



Grey Bull Project Narrative:

The proposed development on Pender County parcel # 3292-27-2690-0000 will offer a single family neighborhood of up to 106 lots shown as ranging in size from approximately 6,800 sf to 12,000 sf and greater. The current zoning for the site is RP and only allows lot sizes 15,000 sf and up. The proposed RM conditional zoning for the neighborhood allows the use of smaller lots nestled among the tract's wetlands. The proposed RM conditional zoning also allows greater flexibility in individual lot setbacks.

The proposed development employs the use of swales instead of ponds to handle on-site stormwater.

All uses within the proposed Grey Bull development except the existing cell tower, single family homes, associated neighborhood amenities, utilities and project infrastructure will be eliminated from possible development on the site.

There is not a traffic analysis for the project at this time.