



August 5, 2022

910 254-0900  
910 341-3264 fax  
wilmingtonnc.gov  
Dial 711 TTY/Voice

## **CONSTRUCTION RELEASE**

### **Carmax Sales Expansion**

6030 Market Street  
Project # 2022002

*Consultant/Agent:* Mr. Rob Balland, PE  
Paramounte Engineering Inc.  
122 Cinema Drive  
Wilmington, NC 28403

*Property Owner:* Carmax Auto Superstore, Inc.  
12800 Tuckahoe Creek  
Parkway  
Richmond, VA 23238

The City thanks you for your investment in our community and we look forward to working with you towards the construction of a quality development project. Your project is hereby conditionally released for construction. Please make note of the conditions for this release as they appear below. These conditions must be followed and met for the construction to be approved.

### **Conditions of Release**

1. A pre-construction meeting must be held between the site contractor/superintendent and city staff prior to any site work, tree removal, clearing or grading commences on site. Failure to comply will result in civil penalties. Please contact our zoning office at 910.254.0900 to schedule the preconstruction meeting.
2. Any trees, including the critical root zone area and/or the area designated to be saved, must be properly barricaded or marked with fencing and protected throughout construction to ensure that no clearing or grading will occur in those areas.
3. No equipment is allowed on the site and no construction of any building, structure, wall, utilities, infrastructure, etc. of any kind, including footings and building slabs, will be permitted until:
  - a. All tree protection fencing and silt fencing has been installed
  - b. New Hanover County has issued the grading permit and authorized the activity
  - c. Cape Fear Public Utility Authority has authorized the water and sewer activities
  - d. The assigned city zoning compliance officer has authorized the activity
4. This development shall comply with all local, regional, state, and federal development regulations. All applicable City of Wilmington Technical Review Committee requirements must be completed prior to the issuance of final zoning approval.
5. All truck traffic to and from the site shall adhere to NCDOT and City of Wilmington truck routes and restrictions (e.g. S. 3<sup>rd</sup> Street, Market Street). See city GIS gallery for routes, weight restrictions, etc.
6. Failure to comply with the above conditions may result in the issuance of a Stop Work Order (SWO).
7. No construction activity shall occur within the North Carolina Department of Transportation (NCDOT) right-of-way until all NCDOT permits have been issued and received by the City. All improvements required shall be installed and approved by NCDOT prior to issuance of a certificate of occupancy.

## ***Conditions of Final Zoning Approval***

1. Per the requirements of the stormwater permit, the following shall occur prior to issuance of a certificate of occupancy or operation of the permitted facility:
  - As-built drawings for all stormwater management facilities shall be submitted to the City of Wilmington Engineering Division.
  - An Engineer's certification shall also be submitted, along with all supporting documentation that specifies, under seal that the as-built stormwater measures, controls and devices are in compliance with the approved stormwater management plans.
  - A final inspection is required by City of Wilmington Engineering personnel (910) 341-5856.
2. Contractor shall submit a Radio Signal Strength Study for all commercial buildings that demonstrates that existing emergency responder radio signal levels meet the requirements of Section 510 of the 2018 NC Fire Code.
3. Approval of a major or minor site plan shall expire after 18 months from the date of such approval if the applicant has failed to make substantial progress on the site. The technical review committee may grant a single, six-month extension of this time limit for major and minor site plans, for good cause shown, upon receiving a request from the applicant before the expiration of the approved plan. In the event approval of a site plan has expired, for whatever reasons, the owner and/or applicant will be required to resubmit for approval of a site plan that meets current development standards unless otherwise noted in this chapter.
4. To obtain a final zoning inspection for this construction project, the appropriate departments within the City of Wilmington must perform and approve final inspections. To arrange for inspections please contact the assigned Zoning Enforcement Officer, at 254-0900. Staff will coordinate the inspections and provide a punch-list to the Developer within 5 working days. Upon correction of the punch-list items, a final inspection will be performed.  
*Note: Zoning will not issue final approval until all requirements of the City of Wilmington are fulfilled.*
5. Please also be advised that any party aggrieved by the issuance of this approval may file a notice of appeal to the City Clerk within 30 days of receipt of active or constructive notice of this decision. It shall be presumed that all persons with standing to appeal have constructive notice of the decision from the date a sign containing the words "Zoning Decision" or "Subdivision Decision" in letters at least six inches high and identifying the means to contact an official for information about the decision is prominently posted on the property that is the subject of the decision, provided the sign remains on the property for at least 10 days. Posting of signs is not the only form of constructive notice. Any such posting shall be the responsibility of the landowner or applicant. Verification of the posting shall be provided to the official who made the decision. Absent an ordinance provision to the contrary, posting of signs shall not be required. Reference NC GS 160d-403.
6. Please notify New Hanover County Building Inspections of this release.

Project Planner:



Patrick O'Mahony, Associate Planner

**8/5/22**

Date





Randy Chavis  
Angela Hammers  
Michael Bass

NC DOT (email only)  
NC DOT (email only)  
NC DOT (email only)

File: **Carmax Sales Expansion**

Project #: **2022002**



Department of Planning, Transportation, and Development  
 Phone: 910 254-0900 | Fax: 910 341-3264  
 Dial 711 TTY/Voice  
 305 Chestnut Street | PO Box 1810  
 Wilmington, NC 28402-1810



APPROVED: X DENIED: \_\_\_\_\_ PERMIT #: TPP-23-026

**Application for Tree Removal Permit**

Name of Applicant: CenterPoint Integrated Solutions Phone: 757-897-5169 Date: 01.18.2022

Name of Property Owner: Carmax Auto Superstore, Inc. Phone: 804-747-0422

Property Owner Address: 12800 Tuckahoe Creek Parkway

Email address for permit to be sent: blauth@centerpoint-is.com

Address of Proposed Tree Removal: 6030 Market Street, Wilmington, NC 28403

Description and location of tree(s) to be removed & reason for removal: **(provide attachment if necessary and tag tree(s) on site)**

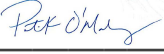
1. No trees are being removed for this expansion.
2. \_\_\_\_\_
3. \_\_\_\_\_

Description of replacement trees: No tree are being replaced.

I, Brad Lauth, certify that the property owner has given me permission to apply for this permit on his/her behalf.

Applicant Signature:  Date: 1/18/22

\*\*\*\*\*FOR OFFICIAL USE ONLY\*\*\*\*\*

Reviewed by:  Date 8/5/22

Remarks: \_\_\_\_\_

ALL WORK MUST BE IN COMPLIANCE WITH THE CITY LAND DEVELOPMENT CODE, ARTICLE 8, LANDSCAPING AND TREE PRESERVATION

NEW CONSTRUCTION:  EXPANSION:  OTHER:  PAID: NA

Tree preservation permit fees

Less than 1 acre	\$25.00
1-5 acres	\$50.00
5-10 acres	\$100.00
Greater than 10 acres	\$150.00

\*\*\*IF MITIGATION IS REQUIRED, CONTACT THE ZONING DEPARTMENT AT (910)254-0900 TO DISCUSS A PLANTING SCHEDULE\*\*\*

Application can be mailed, emailed to: [zoning@wilmingtonnc.gov](mailto:zoning@wilmingtonnc.gov) or dropped off at our office.