PARAMOUNTE
ENGINEERING, INC.

August 19, 2015

RE: Community Meeting for Conditional Rezoning Request

Paramounte Engineering, Inc. and Grey Bull, Inc. invite you to a community meeting on Wednesday, September 2, 2015 at 4:30 in the auditorium of the Pender County Hampstead Annex Building. You are receiving this invitation because Pender County GIS records indicate you own property adjacent to a parcel subject to a conditional rezoning and development of a single family neighborhood. The subject property is the ±120.87 acre tract of land located off Forest Sound Road and identified as Pender County Parcel # 3292-27-2690-0000. Please join us for a presentation of our conceptual site plan and details of the conditional rezoning request.

We look forward to seeing you at **4:30 on September 2, 2015** in the **Auditorium of the Pender County Hampstead Annex Building** located at:

15060 US Highway 17 N.
Hampstead, NC 28443

5911 OLEANDER DRIVE, SUITE 201
WILMINGTON, NC 28403
PH: (910) 791-6707
FAX: (910) 791 – 6760

NAME	ADDR	CITY	STATE
HAMPSTEAD CROSSING LLC	PO BOX 12027	WILMINGTON	NC
HAMPSTEAD CROSSING LLC	PO BOX 12027	WILMINGTON	NC
ARMSTRONG MARK JEFFERY et al	760 LEA DR EXTENSION	HAMPSTEAD	NC
SMITH CLIFFORD HAROLD III	754 LEA DR	HAMPSTEAD	NC
LORUSSO JESSICA	750 LEA DRIVE EXT	HAMPSTEAD	NC
FOWLER GARY J	748 LEA DR EXT	HAMPSTEAD	NC
JONES ROBERT C et al	746 LEA DR	HAMPSTEAD	NC
BLAKE JAMES ROY	7314 DUNBAR RD	WILMINGTON	NC
FUTRELL JOSEPH LEE et al	897 FACTORY RD	HAMPSTEAD	NC
HOWARD CHARLENE C	15 LEA DR	HAMPSTEAD	NC
HOWARD CHARLENE C	15 LEA DR	HAMPSTEAD	NC
ELMORE ROBERT W et al	201 1ST ST	HAMPSTEAD	NC
SMITH CLAUDE ALLEN et al	2707 LINDEN ROAD	ABERDEEN	NC
GARVEY KENNETH L et al	720 LEA DRIVE	HAMPSTEAD	NC
GARVEY KENNETH L et al	720 LEA DRIVE	HAMPSTEAD	NC
GARVEY KENNETH L et al	720 LEA DRIVE	HAMPSTEAD	NC
SMITH GLADYS ANN	131 LEA DRIVE	HAMPSTEAD	NC
SMITH GLADYS ANN	131 LEA DRIVE	HAMPSTEAD	NC
GARVEY THURMAN et al	PO BOX 635	HAMPSTEAD	NC
WILLIAMS JAMES D JR	411 WEST WINDWARD LANDING PLACE	HAMPSTEAD	NC
JOHNSTON KANSAS KIRT	193 LEA DR	HAMPSTEAD	NC
MURRAY TONY FRANCIS	225 LEA DR	HAMPSTEAD	NC
MURRAY TONY FRANCIS	225 LEA DR	HAMPSTEAD	NC
MURRAY TONY F	225 LEA DR	HAMPSTEAD	NC
SPIVEY EDITH GARVEY	273 LEA DRIVE	HAMPSTEAD	NC
SPIVEY EDITH GARVEY	273 LEA DRIVE	HAMPSTEAD	NC
LACIVITA MICHAEL DAVID et al	299 LEA DRIVE	HAMPSTEAD	NC
FUTRELL RANNY H et al	309 LEA DR	HAMPSTEAD	NC
WHALEY JOHNNIE RAY	P O BOX 262	BEULAVILLE	NC
WARD JACK T JR et al	PO BOX 112	HAMPSTEAD	NC
ESPINOZA ROBERTO O et al	393 LEA DRIVE	HAMPSTEAD	NC
ESPINOZA ROBERTO O et al	393 LEA DRIVE	HAMPSTEAD	NC
RHODES ROY LEE et al	625 LEA DR	HAMPSTEAD	NC

