

Pender County Planning and Community Development

Planning Division
805 S. Walker Street
PO Box 1519
Burgaw, NC 28425



Phone: 910-259-1202
Fax: 910-259-1295
www.pendercountync.gov

June 4, 2014

Lori Morris, Staff Planner
Parker and Associates, Inc.
PO Box 976
Jacksonville, NC 28541

RE: Approval of Master Development Plan (11150)

Dear Ms. Morris,

At their June 3, 2014 meeting, the Pender County Planning Board unanimously passed a motion to approve the request for a Master Development Plan on Pender County PIN 3252-97-7356-0000, given that all conditions are met as prescribed in The Pender County Unified Development Ordinance, with particular attention to § 6.1.4 and further demonstrated in the submitted Master Development site plan. Staff notes the following outstanding Pender County Unified Development Ordinance requirements which must be met in accordance with Planning Board recommendations:

- 1) A land use plan, showing the location, arrangement and approximate boundaries of all proposed land uses.
- 2) The location and approximate boundaries of proposed housing types conceptually shown in accord and with other non-residential uses dimensional requirements.
- 3) The location of environmental protection land to be included in common open space.
- 4) The approximate acreage in common open space, each use, housing type and in roads, streets or right-of-ways for each phase and the total development.
- 5) The approximate boundaries and location of common open space, with the percentage of the total acreage of the site to be placed in common open space.
- 6) The location and general configuration of recreational facilities, with a general statement of the types of recreational facilities to be provided if applicable.
- 7) Calculations describing all proposed bonus factors with the location of and specifications for bonus improvements, when proposed.
- 8) The location and treatment proposed for all historical structures and sites recognized as significant by the County Commissioners or as identified on any historical landmarks survey for Pender County.
- 9) Location and timing of construction for all amenities.
- 10) Landscaping and Buffer requirements per Article 8.
- 11) Street layout and access shall conform to Section 7.4, Access and Section 7.5, Street Design
- 12) Calculated open space requirements shall adhere to Section 7.6, Open Space.

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Additionally the Pender County Planning Board conditioned the following items must be supplied to Pender County Planning Staff for re-examination at subsequent Preliminary Plat hearings:

- 1) Cul de sac radii sufficient for school bus and emergency vehicle turn around per approval of Pender County Emergency Management Staff, as well as, Pender County Schools; and
- 2) Sufficient archeological survey to determine extent and location of the identified Stevens Line historical site

In order to move the project forward, you will need to comply with all applicable zoning requirements and are advised to please contact our office when you are ready to proceed with the project.

Regards,

Megan O'Hare, Planner II
mohare@pendercountync.gov

CC: Parks Family Forestry, LLC.