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# PARAMOUNT

ENGINEERING, INC.

## Lea Tract Narrative:

The proposed development on Pender County parcel #3293-01-5693-0000 is a site with distinguishing natural features located directly behind a main commercial corridor of Pender County. Specifically, the site is located immediately behind the Bailey Shoppes and Hampstead United Methodist Church. The County's Land Use Plan shows the site in a "Suburban Growth" designation with public water and sewer available to it.

By the County's definition of "Suburban Growth", the property is well suited for medium density in housing and higher density development near the County's economic development hubs. The definition states:

*"The Suburban Growth land use classification identifies those areas of Pender County where significant residential growth is expected to occur within the planning horizon. Areas designated as Suburban Growth are located primarily adjacent to municipal planning jurisdictions and within or near high growth, unincorporated areas of the County, i.e., Hampstead/Scotts Hill, Rocky Point, and portions of US 421 South. Suburban Growth designates areas where public water and public sewer are available or are planned in the near future."*

Logan Homes' proposed development in this suburban growth area will integrate the site's existing natural features with the County's intended growth pattern. The developer's goal is achieving an exceptionally designed project with a medium-density single family neighborhood among the site's natural amenities and use the site's natural buffer to break into a pocket of higher density with apartments.

The applicant, Logan Homes, proposes to integrate the site's features into a community of single family homes in the back of the parcel, adjacent to the existing, adjacent single family homes.

The proposed development plans to integrate the site's features into the design by highlighting many of the specimen, large live oaks and other mature trees that are located along a ridge running parallel to Hwy. 17 and among the proposed single family neighborhood. Great care will be taken to grade around these trees and impact them as little as possible. This ridge on which many of the trees sit will act as a natural buffer between the higher density apartment area and the lower density single family neighborhood.

the newer pine flat to add apartments as a transition from the existing commercial and institutional development along Hwy 17. will offer a neighborhood of single family detached homes with up to 135 lots as well as multifamily apartments with up to 264 units near the commercial properties along Hwy. 17. The site has access to both Hwy. 17 next to the Bailey Shoppes and to Hoover Road through the proposed single family neighborhood.

Single family lot sizes range from approximately 6,000 sf to 12,000 sf. The current zoning for the site is RP and only allows lot sizes 12,000 sf and up as long as public water and sewer are available on the property. The proposed RM conditional zoning for the development allows the use of smaller lots. The proposed RM conditional zoning also allows greater flexibility in individual lot setbacks. Both the smaller lots and flexibility in setbacks help the applicant construct a development that largely leaves the wetlands and very nice old-growth live oaks in place.

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.

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