Case Number:** 11463

**Land Use Proposed:** Recovery Ventures Corporation, applicant, on behalf of Kyle Page et al, owner, is requesting approval of a Special Use Permit for the operation of a substance abuse facility (NAICS 6232; Residential Mental Retardation, Mental Health, and Substance Abuse Facilities).

**Property Record Number and Location:** The subject property is located  $\pm$ 700 feet north from the intersection of Joy Lane (private) and Point Caswell Road (SR 1101), Atkinson, NC. There is one (1) tract associated with this request and is located at 163 Joy Lane (private). The subject property may be further identified by Pender County PIN 2255-88-3624-0000.

**Zoning District of Property:** The property is zoned RA, Rural Agricultural zoning district and according to the Pender County Unified Development Ordinance §5.2.3 Table of Permitted Uses; Residential Mental Retardation, Mental Health, and Substance Abuse Facilities (NAICS 6232) are permitted via Special Use Permit.

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**PROJECT DESCRIPTION:**

Recovery Ventures Corporation, applicant, on behalf of Kyle Page et al, owner, is requesting approval of a Special Use Permit for the operation of a substance abuse facility (NAICS 6232; Residential Mental Retardation, Mental Health, and Substance Abuse Facilities). The property is zoned RA, Rural Agricultural zoning district and according to the Pender County Unified Development Ordinance §5.2.3 Table of Permitted Uses; NAICS 6232, Residential Mental Retardation, Mental Health, and Substance Abuse Facilities are permitted via Special Use Permit in the RA, Rural Agricultural zoning district. The property is located at 163 Joy Lane (private) and may be further identified by Pender County PIN 2255-88-3624-0000.

The  $\pm$  3.10 acre subject parcel is currently occupied by a single-family residential use. The project proposal includes utilizing the existing single-family residence for the operation of a drug and alcohol substance abuse facility. Minor interior alterations will be done with no expansion of the building footprint. According to the applicant's submitted narrative, the project consists of utilizing an existing residence to provide treatment to twelve (12) individuals at a time. Individuals participating in the program must be accepted through an application and qualification process. This includes background checks and a personal interview. According to the applicant, any individuals with a history of violent offenses, arson, or sexual misconduct will not be permitted to partake in the program. Individuals in the program will be under the surveillance of two (2) certified full-time, on-site staff members.

The Pender County Unified Development Ordinance does not limit the number of residents permitted in one household. However, the Fair Housing Act makes it unlawful to deem a dwelling unavailable to a person because of race, color, national origin, religion, sex, familial status, or handicap. The term "handicap" includes recovering substance abuse patients (Attachment 1).

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**Hours of Operation**

This will be a residential facility for up to twelve (12) individuals in the program and two (2) full-time, on-site staff members. Staff will remain on-site during all hours of the day.

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**Landscaping and Buffering**

No landscaping and buffering is needed for residential development within residential zoning districts according to Section 8.1.2 of the Pender County Unified Development Ordinance. However, the applicant plans to install a Type B Buffer on the west property line, as shown on the submitted site plan. The requirements for a Type B Buffer are listed in Section 8.2.6 of the Pender County Unified Development Ordinance (Attachment 2).

**Driveway Access**

The applicant is showing existing access via Joy Lane (private), a thirty (30) foot wide dirt and gravel roadway easement (Attachment 3), from Point Caswell Road (SR 1101) and is subject to review and approval by the NCDOT through a driveway permit which may be required at the Site Development Plan submittal.

**Utilities**

The applicant plans to utilize existing private on-site well and septic connections. All review and approvals for the private water and sewer services are per Pender County Utilities Department.

**Environmental**

There are no Special Flood Hazard Areas located on the property. However, non-riverine/flat National Wetlands Inventory (NWI) wetlands are located on-site. No development is proposed to take place within these wetlands. Any future development would require possible delineation, impacts permit, and approval from The US Army Corps of Engineers.

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Prior to the issuance of final zoning approval, a site development plan must be submitted and approved in accordance with applicable provisions of the Pender County Unified Development Ordinance. In addition, all other applicable state, federal, and local permits and approvals must be obtained including inspections and health department regulation compliance.

Use Type	Ref NAICS	Zoning Districts									
		RA	RP	RM	MH	PD	GB	OI	IT	GI	EC
<b>MISCELLANEOUS USES</b>											
Residential Mental Retardation, Mental Health, and Substance Abuse Facilities	6232	S						S			

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**EVALUATION:**

- A. Public Notifications:** Advertisements for the proposal have been placed in the Pender-Topsail Post & Voice. Adjacent property owners were notified by first class mail; as well as a sign advertising the public hearing was placed on the subject property.
- B. Basis for Granting SUP:** See Attachment A for approval procedures (§3.12.3 of Unified Development Ordinance) and revocation procedures (§3.12.4 of Unified Development Ordinance).
- C. Unified Development Ordinance Compliance:** The property is currently zoned RA, Rural Agricultural, and according to the Pender County Unified Development Ordinance §5.2.3 Table of Permitted Uses; Residential Mental Retardation, Mental Health, and Substance Abuse Facilities are permitted via Special Use Permit in the RA, Rural Agricultural zoning district.
- D. 2010 Comprehensive Land Use Plan Compliance:** The subject property is classified as Rural Growth and Suburban Growth in the 2010 Comprehensive Land Use Plan.

The Rural Growth land use classification defines those areas of Pender County where urban services, i.e., public water and sewer services, are not expected to be extended within the planning horizon. Rural Growth areas are where preservation of agricultural operations is a primary concern and where conflicts between agricultural and non-agricultural uses are to be discouraged. Rural Growth areas are intended to protect agricultural and forestry operations that are a major part of the County's economic base and that are key to preservation of the County's rural landscape. Major job-creating activities that are compatible with farms, forestry and very low-density development are appropriate.

- a. The SUP request may be supported by policies within the 2010 Comprehensive Land Use Plan:
  - i. **Policy 1A.1.5** -The County supports a pro-business/pro-growth attitude, balanced by a concern for preserving the natural assets and quality of life factors that make the area attractive to visitors and permanent residents alike

This SUP request does not conflict with any goals and policies in the 2010 Pender County Comprehensive Land Use Plan.

- E. Existing Land Use in Area:** The subject parcel is bordered by low density residential properties to the south and west, as well as vacant, wooded parcels to the south and east.
- F. Site Access Conditions:** The applicant is showing access via Joy Lane (private) from Point Caswell Road (SR 1101) and is subject to review and approval by the NCDOT through a driveway permit which may be required at the Site Development Plan submittal.
- G. Conditions To Consider In Issuing the Special Use Permit For This Project:**
  - 1. The project shall comply with all requirements of the Pender County Unified Developed Ordinance.
  - 2. Any violations of the conditions of this permit, confirmed by the Zoning Administrator shall result in this permit becoming void, if not corrected within 30 days of receipt of the notice of violation.
  - 3. The applicant shall meet all other local, state and federal regulations.
  - 4. The obligations imposed by this permit will be the responsibility of the property owner and operator and shall continue in affect for the duration of this permit.
  - 5. Any expansion in the number of patients or increase in the size of the facility shall constitute a revision of the approved permit.
  - 6. The facility shall ensure that private access to the facility meets the standards of a "Passable Travel Way" as defined in the Pender County Unified Development Ordinance.
  - 7. The applicant shall install a Type B Buffer located on the west property line as shown on the applicant's submitted site plan and narrative.