BRIDGES CHAD A et al	200 GROVEDIERE LN	HAMPSTEAD	NC
BOODOOSINGH BASDAYE T et al	207 GROVEDIERE LN	HAMPSTEAD	NC
BRANDT ANNE MARIE	54 MCCLAMMY RD	HAMPSTEAD	NC
SABELLA JAMES C et al	1022 CORCUS FERRY RD	HAMPSTEAD	NC
SORG MARIA DEL MAR et al	960 CORCUS FERRY RD	HAMPSTEAD	NC
LEA GARY NOLAN et al	142 GREAT OAK ROAD	HAMPSTEAD	NC
SEAR RICHARD HARVEY et al	191 HOWARDS LANE	HAMPSTEAD	NC
O'REILLY RYAN D et al	814 CORCUS FERRY RD	HAMPSTEAD	NC
CASTORO JOHN M et al	638 CORCUS FERRY ROAD	HAMPSTEAD	NC
BUTLER TINA TAYLOR	320 KNOLLWOOD DR	HAMPSTEAD	NC
HYNES ELAINE S REVOCABLE TRUST	673 CORCUS FERRY RD	HAMPSTEAD	NC
MATTLIN JOSEPH et al	407 FOREST SOUND RD.	HAMPSTEAD	NC
TROMBINO JOSEPH JR et al	363 FOREST SOUND RD	HAMPSTEAD	NC
GARG SHYAM L et al	14980 US HIGHWAY 17 N	HAMPSTEAD	NC
ANDERSON MACK D et al	283 FOREST SOUND RD	HAMPSTEAD	NC
WARREN WILLIAM L et al	232 GROVEDIERE LANE	HAMPSTEAD	NC
HAWKINS WILLARD T JR et al	7627 LOST TREE RD	WILMINGTON	NC
EDENS WILLIAM R et al	257 HOWARDS LN	HAMPSTEAD	NC
HAMPSTEAD VILLAGE ASSN INC	C/O R KILROY.110 HAMPSTEAD VILLAGE	HAMPSTEAD	NC
JONES LINWOOD J	449 GRILL RD	CLAYTON	NC
LEA ANITA	15226 HWY 17 N	HAMPSTEAD	NC
LEA ANITA	15226 HWY 17 NORTH	HAMPSTEAD	NC
JONES JACK P	109 SOUND VIEW DR N	HAMPSTEAD	NC
COUNTY OF PENDER A POLITICAL SUBDIVISION	PO BOX 5	BURGAW	NC
TAYLOR LINDA KAYE HOWARD et al	326 HOWARDS LANE	HAMPSTEAD	NC
GARG SHYAM L et al	14980 US HIGHWAY 17 N	HAMPSTEAD	NC
GARG SHYAM L et al	14980 US HIGHWAY 17 N	HAMPSTEAD	NC

Attachment 12

Grey Bull Conditional Rezoning Community Meeting

September 2, 2015

	Name	Address	Phone	Email
1	ROBERT ELMORE	201 ST ST.	270-3171	—
2	Joseph Futrell	897 Factory Rd	270-3197	
3	Bill Hall	101 Plantation Lane	270-3382	
4	Dawn Hall	101 Plantation Lane	270-3382	
5	Linwood Jones	101 Tunnbury ct	919-422-8015	LinwoodJns24@gmail.com
6	Wyatt Blanchard	103 Hilltop Ln	910-612-2281	
7	Diane Mattlin	407 Forest Sound Rd	270-1162	
8	Rosanne Kenney	105 Hilltop Lane	270-9095	
9	Tina Butler	320 Knollwood Dr.	233-0543	
10	Emily Willis	Hoover Rd		
11	Jennifer Meadows	309 Howards Ln		
12	Linda Mae Taylor	320 Howards Ln		
13	~~Andrea~~ Andrea Boyett	Knollwood Dr.		
14	Sue Newton	108 Marsh Creek		
15	Cherly Howard			
16	Linda Larkins	104 Blue Heron Lane	919-592-2929	linda.in.carolina@gmail

