

Neighborhood Meeting Notice- Initial Conditional Zoning/Conditional Rezoning
Property Located Off of Southport-Supply Rd (NC 211)

October 2, 2025

TO: Adjacent Property Owners
FROM: Harbor Development Corp.; Canal Associates, LLC; D. R. Development Corporation (collectively, "Applicant")
RE: Notice of Neighborhood Meeting Regarding Conditional Zoning/Rezoning

Dear Neighbors,

This is a notice of a neighborhood meeting for all property owners adjacent to the land located off of Southport-Supply Rd (NC 211) with Brunswick County Parcel ID Numbers 2040002502, 20400025, 20400058, 20400024, 20400023, 20400022, 2040002201, 20400039, 20400040, 20400020, 20400019, 20400018, and 2040002101 (the "Property"). A vicinity map depicting the general location of the Property is attached hereto as Exhibit A.

Applicant desires to annex into the Town of St. James and apply the initial zoning of Creative Zoning Conditional District (CZ-CD) to parcels 20400025, 20400058, 20400024, 20400023, 20400022, 2040002201, 20400039, 20400040, 20400020, 20400019, and 20400018. Additionally, Applicant desires to simultaneously rezone (i) parcel 2040002101 from its current zoning designation of Commercial Low Density District (CLD) to Creative Zoning Conditional District (CZ-CD)), and (ii) parcel 2040002502 from its current zoning designation of Commercial Intensive District (CI) to Creative Zoning Conditional District (CZ-CD)). The foregoing initial zonings and rezonings are intended to allow for the creation of a mixed-use development including single family, town home, and multifamily residential, and commercial uses including office, retail, grocery, and restaurant uses.

As an adjacent property owner, we would like to invite you to a neighborhood meeting on **October 14, 2025 at 6:00 P.M. located at the Homer E. Wright Event Center, 4136 Southport-Supply Rd. SE, St. James, NC 28461.** At this meeting, we will discuss our Conditional Zoning/Rezoning Request and address any questions you may have regarding the initial zoning/rezoning application. We look forward to

meeting you, describing the Applicant's plans for the Property in greater detail, and answering any questions you have about the project.

If you are unable to attend the meeting, or simply prefer to share your questions or comments outside the context of a public meeting, please contact us at NewDevelopment@wardandsmith.com to share those thoughts.

Best regards,

A handwritten signature in black ink, appearing to read 'S Franck', with a stylized flourish at the end.

Sam Franck
Counsel to the Applicant

Exhibit A

Vicinity Map - Property Location Generally Outlined in Red

