



Corrie Faith Lee
6329 Oleander Drive, Suite 200
Wilmington, NC 28403
(910) 940-0126
corrie@equitaslp.com

April 16, 2026

Penelope Spicer-Sidbury
City of Wilmington, City Clerk
929 N. Front Street
Wilmington, NC 28401

Re: Affidavit of Neighborhood Meeting, 4950 Holly Tree Road

Madam Clerk:

Please find attached my Affidavit of Neighborhood Meeting along with several exhibits: Exhibit A is a list of all property owners who were notified of the neighborhood meeting in compliance with applicable law; Exhibit B is a copy of the Notice of Neighborhood Meeting that was sent to all parties listed on Exhibit A; Exhibit C is a list of all parties who attended the neighborhood meeting; Exhibit D is a list of topics discussed at the neighborhood meeting.

Kind regards,

A handwritten signature in blue ink, appearing to read "Corrie Faith Lee".

Corrie Faith Lee
NC Bar #55815

AFFIDAVIT OF NEIGHBORHOOD MEETING PRIOR TO PUBLIC HEARING ON
PETITION FOR SPECIAL USE PERMIT

Corrie Faith Lee, appearing before the undersigned notary public and being duly sworn, says that:

1. I am an attorney for Grand Slam LLC and Mike Harms and have been designated to act on each's behalf as applicant for a Special Use Permit, including a modification to an existing Special Use Permit, for properties having an address of 4950 Holly Tree Road and 340 Westchester Road, Wilmington, NC 28409.
2. A neighborhood meeting was scheduled on the 7th day of April, 2026 with regard to this petition.
3. All property owners within a 300-foot-wide buffer of the Property were notified of the neighborhood meeting in accordance with applicable law.
4. The neighborhood meeting was held as provided in the required notices.

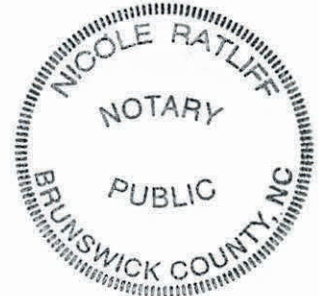
Corrie Faith Lee

STATE OF NORTH CAROLINA
COUNTY OF NEW HANOVER

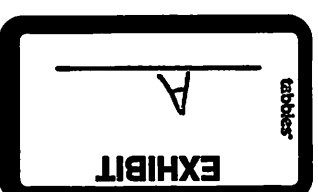
Sworn to and subscribed before me this 16th day of April, 2026.

(Official Seal) Nicole Ratliff (Notary Public)