## Attachment A

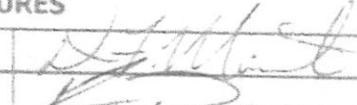
### **3.12.3 Procedures for Reviewing Applications**

- A. The special uses, as specified in the various districts, may be established only after review and approval by the Board of Commissioners.
- B. The Board of County Commissioners, acting in a quasi-judicial manner and setting, shall hear evidence from the applicant and any interested members of the public.
- C. The Board of Commissioners shall hold a public hearing on the application for a Special Use Permit within sixty (60) days after the completed application is filed.
- D. The Administrator shall cause notice of the hearing to be published once a week for two successive calendar weeks. The notice shall be published for the first time not less than ten (10) nor more than twenty-five (25) days before the date fixed for the hearing.
- E. All Special Use Permit applications must be presented to the Administrator for a determination of completeness.
- F. An appeal from a completeness determination may be made to the Board of Adjustment within twenty (20) days of the determination.
- G. The Board of Commissioners shall approve, modify, or deny the application for a Special Use Permit. In approving a Special Use Permit, the Board of Commissioners, with due regard to the nature and state of all adjacent structures and uses in the district within same is located, shall make written findings that the following are fulfilled:
  - 1. The use requested is listed among the special uses in the district for which application is made, or is similar in character to those listed in that district;
  - 2. The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor adversely affect the safety, health, morals, or welfare of the community or of the immediate neighbors of the property;
  - 3. The proposed use shall not constitute a nuisance or hazard;
  - 4. The requested use will be in conformity with the Pender County Land Use Plan and other official plans or policies adopted by the Board of County Commissioners;
  - 5. Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being provided;
  - 6. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize the traffic congestion in the public roads;
  - 7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located; and
  - 8. The proposed use shall not adversely affect surrounding uses and shall be placed on a lot of sufficient size to satisfy the space requirements of said use.

### **3.12.4 General Provisions Concerning Special Use Permits**

- B. Revocation - In any case where the Special Use Permit or the conditions of a Special Use Permit have not been or are not being complied with, the Administrator may initiate a notice of violation for the provisions of this ordinance and the conditions of the Special Use Permit not in compliance or the Administrator, may initiate notice of a public hearing to consider revocation of the permit by the Board of Commissioners or both actions may be initiated. Procedures for notice of such hearing shall be the same as procedures for consideration of an initial application for a Special Use Permit and the permittee shall be notified.

## APPLICATION FOR SPECIAL USE PERMIT

THIS SECTION FOR OFFICE USE			
Application No.	SUP 11463	Date	9-10-15
Application Fee	\$ 300.00	Receipt No.	152305
Pre-Application Conference	9-9-15	Hearing Date	10-26-15
<b>SECTION 1: APPLICANT INFORMATION</b>			
Applicant's Name:	David F. Martin, CEO Recovery Ventures Corporation	Owner's Name:	Kyle Page
Applicant's Address:	287 Wildwood Terrace	Owner's Address:	163 Joy Lane
City, State, & Zip	Marion, NC 28752	City, State, & Zip	Atkinson, NC 28721
Phone Number:	828-776-0638	Phone Number:	N/A
Legal relationship of applicant to land owner: <b>Grantee- Grantor</b>			
<b>SECTION 2: PROJECT INFORMATION</b>			
Property Identification Number (PIN):	22558836240000	Total property acreage:	3.10
Zoning Classification:	RA	Acreage to be disturbed:	NONE
Project Address :	163 Joy Lane, Atkinson, NC 28721	NAICS Code:	6232
Description of Project Location:	Establish a residential housing location for individuals accepted for long term treatment of substance use disorders. This residence will provide a family oriented therapeutic residence environment. It will associate as well as full time on site Certified Substance Abuse Counselors as management and supervision staff.		
Describe activities to be undertaken on project site:	This residence will provide general room and board, in house individual and group therapy session, educational courses and on site GED classes and vocational training opportunities through established agreements with local employers and agencies. It will also serve as a location closer to eastern NC treatment centers and referral agencies that our staff can provide direct assistance to in the application, acceptance and intake processes.		
<b>SECTION 3: SIGNATURES</b>			
Applicant's Signature		Date:	9/11/15
Owner's Signature		Date:	9/11/15
<b>NOTICE TO APPLICANT</b>			
<ol style="list-style-type: none"> <li>1. Applicant must also submit the information described on the Special Use Checklist.</li> <li>2. Applicant or agent authorized in writing must attend the public hearing.</li> <li>3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Board of Commissioners or other authorized person agrees to table or delay the hearing.</li> <li>4. Applicant may wish to review the required findings for approval of a Special Use Permit found on page 1 of this application.</li> <li>5. <b>Permit will become void after 12 months if a final zoning permit is not obtained, unless specifically requested at the time of public hearing.</b></li> </ol>			

Office Use Only							
<input checked="" type="checkbox"/> <b>General/</b> Fees: \$300 +\$10 per acre over 5 acres, Max. of \$5,000 <input type="checkbox"/> <b>Tower over 75 Feet/</b> Fees \$500 <input type="checkbox"/> <b>Minor Revisions /</b> Fees \$100 <input type="checkbox"/> <b>Mining</b> Fees \$750					<b>Total Fee Calculation: \$</b> 300.00		
					<b>Application#:</b> 11463		
					<b>Date of Hearing:</b> 10-26-15		
Attachments Included with Application: (Please include # of copies)							
CD /other digital version	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Plan Sets 20	# of large	# of 11X17 2	Other documents/Reports	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	
<b>Payment Method:</b>	<b>Cash :</b> <input type="checkbox"/> \$ _____		<b>Credit Card:</b> <input type="checkbox"/> Master Card <input type="checkbox"/> Visa		<b>Check:</b> <input checked="" type="checkbox"/> Check # 10700		
Application received by:		Pat Onlyx			Date: 9-10-15		
Application completeness approved by:		Pat Onlyx			Date: 9-14-15		