Grey Bull Conditional Rezoning Community Meeting

September 2, 2015

Attachment 12

	Name	Address	Phone	Email
17	Sonya Edens	257 Howards Ln	910-619-1737	sonya@rscengineering.com
18	Charla Webster	106 Waterway Trail	910-200-3249	threesandcastles@gmail.com
19	Bert Winfield	1812 Corcus Ferry	301-343-6492	BERTWINFIELD55@GMAIL.COM
20	Gary Fowler	248 Lea Drive	910 270 3921	gjf224@yahoo.com
21	Joseph Rini	1636 Corcus Ferry Rd	910-358-7884	SUMMIT28546@Yahoo.com
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Attachment 12

Grey Bull Conditional Rezoning Community Meeting

September 2, 2015

	Name	Address	Phone	Email
1	Anita Lea	15226 U.S. Hwy 17, Hampstead	(910) 803-0499	NA
2	Dora Lea	15226 US Hwy 17, Hampstead	803-0499	NA
3	Buddy Lea	15226 US Hwy 17 Hampstead	803-0499	
4	CAROLYN HENRY	1319 CORCUS Ferry Rd HAMPSTEAD	(910) 270-6339	cdhenry6339@att.net
5	DAVID PIEPMEYER	122 BROADVIEW LANE HAMPSTEAD NC		
6	D. [illegible]	Marsh Creek Dr. Hampstead	910-319-0213	———
7	McConville	101 HILLTOP	910 6196990	
8	Steve Underwood	701 Corcus Ferry Rd	910 2709288	
9	RM Fields	1724 Corcus Ferry Rd	910 6173493	
10 *	Patricia Fields	1724 Corcus Ferry Rd Hampstead	910 520 4350	pfields54@gmail.com *
11	Jim Hynes	673 Corcus Ferry Rd	910-270-3643	jimphynes@aol.com
12	Elaine Hynes	673 CORCUS Ferry Rd	270 3643	
13	Janet Underwood	701 Corcus Ferry Rd.	270-9288	
14	Bill HARRELL	1751 Corcus Ferry Rd	612-2883	
15	James Sabella	1022 Corcus Ferry Rd	910 270-0062	Sabellaj@uncw.edu
16	MARVIN + MARY ANN ROZEAR	1283 CORCUS FERRY RD.	910 270 4565	MPROZEAR@CHARTER.NET

Grey Bull Conditional Rezoning Community Meeting

September 2, 2015

Attachment 12

	Name	Address	Phone	Email
17	Maryann Rogers	1283 Corcus Ferry Rd Hampstead	270-4565	rozie3@charter.net
18	Tom Potts	100 Plantation Lane.		
19	DAVID ANDREWS	1456 CORCUS FERRY RD	319-0246	HUN398@CS.com
20	Christine Vara	1028 Corcus Ferry Rd.	319-0819	chefvara@gmail.com
21	Hiram Williams	825 S. Green Field Hampstead	620-0695	hiramwac@AOL.com
22	TERRY BALL	102 Hilltop LN	617-9916	terrydball@bellsouth.net
23	PAULETTE FARMER	305 GROVEDIERE LN	200 5747	PANDSFARMER@GMAIL.com
24	SHANE FARMER	305 GROVEDIERE LN	"	"
25	TED PIEKUT	1567 CORCUS FERRY RD	9620-0482	
26	Pat Piekut	1567 Corcus Ferry Rd.	620-0482	trickitpiekut@live.com
27	Darlene Compeau	208 Grovediere Ln	270-3347	gdcompeau@hotmail.com
28	Briana Kelly	308 Grovedure Lane	431-6418	brianamkelly@hotmail.com
29	Hal Fogleman	92 Harold Ct	367-2159	hal-amc@charter.net
30	CHARLES BUTLER	1592 CORCUS FERRY	270-5269	CHARLESBUTLER7@hotmail.com
31	Kenneth Garvey	220 Lee Dr Hampstead	270-4719	garvey co@charter.net
32	Larry Warren	232 Grovediere Ln	270-9656	lwarren9656@charter.net