My commission expires: 12/29/2030

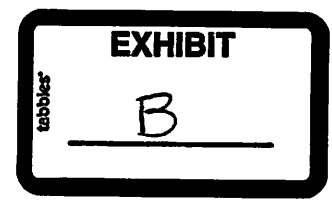


HOLMES THOMAS JR	330	WESTCHESTER	RD		WILMINGTON	NC	28409
STALLING ANNIE LORRAINE	341	WALLINGTON	RD		WILMINGTON	NC	28409
WOODARD KYLIE ETAL	334	WESTCHESTER	RD		WILMINGTON	NC	28409
MCLEOD GLENDA J HEIRS	321	WESTCHESTER	RD		WILMINGTON	NC	28409
GOOD STEVEN R EMILY T	3101	KIRBY SMITH	DR		WILMINGTON	NC	28409
MUSSELWHITE NEIL H III ETAL	331	WALLINGTON	DR		WILMINGTON	NC	28409
GOVE IAN ALEXANDER	3104	KIRBY SMITH	DR		WILMINGTON	NC	28409
ONEIL WENDY M	3100	KIRBY SMITH	DR		WILMINGTON	NC	28409
BROCK MATTHEW S CHACHERE	3111	KIRBY SMITH	DR		WILMINGTON	NC	28409
LOFTON PATRICIA D WRIGHT	333	WALLINGTON	RD		WILMINGTON	NC	28409
HAKES JOHNMATHON M ETAL	322	WALLINGTON	RD		WILMINGTON	NC	28409
WILSON FREDERICK DOUGLAS BRIDGET D	337	WALLINGTON	RD		WILMINGTON	NC	28409
JARREAU LLOYD JR TOMEKA G	326	WALLINGTON	RD		WILMINGTON	NC	28409
MCKITTRICK RODNEY D II JOANNE H TRUSTEES	3112	BRAEMAR	LN		WILMINGTON	NC	28409
DE JONGH MARTIN P	3117	BRAEMAR	LN		WILMINGTON	NC	28409
MCINTYRE CHARLES ERVIN	329	LANCASTER	RD		WILMINGTON	NC	28409
C & F IV PROPERTIES LLC				PO BOX 12008	WILMINGTON	NC	28405
ROGERS TED LEWIS MARY ELLEN S	330	WALLINGTON	RD		WILMINGTON	NC	28409
ERAZO MELVIN LORENA D C JIMENEZ	326	WESTCHESTER	RD		WILMINGTON	NC	28409
LANNOU JOHN D KIMBERLY R	3113	BRAEMAR	LN		WILMINGTON	NC	28409
NELSON CONSTANCE	329	WALLINGTON	RD		WILMINGTON	NC	28409
LOVAAS AMY N	3104	BRAEMAR	LN		WILMINGTON	NC	28409
LOZIER MARC R C DIANE	3823	BLUE WING	CT		WILMINGTON	NC	28412
SMITH DENNIS L KAY F	329	WESTCHESTER	RD		WILMINGTON	NC	28409
ERAZO MELVIN LORENA D C JIMENEZ	326	WESTCHESTER	RD		WILMINGTON	NC	28409
MABIE WILLIAM SARAH	1001	SEMMEES	AVE		RICHMOND	VA	23224
WALKER PATRICK T NICOLE	3105	BRAEMAR	LN		WILMINGTON	NC	28409
BENNETT COREY J SR	2116	SHADOW CREEK	DR		RALEIGH	NC	27604
TROUTMAN NICHOLAS L ALLISON H	3815	BLUE WING	CT		WILMINGTON	NC	28409
ROBINSON DEBORAH M	321	WALLINGTON	RD		WILMINGTON	NC	28409
DRAUGHON BRADLEY C PATRICE A	3121	BRAEMAR	LN		WILMINGTON	NC	28409
LANCASTER NICOLE T ETAL	3819	BLUE WING	CT		WILMINGTON	NC	28409
BRICE CHARLES LEE FANNIE J	342	LANCASTER	RD		WILMINGTON	NC	28409



