

# Pender County Planning and Community Development

## Planning Division

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July 8, 2015

Signature Top Sail NC, Ltd.  
9937 B #377  
Houston Texas 77024

**Re: 11035 Wyndwater Master Development Plan Revision (PINs: 4214-12-4590-0000, 4204-94-9912-0000)**

Dear Signature Top Sail NC, Ltd,

The Pender County Planning Board, at the July 8, 2015 meeting, voted unanimously to pass a motion to approve the Master Development Plan for Wyndwater with the proposed revision; increasing the overall project area to include approximately  $\pm 6.2$  acres from the adjacent parcel to the northeast (Pender County PIN:4204-94-9912-0000), increasing the overall project density from 2.72 to 3.1 units per acre, adding attached duplex housing type, reducing the lot size from originally approved 12,000 sq. ft. to 5,000 sq. ft. for lots to be serviced by regional sewer, and changing the location of Emergency Access to Doral Drive from Phase II to Phase III. All other approvals and conditions from previous Planning Board hearings remain applicable at this time. Planning Board approval from included the conditions;

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 (SR 1693).
5. The temporary cul de sac shown on the western portion of the Master Development Plan (PG C-3.2 of Site Plan) shall be converted to a through roadway at the time of the adjacent parcel development; the roadway connecting the Wyndwater and Cardinal Pointe shall be built to collector street standards as outlined in Section 7.5.3.C. Coordination between the applicant and the adjacent property owner shall be necessary to ensure interconnectivity.
6. Additional to the condition five (5), a second roadway connection shall be shown to the adjacent parcel (PIN: 4204-94-9912-0000 and identified as the Cardinal Pointe Master Development Plan Case # 11067). These connections shall be further delineated in each phase submittal for review and approval.

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.

Please see attached document for issues to be addressed before MDP can be signed

Respectfully,

A handwritten signature in blue ink, appearing to read 'Ron Meredith', with a long horizontal flourish extending to the right.

Ron Meredith, Current Planner  
Pender County Planning and Community Development