### Special Use Permit Checklist

<input checked="" type="checkbox"/>	Signed Application Form (Both Applicant and Owner)
<input checked="" type="checkbox"/>	Application fee
<input checked="" type="checkbox"/>	Legible list of all property owners adjacent to the property upon which the use is to be located. The list shall include the mailing address & physical address of these property owners (The application will not be advertised for public hearing until the list is accurate & complete)
<input checked="" type="checkbox"/>	One business size envelope legibly addressed with first class postage for each of the adjacent property owners on the above list.
<input checked="" type="checkbox"/>	<b>Project Narrative</b> --Written description of the project ( <u>max of 3 pages</u> ) including the following: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Location of the project and type of access to project site</li> <li><input checked="" type="checkbox"/> Detailed description of the activities to be undertaken on the site, including hrs. of operation, # of employees, etc.</li> <li><input checked="" type="checkbox"/> Description of all construction activities to be undertaken on the site</li> <li><input checked="" type="checkbox"/> Describe type of utilities that will serve project and status of approval from applicable providers</li> <li><input checked="" type="checkbox"/> List of all state and federal permits that will be required for the project</li> <li><input checked="" type="checkbox"/> Applicant <u>must specifically address the 8 written findings</u> for Special Use Permit approval which are identified on page 1 of this application and in the Pender County Unified Development Ordinance (Section 3.12.3.G.). Describe any potential impacts the project will have on the community or adjacent properties such as traffic, noise, etc. and explain efforts to mitigate these impacts. The applicant may also wish to describe any positive benefits the project will provide for the community and/or neighbors of the project.</li> </ul>
<input checked="" type="checkbox"/>	<b>Project Map(s)</b> --Map or maps of the special use project site with boundaries of the project if less than the parcel boundaries. This map or maps shall be drawn to a <u>readable</u> scale. The scale shall be not more than 200' to the inch. The map shall display an accurate bar graph scale, date prepared, north arrow and the author of the map. This map(s) shall show the following: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Boundaries of the property upon which the special use will be located, the acreage in the property and project site, with a north arrow and bar graph.</li> <li><input checked="" type="checkbox"/> Access from the site and/or project boundaries to the nearest publicly maintained road.</li> <li><input checked="" type="checkbox"/> Location of any existing structures or uses on the property and within 50' of the property.</li> <li><input checked="" type="checkbox"/> Location of the project boundaries if they do not coincide with the property boundaries.</li> <li><input checked="" type="checkbox"/> Existing and proposed structures, other on-site improvements, and location of all activities associated with the use, location of well, septic tank, and/or other utilities.</li> <li><input type="checkbox"/> Boundary of all clearing, grading, and/or land disturbing activities on the site and the calculated acreage of all land disturbing activities on the site.</li> <li><input checked="" type="checkbox"/> Parking, loading areas, and access to the project (See Article 7, Pender County UDO)</li> <li><input checked="" type="checkbox"/> Landscaping and buffering (See Article 8, Pender County UDO)</li> <li><input checked="" type="checkbox"/> All signs to be located on the property (See Article 10, Pender County UDO)</li> <li><input checked="" type="checkbox"/> Pedestrian walks, area lighting and flood lighting.</li> <li><input checked="" type="checkbox"/> Existing natural features of the site including, wooded areas, tree lines, ponds, streams, other water bodies or ditches on or adjacent to the site, designated flood hazard areas &amp; known or designated wetlands on the site.</li> <li><input type="checkbox"/> Drainage plan and/or direction of flow of runoff from the project and site.</li> <li><input type="checkbox"/> After review by the Planning and Community Development Department, additional information may be required to be submitted.</li> <li><input checked="" type="checkbox"/> Two full size and twenty reduced size (max. 11"x17") copies of this map(s) shall be submitted.</li> </ul>
<b>RETURN COMPLETED APPLICATION TO:</b> Pender County Planning & Community Development P.O. Box 1519 Burgaw, NC 28425	

Print Form

Recovery Ventures Corporation  
(RVC)

**SPECIAL USE PERMIT APPLICATION  
APPROVAL STANDARDS**

163 Joy Lane, Atkinson, PENDER COUNTY, NC 28721

**Zoning District- RA**

- 1. The use requested is listed among the special uses in the district for which the application is made, or is similar in character to those listed in the district;**

Recovery Ventures Corporation is requesting approval for a Special Use Permit to establish a Residential Mental Health and Substance Abuse facility at the above stated address. This is a permitted use as defined in Sector 62: HEALTH CARE AND SOCIAL ASSISTANCE, NAICS Code- 6232 of the Unified Development Ordinance for Pender County, NC.

- 2. The requested use will not impair the integrity or character of the surrounding or adjoining districts, nor adversely affect the safety, health, morals, or welfare of the community or of the immediate neighbors of the property;**

This property consists of a single family residence, situated on 3.1 acres in a rural Pender County, North Carolina setting approximately 24 miles northwest of Wilmington, NC. The residence contains 4 Bedrooms and 2 full baths, 1 half bath and adequate additional space for group therapy sessions, administrative functions, dining and recreational areas. This property is ideally conducive in our philosophy of providing residential treatment services to individuals in a "family environment" rather than institutional housing units.

RVC will house approximately 12 clients in this residence. On site staff will consist of a facility manager and an administrator available 24 hours per day. The site manager is a NC Certified Substance Abuse Counselor and NC Certified Residential Facilities Director.

- 3. The proposed use shall not constitute a nuisance or hazard;**

RVC maintains strict policies regarding conduct, personal hygiene and appearance and mutual respect toward other clients, Life Skills Partners and neighbors. Clients are prohibited from leaving established property boundaries unaccompanied for any reason. Clients will primarily be present in this location during evening hours to attend individual and group therapy sessions and sleeping accommodations.

Transportation to and from this location is conducted solely through the use of company owned vehicles as clients are not authorized to possess a vehicle during the treatment period. A total of 4 vehicles may be present for any extended period of time with ample driveway and parking areas present.

- 4. The requested use will be in conformity with the Pender County Land Use Plan and other official plans or policies adopted by the Board of County Commissioners;**

Recovery Ventures Corporation will remain in compliance with all regulations as specified.

- 5. Adequate utilities, access roads, drainage, sanitation or other necessary facilities have been or are being provided;**

Indicated requirements are in place at this time and will be properly maintained at all times.

- 6. The adequate measures have been or will be taken to provide ingress and egress so designated as to minimize the traffic congestion in the public roads;**

Access to this property is provided by a graveled private driveway off of Point Caswell Road. Transportation to and from this location is for official business only and will be minimal at most times.

- 7. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located;**

Recovery Ventures Corporation will remain in compliance with all regulations as specified.

- 8. The proposed use shall not adversely affect surrounding uses and shall be placed on a lot of sufficient size to satisfy the space requirements of said use.**

The dwelling on this site is situated on 3.1 acres surrounded entirely by undeveloped woodlands on 3 sides and 2 vacant wooded lots facing the left approaching side of the dwelling. Recovery Ventures will plant a natural buffer of White Pine or Leland Cypress which will provide additional privacy and improve the environmental appeal of the property for our neighbors.

No further exterior construction on this site is anticipated.

## Project Narrative

163 Joy Lane, Atkinson, NC 28741  
Pender County, North Carolina

### Recovery Ventures Corporation

Recovery Ventures Corporation is requesting approval from the Pender County Board of Commissioners to establish a residential Mental Health & Substance Abuse Treatment facility at the above referenced location.

For several years, local addiction treatment and referring agencies have requested a location in eastern North Carolina to assist them in getting long term residential treatment for those in need of our services. This location will allow us to have more efficient, direct contact with these agencies to complete our application, background checks, approval authorizations and expedite admissions to our treatment facilities. Initially, this location will serve as a "staging area" where the majority of clients will be successful and very familiar with the requirements of our program. New admissions will temporarily be housed in this location and transported to our primary care facilities in western North Carolina.

**This facility is located** in rural Pender County, NC approximately 16 miles southeast of Burgaw, NC. Present Zoning Code for this District is RA.

**Access to this facility** is provided by a private gravel driveway running approximately 1100 feet from the center line of Point Caswell Road. Traffic to and from this facility will be minimal and usually only during daylight hours. Regular maintenance and repair of this entrance to this location will be maintained as required.

### Mission Statement

**"Recovery Ventures is a nonprofit organization that offers to individuals suffering from chronic substance use disorders, long term residential treatment and aftercare in a safe and healthy environment that promotes self-sufficiency, emotional growth, personal accountability and personal value enhancements."**

### Detailed Description of Project

The dwelling now existing at this address will provide residential treatment beds to 12 individuals who have been accepted for participation through a stringent application and qualification process including verification of substance abuse history, criminal background checks and a personal interview process prior to approval.

