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Island Creek Road Subdivision

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Pender County Land Use Comprehensive Plan Amendment Narrative

The subject one hundred and twenty five acre property is currently zoned Rural Agricultural, RA. RA zoning requires one acre minimum lot sizes. The landowner desires to rezone this property to Residential Performance, RP, to enable a residential subdivision of medium density. The CAMA Land Use Classification on this property is Rural Growth. In order to effectively make application for the rezoning the land classification will need to be Suburban Growth. This property falls within the Wilmington Urban Area Metropolitan Planning Organization, MPO's Planning Boundary. A Suburban Growth land classification can be supported by the fact that the property falls within the MPO's Planning Boundary. The property across Island Creek Road is classified as Mixed Use. The subject property can support smaller lot sizes given the existence of public water along its frontage and sufficient soils to support septic tanks and leach fields. Island Creek Road is considered a collector road. The Hampstead Bypass is planned to come near enough to this property to remove any rural character that may once have existed along this route. The attached map shows the present Land Classifications and the proposed amendment.