

May 15, 2014

Megan O'Hare
Pender County Planning Department
805 S. Walker Street
Burgaw, NC 28425

Re: Project Narrative, Revised Master Development Plan for The Villages at Olde Point Subdivision

Dear Megan,

Attached is the application package, Master Plan and Boundary Survey for the referenced subdivision. The project is a single-family residential and mixed use development in a PD District. It is located on Country Club Drive in Hampstead. The development is adjacent to Emerald Ridge Subdivision, one mile from the stop light at Highway 17.

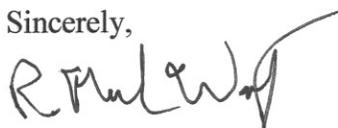
Please note that the Master Plan for this subdivision was approved by the Planning Board on February 4, 2014 under the name Olde Point Village. In light of Emergency Services and GIS addressing concerns with similar named communities nearby, staff requested that the applicant propose another subdivision name. The applicant is proposing to change the name to The Villages at Olde Point. Phase 1 of The Villages at Olde Point is adjacent to the existing Emerald Ridge Subdivision and proposes larger lots with a traditional home product. Phase 2 of The Villages at Olde Point proposes smaller lots with a patio home product.

The primary reason for re-submittal is that reduced setbacks are being proposed in Phase 2 to accommodate a patio home product that a homebuilder is proposing. Proposed changes to setbacks in Phase 2 are as follows: Front reduced from 20' to 15', Side reduced from 8' to 5' (or "0 lot lines"/10' minimum between structures), Rear reduced from 15' to 10'. Also, the road in Phase 2 has been shifted over 10 feet to the west, lots have been made larger in Phase 2, the number of lots in Phase 2 has decreased and the number of lots in Phase 1 has increased. The total number of lots has been reduced from a maximum of 98 lots to 96 lots.

Reducing the front setback to 15' would provide a minimum of 21' feet from the back-of-curb to the face-of-garage, allowing plenty of room for parking in a driveway. Also, the 5' Side setbacks, or "0 lot line"/10' aggregate separation between structures if the Planning Board feels appropriate, allows for creative, attractive home placement, while maintaining required fire separation.

If you have any questions or need further information, please contact me.

Sincerely,



R. Mark Walton
N.C. Professional Engineer
Registration No. 1687