- **ANY applicant with a history of violent offenses, arson or sexual misconduct WILL NOT be considered for participation in the Recovery Ventures Program.**

This residence will also provide adequate accommodations for 2 fulltime onsite staff members to provide management, administrative functions and supervision of clients while on property, 24 hours per day, 7 days per week. The Facility Director is certified by the State of North Carolina as a (CSAC), Certified Substance Abuse Counselor and also as a Certified Residential Facilities Director.

### Program Activities

**Recovery Ventures Corporation** is a long term residential treatment program for alcohol and drug abuse/dependence. The concept of combining a healthy, substance free environment, personal responsibilities and accountability, positive role models, emotional growth, community involvement, and aftercare, is proven to lead to opportunities to once again become healthy productive members of society.

**Responsibility, proper conduct, ethical behavior, accountability and safety in the community** are some of the aspects of our program. We are a diverse population, being of all races, genders, beliefs, origins, economic and social statuses. Recovery Ventures, like addiction, discriminates against no one. However, there are rules and regulations that need to be strictly adhered to by our clients at all times. Violations of established policies and procedures will result in accountability. Any threats or acts of violent behavior will not be tolerated and may result in immediate termination and transportation to local authorities.

**Recovery Ventures** has a wide array of clinical services available to all associates in the program. There are mandatory clinical groups 4-5 nights a week, along with several other specialty groups available to those interested. Individual counseling with any of our licensed/certified clinical staff is also available.

**Description of Construction Activities**

The existing dwelling is sufficient for our project. No further external construction on this plat is required or anticipated.

**Description of Utilities**

Electrical Service is presently provided through Four County Electric Membership Corp. A new account in the name of Recovery Ventures Corporation will be established.

Propane for heat is presently provided through a leased tank present on the property. A new account in the name of Recovery Ventures Corporation will be established.

**No State or Federal permits** are required to establish this property for our intended use.

**The Specific written findings** have been addressed and documented in file with this application.

- Travel Route
- Carport
- Well
- Septic



### Pender County

Acres: 3.1  
 Land Value: \$32,546  
 Building Value: \$246,710  
 Total Value: \$279,258  
 Deferred Value: \$0  
 Exempt Amount:  
 PCL Class: R  
 Heated Sq Feet: 3120

Sale Price: \$null  
 Sale Date: 2013-06-07  
 Plat: 00380111  
 Account No: 967797  
 Township: CASWELL  
 Subdivision:  
 Tax Codes: G01 F28 R40 S64

Property Address: 163 JOY LN  
 Description: TR 8RR PB 38/111 RUSSELL EDWARD DAWSON DIV



September 5, 2015

L. 100-430, set out as a note under section 3601 of this title.

EFFECTIVE DATE OF 1978 AMENDMENT

Amendment by Pub. L. 95-598 effective Oct. 1, 1979, see section 402(a) of Pub. L. 95-598, set out as an Effective Date note preceding section 101 of Title 11, Bankruptcy.

TRANSVESTISM

Section 6(b)(3) of Pub. L. 100-430 provided that: "For the purposes of this Act [see Short Title of 1988 Amendment note set out under section 3601 of this title] as well as chapter 16 of title 29 of the United States Code [29 U.S.C. 701 et seq.], neither the term 'individual with handicaps' nor the term 'handicap' shall apply to an individual solely because that individual is a transvestite."

§ 3603. Effective dates of certain prohibitions

(a) Application to certain described dwellings

Subject to the provisions of subsection (b) of this section and section 3607 of this title, the prohibitions against discrimination in the sale or rental of housing set forth in section 3604 of this title shall apply:

(1) Upon enactment of this subchapter, to—

(A) dwellings owned or operated by the Federal Government;

(B) dwellings provided in whole or in part with the aid of loans, advances, grants, or contributions made by the Federal Government, under agreements entered into after November 20, 1962, unless payment due thereon has been made in full prior to April 11, 1968;

(C) dwellings provided in whole or in part by loans insured, guaranteed, or otherwise secured by the credit of the Federal Government, under agreements entered into after November 20, 1962, unless payment thereon has been made in full prior to April 11, 1968: *Provided*, That nothing contained in subparagraphs (B) and (C) of this subsection shall be applicable to dwellings solely by virtue of the fact that they are subject to mortgages held by an FDIC or FSLIC institution; and

(D) dwellings provided by the development or the redevelopment of real property purchased, rented, or otherwise obtained from a State or local public agency receiving Federal financial assistance for slum clearance or urban renewal with respect to such real property under loan or grant contracts entered into after November 20, 1962.

(2) After December 31, 1968, to all dwellings covered by paragraph (1) and to all other dwellings except as exempted by subsection (b) of this section.

(b) Exemptions

Nothing in section 3604 of this title (other than subsection (c)) shall apply to—

(1) any single-family house sold or rented by an owner: *Provided*, That such private individual owner does not own more than three such single-family houses at any one time: *Provided further*, That in the case of the sale of any such single-family house by a private individual owner not residing in such house at the time of such sale or who was not the most recent resident of such house prior to such sale, the exemption granted by this subsection shall

apply only with respect to one such sale within any twenty-four month period: *Provided further*, That such bona fide private individual owner does not own any interest in, nor is there owned or reserved on his behalf, under any express or voluntary agreement, title to or any right to all or a portion of the proceeds from the sale or rental of, more than three such single-family houses at any one time: *Provided further*, That after December 31, 1969, the sale or rental of any such single-family house shall be excepted from the application of this subchapter only if such house is sold or rented (A) without the use in any manner of the sales or rental facilities or the sales or rental services of any real estate broker, agent, or salesman, or of such facilities or services of any person in the business of selling or renting dwellings, or of any employee or agent of any such broker, agent, salesman, or person and (B) without the publication, posting or mailing, after notice, of any advertisement or written notice in violation of section 3604(c) of this title; but nothing in this proviso shall prohibit the use of attorneys, escrow agents, abstractors, title companies, and other such professional assistance as necessary to perfect or transfer the title, or

(2) rooms or units in dwellings containing living quarters occupied or intended to be occupied by no more than four families living independently of each other, if the owner actually maintains and occupies one of such living quarters as his residence.

(c) Business of selling or renting dwellings defined

For the purposes of subsection (b) of this section, a person shall be deemed to be in the business of selling or renting dwellings if—

(1) he has, within the preceding twelve months, participated as principal in three or more transactions involving the sale or rental of any dwelling or any interest therein, or

(2) he has, within the preceding twelve months, participated as agent, other than in the sale of his own personal residence in providing sales or rental facilities or sales or rental services in two or more transactions involving the sale or rental of any dwelling or any interest therein, or

(3) he is the owner of any dwelling designed or intended for occupancy by, or occupied by, five or more families.

(Pub. L. 90-284, title VIII, § 803, Apr. 11, 1968, 82 Stat. 82.)

§ 3604. Discrimination in the sale or rental of housing and other prohibited practices

As made applicable by section 3603 of this title and except as exempted by sections 3603(b) and 3607 of this title, it shall be unlawful—

(a) To refuse to sell or rent after the making of a bona fide offer, or to refuse to negotiate for the sale or rental of, or otherwise make unavailable or deny, a dwelling to any person because of race, color, religion, sex, familial status, or national origin.

