Attachment 2

# Pender County
# Planning and Community Development

**Planning Division**
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December 17, 2013

Signature Pender County NC, LMTD
9937 B
Houston Texas 77024

**Re: 11035 MDP The Oaks at Sloop Point (PIN: 3273-16-3369-0000)**

Dear Signature Pender County NC, LMTD,

The Pender County Planning Board, at the November 12, 2013 meeting, voted unanimously to pass a motion to **conditionally approve** the Master Development Plan for The Oaks at Sloop Point; a master plan community consisting of ±185 single family residential units and ± 58,370 square footage of commercial space to be located on approximately ±143 acres. The proposed project is located along the south side of US Highway 17 between Champion Drive and Amanda Lane, Hampstead.

In addition to this board approval, the following items must be addressed before final master development plan approval is granted by the Pender County Planning & Community Development Department:

1. Provide connection to adjacent property to future development to the northwest (documented under case #11067 submitted for the December Planning Board meeting).
2. Provide connection to identified "Capstone Property"
3. Allow for "alternative" design for alleyway as shown on sheet C-3.4
4. Allow for emergency access along the connection to Doral Drive

The Master Development Plan is valid for two years based on the Unified Development Ordinance.

As detailed in the Unified Development Ordinance requirements for Master Development Plans, these items shall be addressed on the final master development plan in order to be signed and approved by the Planning and Community Development Department. Please do not hesitate to contact me at (910) 259-1274 if you have any further questions.

Respectfully,

Ashley D. Frank, Senior Planner
Pender County Planning and Community Development