ROUSE JUDY H	3822	BLUE WING	CT		WILMINGTON	NC	28409
LU HAI HUA				PO BOX	12307 WILMINGTON	NC	28405
KELLEY ROBERT STEPHAN E	3109	BRAEMAR	LN		WILMINGTON	NC	28409
ELLIOTT JOHNATHAN D CARIE W	2913	GREEN TIP	COV		WILMINGTON	NC	28409
MYNIT HTAY HTAY Y	3108	KIRBY SMITH	DR		WILMINGTON	NC	28409
GEORGE JEFFREY D RUBY K	3830	BLUE WING	CT		WILMINGTON	NC	28409
WRIGHT JAMES E ET UX	8932	CLIFTON MEADOW	DR		MATTHEWS	NC	28105
ALAM MD SHAH ROZYNA AKTER	3806	BLUE WING	CT		WILMINGTON	NC	28409
GARRISON RHONDA	3811	BLUE WING	CT		WILMINGTON	NC	28409
BROBST LAWRENCE S LISA D	3108	BRAEMAR	LN		WILMINGTON	NC	28409
JAF4 LLC	2345	OCEAN POINT	DR		WILMINGTON	NC	28405
CHUI YAT MAN	3810	BLUE WING	CT		WILMINGTON	NC	28409
WARD JAMES P JR CYNTHIA T	3826	BLUE WING	CT		WILMINGTON	NC	28409
LANE WANDA B	337	LANCASTER	RD		WILMINGTON	NC	28409
DMYTRIW THOMAS K GAIL E	3103	BRAEMAR	LN		WILMINGTON	NC	28409
LAZZARI VALERIE H	3814	BLUE WING	CT		WILMINGTON	NC	28409
MCCLELLAN ROBERT SALOME TRUSTEES	3802	BLUE WING	CT		WILMINGTON	NC	28409
PRIEST TIMOTHY W CAROLYN H	3818	BLUE WING	CT		WILMINGTON	NC	28409
BISCHOF EMILY A	325	LANCASTER	RD		WILMINGTON	NC	28409
HABABED JALLI I	3105	KIRBY SMITH	DR		WILMINGTON	NC	28409
DIAB ALICE B	2909	GREEN TIP	CV		WILMINGTON	NC	28409
MALONE HARRISON HEIRS	334	WALLINGTON	RD		WILMINGTON	NC	28403
MORTON CAROLYN O	4927	WHITNER	DR		WILMINGTON	NC	28409
MCNABOE THOMAS J ELIZABETH T	208	WOODLAND	AVE		RAMSEY	NJ	07448
JAF4 LLC	2345	OCEAN POINT	DR		WILMINGTON	NC	28405
MPITA LLC	6215	TWIN MAGNOLIAS	LN		WILMINGTON	NC	28409
HOLMES MARK A SHEILA J	5002	HOLLY TREE	RD		WILMINGTON	NC	28409
RINALDI NOVILIAR	5020	HOLLY TREE	RD		WILMINGTON	NC	28409
MUSSELWHITE JOSEPH R SANDRAS	213	SCOTSDALE	DR		WILMINGTON	NC	28411
GOULD HARRISON STEPHANIE	4923	WHITNER	DR		WILMINGTON	NC	28409
HOLLY DOWNS HOA INC	5030	NEW CENTRE	DR		WILMINGTON	NC	28403
SIMPSON JENNIFERA	5014	HOLLY TREE	RD		WILMINGTON	NC	28409
EQUITY TRUST COMPANY CUSTODIAN ETAL	2613	LOCHMORE	DR		RALEIGH	NC	27608

FAIRWIND VENTURES LLC	2026	LYNNWOOD	DR		WILMINGTON	NC	28403
ROCK DANIEL THOMAS	4919	WHITNER	DR		WILMINGTON	NC	28409
LONGO LAWRENCE J MARY K	4931	WHITNER	DR		WILMINGTON	NC	28409
HOLLY GLEN TOWNHOMES HOA INC	5710	OLEANDER	DR	210	WILMINGTON	NC	28403
SETTLEMIRE MARY A	5005	WHITNER	DR		WILMINGTON	NC	28409
HOLLY GLEN TOWNHOMES HOA INC	5710	OLEANDER	DR	210	WILMINGTON	NC	28403
ZAPOTOCKY TIMOTHY A COLLEEN M	5016	WHITNER	DR		WILMINGTON	NC	28409
LELAND RICHARD A BARBARA S REV TRUST	5020	WHITNER	DR		WILMINGTON	NC	28409
ODELL ROBERT M JR LIZA D	5006	HOLLYTREE	RD		WILMINGTON	NC	28409
THOMAS DAVID P DIANE N				PO BOX 521	WRIGHTSVILLE	NC	28480
CATES CATHERINE W	5004	WHITNER	DR		WILMINGTON	NC	28411
KOLCUN KAREN E	5008	WHITNER	DR		WILMINGTON	NC	28409
AKINS ALAN D PATRICIA S	5000	WHITNER	DR		WILMINGTON	NC	28409
HOOPER HOLT W	513	WALLINGTON	RD		WILMINGTON	NC	28409
OLEARY JANE M	510	WALLINGTON	RD		WILMINGTON	NC	28409
COBB W ALLEN JR LIVING TRUST				PO BOX 188	WRIGHTSVILLE	NC	28480
LEMOND CAROLYN B	3001	RACHEL	PL		WILMINGTON	NC	28409
WAGNER MARK MELISSA JO	5012	WHITNER	DR		WILMINGTON	NC	28409
HOLLY GLEN HOA INC	6740	NETHERLANDS	DR	A	WILMINGTON	NC	28405
OSULLIVAN GEORGE DELORES FRAY	505	WALLINGTON	RD		WILMINGTON	NC	28409
STALLING ANNIE LORRAINE	341	WALLINGTON	RD		WILMINGTON	NC	28409
NEW HANOVER COUNTY BOARD OF EDUCATION	6410	CAROLINA BEACH	RD		WILMINGTON	NC	28412
GRAND SLAM LLC	5001	WOODS EDGE	DR		WILMINGTON	NC	28409