(b) To discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or

facilities in connection therewith, because of race, color, religion, sex, familial status, or national origin.

(c) To make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, or an intention to make any such preference, limitation, or discrimination.

(d) To represent to any person because of race, color, religion, sex, handicap, familial status, or national origin that any dwelling is not available for inspection, sale, or rental when such dwelling is in fact so available.

(e) For profit, to induce or attempt to induce any person to sell or rent any dwelling by representations regarding the entry or prospective entry into the neighborhood of a person or persons of a particular race, color, religion, sex, handicap, familial status, or national origin.

(f)(1) To discriminate in the sale or rental, or to otherwise make unavailable or deny, a dwelling to any buyer or renter because of a handicap of—

(A) that buyer or renter,<sup>1</sup>

(B) a person residing in or intending to reside in that dwelling after it is so sold, rented, or made available; or

(C) any person associated with that buyer or renter.

(2) To discriminate against any person in the terms, conditions, or privileges of sale or rental of a dwelling, or in the provision of services or facilities in connection with such dwelling, because of a handicap of—

(A) that person; or

(B) a person residing in or intending to reside in that dwelling after it is so sold, rented, or made available; or

(C) any person associated with that person.

(3) For purposes of this subsection, discrimination includes—

(A) a refusal to permit, at the expense of the handicapped person, reasonable modifications of existing premises occupied or to be occupied by such person if such modifications may be necessary to afford such person full enjoyment of the premises except that, in the case of a rental, the landlord may where it is reasonable to do so condition permission for a modification on the renter agreeing to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear excepted.<sup>2</sup>

(B) a refusal to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford such person equal opportunity to use and enjoy a dwelling; or

(C) in connection with the design and construction of covered multifamily dwellings for first occupancy after the date that is 30 months after September 13, 1988, a failure to design and construct those dwellings in such a manner that—

(1) the public use and common use portions of such dwellings are readily accessible to and usable by handicapped persons;

(ii) all the doors designed to allow passage into and within all premises within such dwellings are sufficiently wide to allow passage by handicapped persons in wheelchairs; and

(iii) all premises within such dwellings contain the following features of adaptive design:

(I) an accessible route into and through the dwelling;

(II) light switches, electrical outlets, thermostats, and other environmental controls in accessible locations;

(III) reinforcements in bathroom walls to allow later installation of grab bars; and

(IV) usable kitchens and bathrooms such that an individual in a wheelchair can maneuver about the space.

(4) Compliance with the appropriate requirements of the American National Standard for buildings and facilities providing accessibility and usability for physically handicapped people (commonly cited as "ANSI A117.1") suffices to satisfy the requirements of paragraph (3)(C)(iii).

(5)(A) If a State or unit of general local government has incorporated into its laws the requirements set forth in paragraph (3)(C), compliance with such laws shall be deemed to satisfy the requirements of that paragraph.

(B) A State or unit of general local government may review and approve newly constructed covered multifamily dwellings for the purpose of making determinations as to whether the design and construction requirements of paragraph (3)(C) are met.

(C) The Secretary shall encourage, but may not require, States and units of local government to include in their existing procedures for the review and approval of newly constructed covered multifamily dwellings, determinations as to whether the design and construction of such dwellings are consistent with paragraph (3)(C), and shall provide technical assistance to States and units of local government and other persons to implement the requirements of paragraph (3)(C).

(D) Nothing in this subchapter shall be construed to require the Secretary to review or approve the plans, designs or construction of all covered multifamily dwellings, to determine whether the design and construction of such dwellings are consistent with the requirements of paragraph 3(C).

(6)(A) Nothing in paragraph (5) shall be construed to affect the authority and responsibility of the Secretary or a State or local public agency certified pursuant to section 3610(f)(3) of this title to receive and process complaints or otherwise engage in enforcement activities under this subchapter.

(B) Determinations by a State or a unit of general local government under paragraphs (5)(A) and (B) shall not be conclusive in enforcement proceedings under this subchapter.

(7) As used in this subsection, the term "covered multifamily dwellings" means—

(A) buildings consisting of 4 or more units if such buildings have one or more elevators; and

<sup>1</sup> So in original. The comma probably should be a semicolon.

<sup>2</sup> So in original. The period probably should be a semicolon.

(B) ground floor units in other buildings consisting of 4 or more units.

(8) Nothing in this subchapter shall be construed to invalidate or limit any law of a State or political subdivision of a State, or other jurisdiction in which this subchapter shall be effective, that requires dwellings to be designed and constructed in a manner that affords handicapped persons greater access than is required by this subchapter.

(9) Nothing in this subsection requires that a dwelling be made available to an individual whose tenancy would constitute a direct threat to the health or safety of other individuals or whose tenancy would result in substantial physical damage to the property of others.

(Pub. L. 90-284, title VIII, § 804, Apr. 11, 1968, 82 Stat. 83; Pub. L. 93-383, title VIII, § 808(b)(1), Aug. 22, 1974, 88 Stat. 729; Pub. L. 100-430, §§ 6(a)-(b)(2), (e), 15, Sept. 13, 1988, 102 Stat. 1620, 1622, 1623, 1636.)

#### AMENDMENTS

1988—Pub. L. 100-430, § 6(e), inserted "and other prohibited practices" in section catchline.

Subsecs. (a), (b). Pub. L. 100-430, § 6(b)(2), inserted "familial status," after "sex,".

Subsecs. (c) to (e). Pub. L. 100-430, § 6(b)(1), inserted "handicap, familial status," after "sex,".

Subsec. (f). Pub. L. 100-430, § 6(a), added subsec. (f).

Subsec. (f)(3)(A). Pub. L. 100-430, § 15, which directed the substitution of "except that, in the case of a rental, the landlord may where it is reasonable to do so condition permission for a modification on the renter agreeing to restore the interior of the premises to the condition that existed before the modification, reasonable wear and tear excepted." for the period at the end of subpar. (A) was executed by making the substitution for a semicolon as the probable intent of Congress because subpar. (A) ended with a semicolon, not a period.

1974—Pub. L. 93-383 inserted ", sex" after "religion" wherever appearing in cls. (a) to (e).

#### EFFECTIVE DATE OF 1988 AMENDMENT

Amendment by Pub. L. 100-430 effective on 180th day beginning after Sept. 13, 1988, see section 13(a) of Pub. L. 100-430, set out as a note under section 3601 of this title.

#### § 3605. Discrimination in residential real estate-related transactions

##### (a) In general

It shall be unlawful for any person or other entity whose business includes engaging in residential real estate-related transactions to discriminate against any person in making available such a transaction, or in the terms or conditions of such a transaction, because of race, color, religion, sex, handicap, familial status, or national origin.

##### (b) "Residential real estate-related transaction" defined

As used in this section, the term "residential real estate-related transaction" means any of the following:

(1) The making or purchasing of loans or providing other financial assistance—

(A) for purchasing, constructing, improving, repairing, or maintaining a dwelling; or  
(B) secured by residential real estate.

(2) The selling, brokering, or appraising of residential real property.

#### (c) Appraisal exemption

Nothing in this subchapter prohibits a person engaged in the business of furnishing appraisals of real property to take into consideration factors other than race, color, religion, national origin, sex, handicap, or familial status.