Attachment 12

Grey Bull Conditional Rezoning Community Meeting

September 2, 2015

	Name	Address	Phone	Email
33	Terry Milam	Representing 249 Grovedrere Chapman	540-9994	~~[illegible]~~ tmilam.c21e gmail.com
34	Bill Woodhouse Cassandra Woodhouse	101 Waterway Trl Hampstead	470-5089 470-5090	wwoodhouse3@charter.net cswoodhouse@charter.net
35	Jim Williams	411 W. Windward Landing Pl (171 Lea Dr)	270-0122	Williams.202@charter.net
36	Robin Miller	997 Corcus Ferry Rd	270-4593	Robimiller@hotmail.com
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Project Community Meeting for Conditional Rezoning of Grey Bull Properties

Project: Grey Bull Properties

Date: September 2, 2015

Time: 4:30 pm – 8:00 pm

Location: Pender County Hampstead Annex Building

Robert Jackson introduced American Homesmith, LLC & Grey Bull, Inc. as well as Paramounte Engineering, Inc. Robert Introduced project zoning(existing RP and proposed RM –CD), range of lot sizes presented, assured neighbors that American Homesmith is already building good quality homes in the area. Robert discussed a few of the neighborhoods he is building in and described the homes. Generally the product type is 2,000 – 4,000 sf homes, and this proposed neighborhood will keep with the same general size, but designs will be specifically developed for this project. The Old N. State Utilities will be used for sewer – no septic is planned for this projects.

Q & A

What types of homes are planned? Will the project have multi-family, etc.

A. No. This development will be all single family detached housing. As part of this rezoning, the conditional portion restricts the project to the type of development and elements presented on the associated site plan.

What is infrastructure for the development? Where will children attend school? What burden will be put on the infrastructure of the community?

A. Current American Homesmith (AH) Neighborhoods cater to the retirement age customer and feature mostly single story houses. These folks do not put a large strain on schools, and fire and EMS services are on par with other Pender County users. There may be some families in the neighborhood since the idea is to provide a range of homes from smaller patio homes up to the larger estate type lots. The average lot size is roughly 7,200 sf with the majority in the smaller to medium lot size. From past experience, our customers are not heavy users of County services.

What is the timeframe for the project?

A. We anticipate beginning construction in June of 2016.

If 6,800 sf minimum lot size, how will a 4,000 sf home fit on the lot?

A. We will provide a range of home types. Smaller lots will be patio-type homes. Larger lots will have larger homes like the 4000 sf home. The average lot size 7,200 sf and range up to 12,000 sf and beyond. The reason for this rezoning request is to allow this wider range of home types and not limit the product to all larger homes on 12,000 - 15,000 sf lots as the land is currently zoned.
    - Some buyers like smaller yards with less maintenance
    - We will design neighborhood to buyer
    - This land allows us to provide generous open space for the homes, in large part because of the wetland configuration on the property.
    - Family friendly neighborhood

Question asking for an explanation of the usable land and zoning density for RP versus RM-CD.

A. An explanation of the County's zoning ordinance density calculations in RM was offered, and the different calculation using the whole boundary is explained for the existing RP zoning. We propose rezoning for smaller lots than 12,000-15,000 sf not for more density. We don't meet the come close to the density. We propose 106 lots to meet desired housing product, but we could build 120 lots under the existing RP zoning OR 162 lots under the proposed RM zoning. We choose to limit the density to 106.

What is the beginning price point?

A. No budget has been completed for the project, but a general guess is:
Hard to be under $230,000 – Up to $400,000

Similar Project AH. Bldgs have done –

*Wyndwater on Sloop Point
*The Walk at Sloop Point
*Island Creek project near Hwy. 210
*1,900 – 4,000 sf homes
Estate homes here will potentially be larger than 4,000 sf homes.

Ingress/Egress is a problem for Forest Sound road at Hwy 17 now. This project is going to add potentially 200 more cars entering and exiting at this location. What will you do to make this situation better? Coming out onto Factory Road – how will this work?

