

Lane's Ferry Landing

Pender County Planning Board Meeting June 2, 2015

Applicant

Walt Knott
c/o Lane's Ferry Landing, LLC
2259 Bowman St SW
Supply, NC 28462
(910) 508-5310
waltknott@lanesferrylanding.com

Project Narrative

Overview:

- Lane's Ferry Landing ("LFL") will be a 987.95 acre mixed-use development utilizing classic low country architecture with traditional neighborhood planning elements. The site was once the region's largest flowering bulb plantation and its natural beauty has been preserved through careful site planning. LFL will contain approximately 2114 detached single family homes (1,350ft² - 4,500ft²), 581 attached townhomes/multifamily condominiums (1,250ft² – 3,000ft²), and 31.4 acres of mixed-use retail/office space. LFL will also have three resort style amenity centers, walking trails, numerous neighborhood parks, a village marketplace, and a community grill overlooking the marina. This well-balanced mixture of public and private spaces, land uses, and housing types, will be connected via a pedestrian-friendly network of tree-lined streets and sidewalks. LFL is currently in talks with the Pender County School Board regarding the development of a new elementary school on site. If approved, the school and ancillary athletic fields will be worked into our neighborhood system of streets and sidewalks allowing children to safely walk to and from school or athletic events.

Location:

- LFL surrounds the intersection of N.C. Hwy 210 and Mooretown Road. This intersection is approximately 1.8 miles east of exit 408 on I-40. LFL contains a 224 acre tract north of that intersection, a 441 acre tract to the southwest, and a 322 acre tract to the southeast. The site is bordered on the east by the Northeast Cape Fear River and is adjacent to two properties located next to the bridge (Lane's Ferry Dock & Grill and Lane's Ferry Park). It is bordered to the north by agricultural areas, and to the west and south by woodlands containing scattered single family residences.

Access:

- All access to the site will be made in accordance to NCDOT standards. Access to the northern tract will come from a parkway intersecting N.C. Hwy 210 directly opposite Mooretown Road. Both southern tracts will have parkways that intersect at a common point on Mooretown Road. The mixed-use commercial parcels on the north side of these tracts will also have direct access to NC Hwy 210 via eastbound turn lanes. The southwestern tract will also have a street that connects to Rebecca Kennedy Road. If Pender County accepts our offer to build a new elementary school on the western side of the northern tract, an additional public roadway will be added directly adjacent to the eastern border of the Cincinnati Thermal Spray parcel.

On Site Activities:

- LFL will operate a centralized sales office from one of the model homes until a commercial space can be constructed. The sales office will be staffed by 2-5 sales associates and be open 8 hours a day, 7 days a week.
- The mixed-use commercial parcels will be a combination of retail and office space with residential units on the upper floors. Demand for these spaces is still unknown at this time, so therefore hours of operation and employee counts are unknown.
- The marina and grill will be owned, operated, and staffed by the LFL Marina Property Owner's Association and its hours and staffing requirements will vary depending on seasonal demand.

Project Narrative

Construction Activities

- LFL will be a multi-phased development. LFL will use contractors to perform traditional construction activities such as: clearing and grading, stormwater installation, public water and sewer installation, telecom and utilities installation, interior road construction, NCDOT improvements, marina construction, and common area landscaping. In addition, LFL will partner with several builders to construct individual homes, commercial buildings, and the common area amenity centers. All construction activities will be performed in accordance with applicable Federal, State, and Local laws, regulations, statutes, codes, and permit requirements.

Site Utilities

- Water

LFL will connect to the existing Pender County water main that runs along NC Hwy 210. Multiple six inch (6") water mains will be extended across the site to supply water and fire flow demands in accordance with applicable building codes.
- Sewer

Option A: LFL possess a valid permit for an on-site collection and treatment facility. LFL is currently working with a private sewer system operator to build and operate system.

Option B: LFL is currently in talks with Pender County Utility Director Michael Mack to determine the feasibility of running a new force main to Rocky Point, and then either north to Burgaw or south to Wilmington's system.
- Power & Telecom

Power and Telecom utilities will be installed underground by the respective local providers.

Permits:

- The following is a list of all state and federal permits required for the project:
 - NCDOT Encroachment Agreements
 - NCDOT Driveway Permits
 - 404 Wetlands Jurisdiction
 - NCDENR Sediment and Erosion Permit
 - NCDENR Stormwater Permit
 - CAMA Permit
 - NCDENR Public Water Supply Permit
 - NCDENR Sewer Collection and Treatment Permits

Project Narrative

Potential Impacts

- Traffic

An extensive traffic impact analysis is currently underway with NCDOT and other applicable regulatory agencies. It will set forth the requirements to mitigate any potential impacts.
- Marina

LFL proposes to construct a \pm 10 ac marina to provide water access to the Northeast Cape Fear River. The marina will be constructed in accordance with all applicable local and state requirements, including CAMA agency review and approval of the facility.
- Noise & Light

Due to the rural location of the site and its majority residential composition, we don't anticipate a lot of noise and light impact. LFL will provide all buffers in compliance with Pender County's UDO.
- Wetlands

A 404 Jurisdictional Wetland Delineation will be performed and the results will be properly recorded on the site plan. LFL intends to avoid wetland impacts when possible. Regulatory agencies will review and approve any and all wetland impacts or mitigation if otherwise unavoidable.