(Pub. L. 90-284, title VIII, § 805, Apr. 11, 1968, 82 Stat. 83; Pub. L. 93-383, title VIII, § 808(b)(2), Aug. 22, 1974, 88 Stat. 729; Pub. L. 100-430, § 6(c), Sept. 13, 1988, 102 Stat. 1622.)

#### AMENDMENTS

1988—Pub. L. 100-430 amended section generally. Prior to amendment, section read as follows: "After December 31, 1968, it shall be unlawful for any bank, building and loan association, insurance company or other corporation, association, firm or enterprise whose business consists in whole or in part in the making of commercial real estate loans, to deny a loan or other financial assistance to a person applying therefor for the purpose of purchasing, constructing, improving, repairing, or maintaining a dwelling, or to discriminate against him in the fixing of the amount, interest rate, duration, or other terms or conditions of such loan or other financial assistance, because of the race, color, religion, sex, or national origin of such person or of any person associated with him in connection with such loan or other financial assistance or the purposes of such loan or other financial assistance, or of the present or prospective owners, lessees, tenants, or occupants of the dwelling or dwellings in relation to which such loan or other financial assistance is to be made or given: *Provided*, That nothing contained in this section shall impair the scope or effectiveness of the exception contained in section 3603(b) of this title."

1974—Pub. L. 93-383 inserted ", sex" after "religion".

#### EFFECTIVE DATE OF 1988 AMENDMENT

Amendment by Pub. L. 100-430 effective on 180th day beginning after Sept. 13, 1988, see section 13(a) of Pub. L. 100-430, set out as a note under section 3601 of this title.

#### § 3606. Discrimination in the provision of brokerage services

After December 31, 1968, it shall be unlawful to deny any person access to or membership or participation in any multiple-listing service, real estate brokers' organization or other service, organization, or facility relating to the business of selling or renting dwellings, or to discriminate against him in the terms or conditions of such access, membership, or participation, on account of race, color, religion, sex, handicap, familial status, or national origin.

(Pub. L. 90-284, title VIII, § 806, Apr. 11, 1968, 82 Stat. 84; Pub. L. 93-383, title VIII, § 808(b)(3), Aug. 22, 1974, 88 Stat. 729; Pub. L. 100-430, § 6(b)(1), Sept. 13, 1988, 102 Stat. 1622.)

#### AMENDMENTS

1988—Pub. L. 100-430 inserted "handicap, familial status," after "sex,".

1974—Pub. L. 93-383 inserted ", sex" after "religion".

#### EFFECTIVE DATE OF 1988 AMENDMENT

Amendment by Pub. L. 100-430 effective on 180th day beginning after Sept. 13, 1988, see section 13(a) of Pub. L. 100-430, set out as a note under section 3601 of this title.

#### § 3607. Religious organization or private club exemption

(a) Nothing in this subchapter shall prohibit a religious organization, association, or society,

**Buffer B**

Buffer "B" This buffer is a medium density planting area to be used primarily along non street boundary lines to provide spatial separation between similar types of uses. The requirements for buffer "B" shall be met by any one of the following:
B-1) 10 foot wide strip with 3 canopy trees, 4 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or
B-2) 15 foot wide strip with 3 canopy tree, 2 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or
B-3) 20 foot wide strip with 1 canopy tree, 2 understory tree and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 15 shrubs per 100 linear feet, or
B-4) 25 foot wide strip with 0 canopy trees, 5 understory trees and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 21 shrubs per 100 linear feet.

**Buffer C**

Buffer "C" This buffer is designed to provide a high density screen primarily along non street boundary lines to provide buffer and separation between different categories of uses such as commercial adjacent to residential uses or other non-residential uses adjacent to high density single family residential uses. The requirements for buffer "C" shall be met by any one of the following:
C-1) 10 foot wide strip with a 6 foot high wood stockade, basket weave, or other solid wood fence and 2 canopy trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or
C-2) 15 foot wide strip with a 6 foot high wood stockade, basket weave, or other solid wood fence or an evergreen hedge* that will provide a continuous screen at least 6' high within 4 years and 1 canopy tree, 4 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or *Reference spacing requirements in plant list for specific species and spacing to achieve evergreen hedge
C-3) 20 foot wide strip with an evergreen hedge that will provide a continuous screen at least 6' high within 4 years and 1 canopy tree or 3 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or
C-4) 25 foot wide strip with an evergreen hedge that will provide a continuous screen at least 6' high within 4 years, 2 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet.

**Buffer D**

Buffer "D" This buffer is a low density planting area to be used along boundary lines in rural areas between large lots or tracts with substantial buffer width and setbacks to provide spatial separation between uses that are developed at very low density. The requirements for buffer "D" shall be met by any one of the following:
D-1) 15 foot wide strip with 3 canopy trees and a grass or other approved vegetative ground cover of at least 98 % coverage (except within 4 feet of the base of any tree) per 100 linear feet, or
D-2) 20 foot wide strip with 2 canopy trees, 2 understory trees and a grass or other approved vegetative ground cover of at least 98 % coverage (except within 4 feet of the base of any tree) per 100 linear feet, or
D-3) 25 foot wide strip with 1 canopy tree, 3 understory trees and a grass or other approved vegetative ground cover of at least 98 % coverage (except within 4 feet of the base of any tree) per 100 linear feet.

FILED in Pender County, NC  
on Jun 20 2002 at 11:32:10 AM  
by: Joyce M Swicegood  
Register of Deeds  
BOOK 1901 PAGE 188

Issued Jun 20 2002  
\$28.00  
State of Pender  
North Carolina County  
Real Estate Excise Tax  
Excise Tax \$2800

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_  
Verified by *JEM* \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_  
by \_\_\_\_\_

Mail after recording to *V* RUSSELL EDWARD DAWSON, 75 Joy Lane  
Atkinson, N. C. 28421

This instrument was prepared by Edward R. Miko

Brief description for the Index Caswell Township

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 20th day of June, 2002, by and between

GRANTOR	GRANTEE
EDWARD R. MIKO and wife, JOYCE E. MIKO	RUSSELL EDWARD DAWSON

Recorded and Verified  
Joyce M. Swicegood  
Register of Deeds  
Pender County, NC  
*AB*

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of \_\_\_\_\_, Caswell \_\_\_\_\_ Township, Pender \_\_\_\_\_ County, North Carolina and more particularly described as follows:

BEING all those parcels of land described in Exhibit "A" attached hereto and made a part hereof.

The property hereinabove described was acquired by Grantor by instrument recorded in .....

A map showing the above described property is recorded in Plat Book ..... page.....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

BY: (Corporate Name) EDWARD R. MIKO (SEAL)
President JOYCE E. MIKO (SEAL)
ATTEST: (SEAL)
Secretary (Corporate Seal) (SEAL)

USE BLACK INK ONLY

SEAL-STAMP NORTH CAROLINA, Pender County.
I, a Notary Public of the County and State aforesaid, certify that Edward R. Miko and wife, Joyce E. Miko Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20th day of June 2002
My commission expires: January 17, 2005 Notary Public

SEAL-STAMP NORTH CAROLINA, County.
I, a Notary Public of the County and State aforesaid, certify that
personally came before me this day and acknowledged that he is Secretary of
a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its
President, sealed with its corporate seal and attested by as its Secretary.
Witness my hand and official stamp or seal, this day of
My commission expires: Notary Public

The foregoing Certificate(s) of Charles Wells
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.
JOYCE M. SWIGEGOOD REGISTER OF DEEDS FOR Pender COUNTY
By Angela Blake Deputy/Assistant - Register of Deeds

EXHIBIT "A"

Tract #2: Being all of Lots 3, 7, & 8 of Bonny Woods Subdivision as shown on a map of said subdivision by Cowan & Jones, P.A. Registered Land Surveyors and being duly recorded in Map Book 26, page 108 of the Pender County Registry.