March 24, 2026

Dear Neighbor,

We hope this letter finds you well.

We are writing to invite you on **April 7, 2026 at 6:15 PM** to the **YWCA Lower Cape Fear** located at **2815 S. College Road, Wilmington, NC 28412** to discuss the proposed modifications to our Special Use Permit ("SUP"). The subject property address is 4950 Holly Tree Road. For further reference, the parcel ID number is R06119-004-015-000. Our proposed modification seeks to reduce the number of pickleball courts, and include padel courts.

We are inviting you to a meeting to discuss any potential concerns you may have with the proposed SUP modification. We want to hear, understand and address our neighbors' concerns. We will have a copy of the proposed site plan at the meeting, but have also attached a map here for your reference.

We value this neighborhood and its residents, and we are committed to being responsible property owners.

We look forward to talking with you. If you are unable to attend, please feel free to reach out to us via email at nicole@equitaslp.com.

We look forward to working together to maintain a positive and vibrant community.

Sincerely,

Corrie Faith Lee
Attorney for Applicant

LOCATION MAP

SCALE: 1" = 100'



LEGEND

- PROPOSED ASPHALT
- PROPOSED PERVIOUS CONCRETE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED BUILDING
- PROPOSED BUFFER/LANDSCAPE
- PROPOSED FENCE

ENGINEER



RIVERVIEW
Engineering

4904 PARK AVENUE
WILMINGTON, NC 28403
(910) 395-2552
riverviewengineering.com

www.rivervieweng.com

PROJECT OWNER

GRAND SLAM, LLC
5001 WOODS EDGE DRIVE
WILMINGTON, NC 28409
**THE CLUB AT
MIDTOWN**

STAMP

Preliminary
02/11/2026 1:17:49 PM

ISSUE FOR

NOT FOR CONSTRUCTION

ISSUE DATE

JANUARY 26, 2026

ISSUE NO.

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ISSUE BY

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ISSUE FOR

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PROJECT ADDRESS

4950 HOLLY TREE ROAD
WILMINGTON, NC 28409

PROJECT NUMBER

1022.01

SHEET TITLE

SITE PLAN

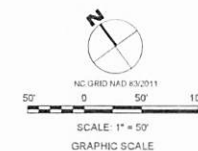
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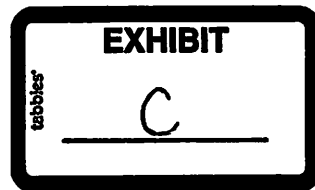
CS101

NOT FOR CONSTRUCTION

1 SITE PLAN

SCALE: 1" = 50'





6329 Oleander Drive, Suite 200, Wilmington, NC 28403 | www.equitaslp.com | Office: 910.900.8042 | Fax: 910.900.8045

April 7, 2026, Neighborhood Meeting, Topics of Discussion

- Special Use Permit modification process
- Addition of padel courts
- Reduction in noise from padel courts
- Addition of a fence with a secured gate