TOGETHER WITH AND SUBJECT to that certain 30 foot wide roadway easement for ingress and egress from the above described lot to the public right of way as shown on the above referred to map of Bonny Woods Subdivision.

Tract #3: Beginning at an iron pipe that marks the Northwest corner of Lot #8 of Bonny Woods Subdivision as the same is recorded in Map Book 26 page 108 of the Pender County Registry and running thence from the beginning point so located North 44° 00' East approximately 2268.49 feet more or less to an iron pipe that marks the Northwest corner of Lot #4 of the Lottie M. Ward tract as shown in Deed Book 757 page 412 of the Pender County Registry, running thence South 45° 17' 18" East 200.02 feet to an iron pipe that makes the Northeast corner of the Lottie M. Ward tract as shown in Deed Book 767 page 412 of the Pender County Registry, running thence South 44° 00' 00" West 2294.93 feet to an iron pipe thence North 46° 00' 00" East 200 feet to the point of beginning and being the undeveloped portion of the Lottie M. Ward tract as described above that is described as the reserved area of the Bonny Woods Subdivision.









**Applicant:**  
Recovery Ventures Corp.

**Owner:**  
Kyle Page et al.

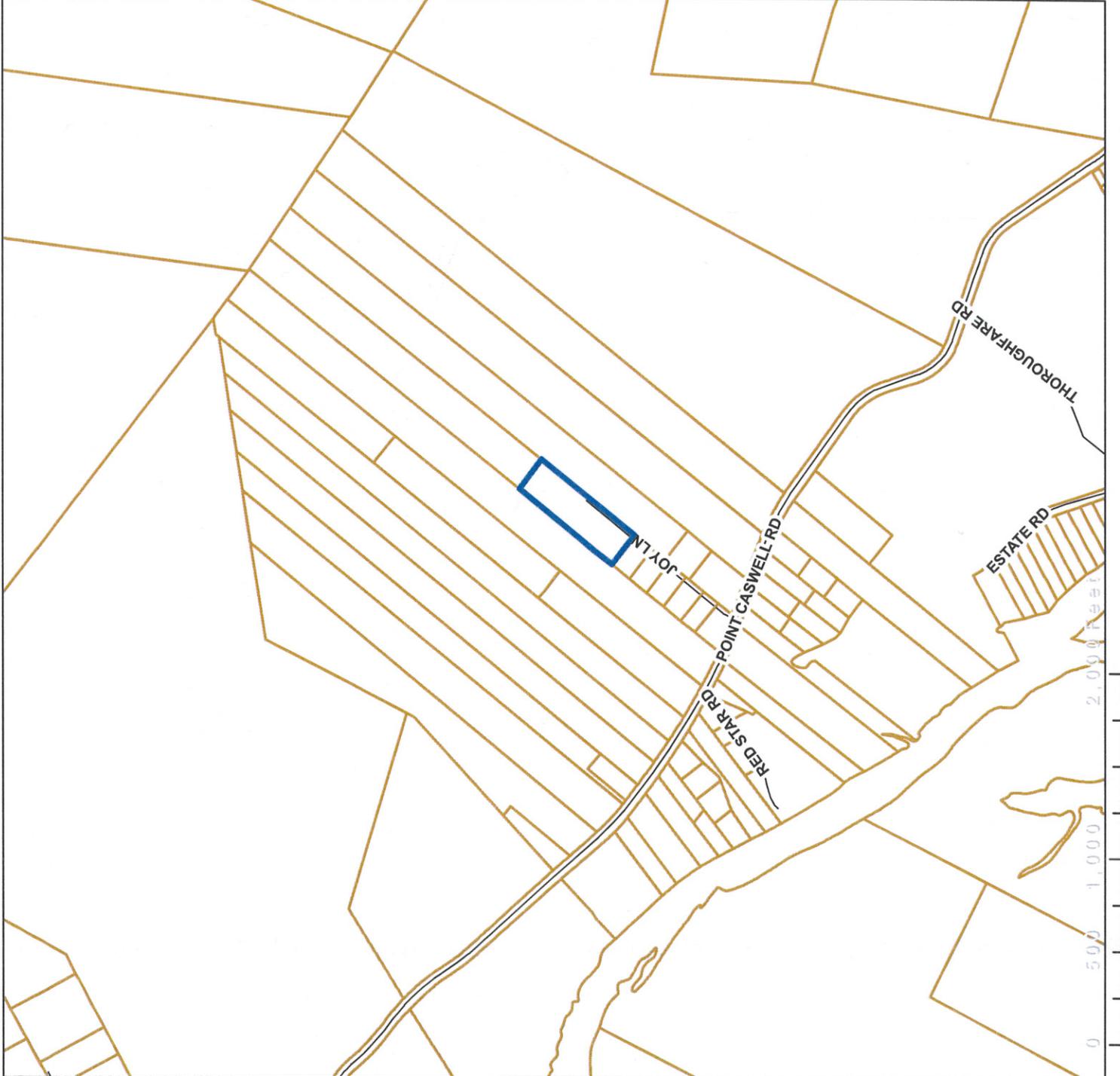
**Special Use Permit:**  
#11463

**Legend**

 Subject Property



**Vicinity**





**Applicant:**  
Recovery Ventures Corp.

**Owner:**  
Kyle Page et al.

**Special Use Permit:**  
#11463

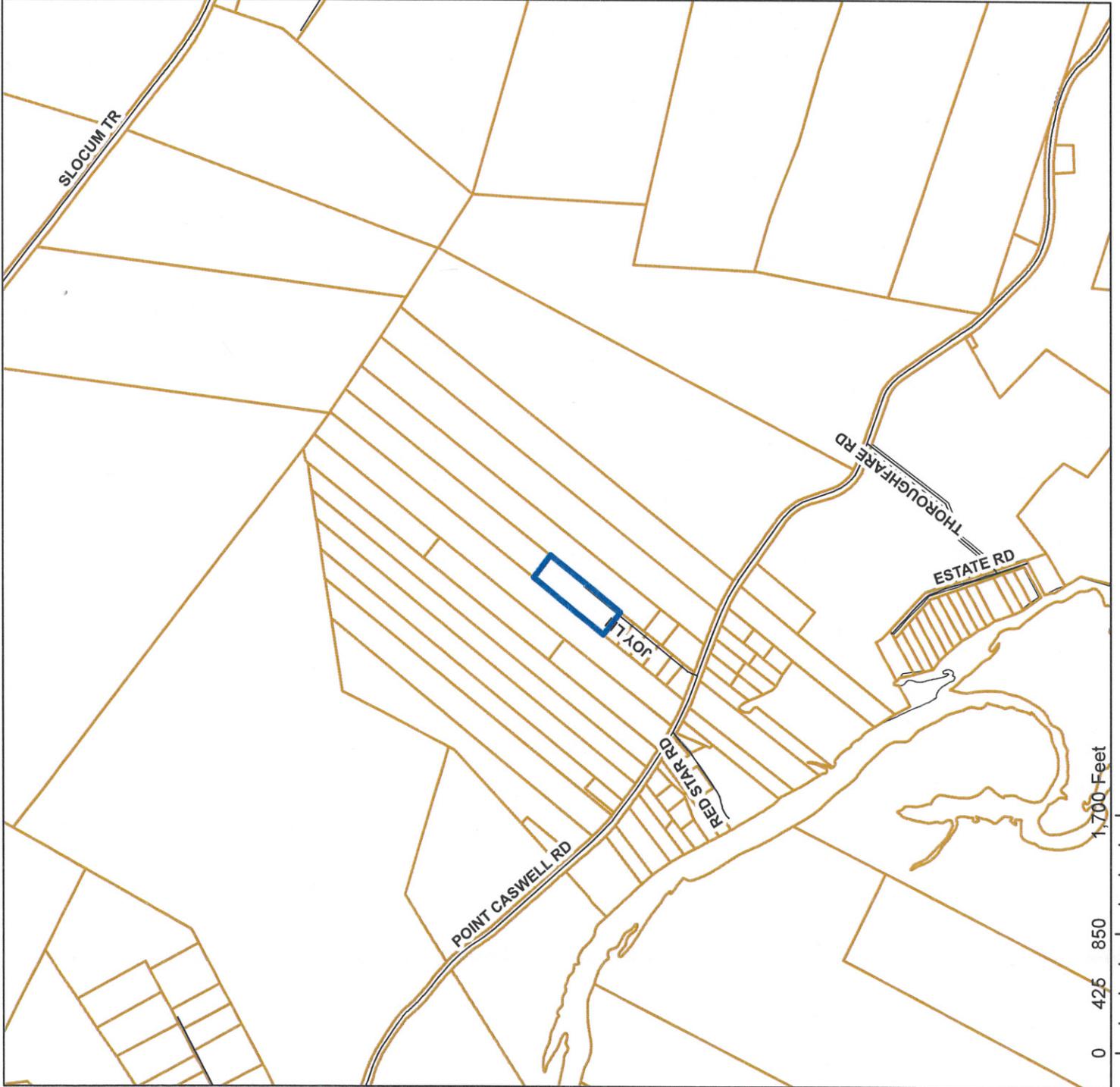
**Legend**

UDO Zoning

-  EC, Environmental Conservation
-  GB, General Business
-  GI, General Industrial
-  Incorporated
-  IT, Industrial Transition
-  MH, Manufactured Housing
-  O&I, Office & Institutional
-  PD, Planned Development
-  RA, Rural Agricultural
-  RA-Conditional Zoning 1
-  RP, Residential Performance
-  Subject Property



**Current Zoning**





**Applicant:**  
Recovery Ventures Corp.

**Owner:**  
Kyle Page et al.

**Special Use Permit:**  
#11463

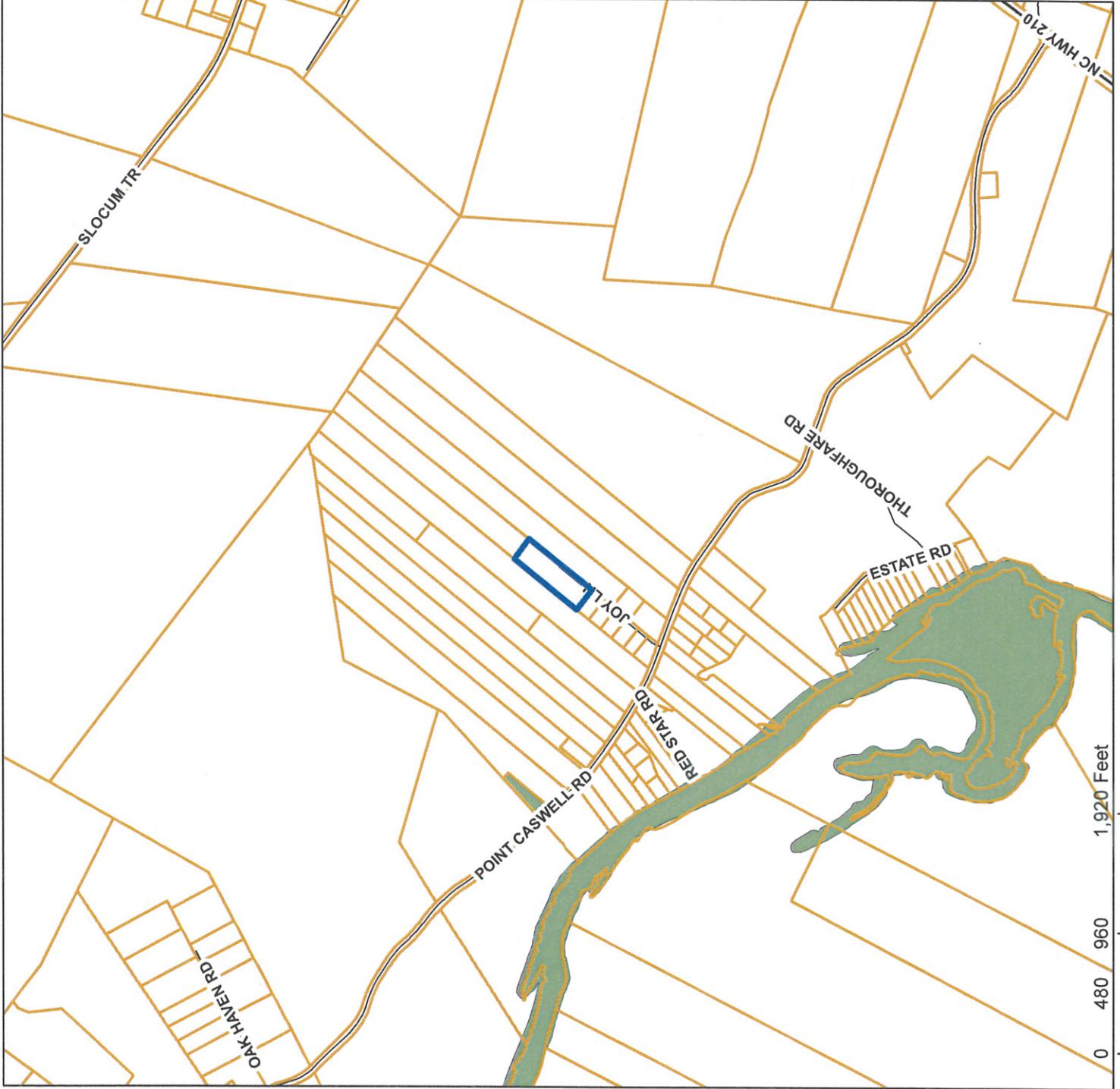
**Legend**

**Future Land Use**

-  Conservation
-  Industrial
-  Mixed Use
-  Office, Institutional, Commercial
-  Rural Growth
-  Suburban Growth
-  Subject Property



**Future Land Use**





**Applicant:**  
Recovery Ventures Corp.

**Owner:**  
Kyle Page et al.

**Special Use Permit:**  
#11463

**Legend**

 Subject Property



**2012 Aerial**