- We have worked with NCDOT, and there is a Michigan left median project planned in possibly 2018. It is in design now, and will help that intersection be safer.
    - 2019 is three years after the project gets started
        - A. We cannot do anything to expedite NCDOT, but we can look at options for Forest Sound Road. I will sit down with the HOA and look at options that will be acceptable for both neighborhoods.
- We met with Robert Voss- NCDOT Engineer for area, and discussed other access to HWY 17. NCDOT has to work out Hoover Rd. intersection and it will be a process of working with them on that section. There are no plans currently for this intersection project. However, the median project is in design and this will help the Forest Sound intersection.
- Anything greater than 200 units/ lots will trigger DOT to require a design to handle the cars. This neighborhood is well below that threshold.
- We have deeded access to use Forest Sound Road now. We would like to use this connection to Hwy 17 and will work with the Forest Sound HOA to discuss how to share this road.

So we are stuck with current problem of 106 new units?

A. Whether you know it or not, the previous developer has always been in play since the Taylor property was subdivided from the Forest Sound property. The agreement is in your deeds and states that the Taylor (Grey Bull tract) has right to use the road. We are building less units than someone else might if they were developing this property. Again, we will be happy to work with the HOA to arrive at a reasonable agreement on how to create a safe entrance and exit to Forest Sound Rd. –Not because we have to by right, but because we think it is the right thing to do.

Additional questions about NCDOT projects in the area. What is a Michigan left?

A. Bypass unfunded - not in design but median project funded and in design will happen
Market Street @ Walmart closest example – Right in & Right out will be safer

Where is the property located?

A. directly behind here (Hampstead Annex BLDG)

It will take 20 minutes to get out of 17 to get down here

Hwy 17 is getting same as I05

Worried will never be able to get out

A median project …when will it be installed

A. Repeat answers from above.

Are we connecting Lea Dr. to Forest Sound?

(A) Pender county requires connection. It is a safety concern as now this is Forest Sound Road –

HOA paying for maintenance on a private road, Forest Sound Rd. – will it become public, opens up to too many people using OUR road

(A) We are willing to negotiate with Forest Sound HOA – for private road maintenance agreement.

You could say you don't want others to use the road.

We are just supposed to accept that Forest Sound has no say in your using our road?

A. I would have setup covenants differently this original parcel has legal agreement to access this Taylor parcel through Forest Sound. We are open to negotiations to use road.

Why would you not build your own road?

A. We have legal, secure use of Forest Sound Road and DOT will not allow us to access Hwy 17 in another location – roads too close together.

Road construction, etc. concern

A. No schedule known on for sure but 2019 right now

People take chances, safety concerned

Could you put road to shopping center stoplight?

A. NCDOT negotiating access, but having trouble with shopping center

Internal roads will be built to NCDOT standards if not turned over to NCDOT

We are keeping as many project roads as we can as private roads –

big problem/burden for HOA not ok to burden them. – we are facing 200,000-300,000 in road maintenance fees on Forest Sound Rd. what will you do to help us if you use the road?

A. We have said we will be happy to sit down with the Forest Sound HOA to discuss this, If we use the road, we will have some need to help maintain the portion we use.

Not easy to get from Forest Sound to Lea Drive. Why won't you cross the wetland and access Hwy 17 at this point?

A. Beside NCDOT coordination on this intersection, we have to show minimize wetland impact and 2nd St. is only access to Lea road now. We are crossing wetlands to make that connection, but the information we received from NCDOT will not provide adequate need for impacting those wetlands with a crossing.

Why can't you build a bridge?

A. Bridges are very expensive, but again, we are working with DOT on this potential access, but it is not a likely project and we legally have access through Forest Sound Road.

What is Forest Sound Road connection legal agreement?

(A) Buyer/Seller previously agreed to legal access for both parcels through Forest Sound Rd., so not matter what we have access. We are trying to find your concerns so we can work together to find a solution that works for both neighborhoods.

Question on density versus layout

Offered to sit down with the project Engineer to explain how the density works and why the two formulas for the density calculations are different (per Pender County zoning ordinance formulas)
Has EPA been notified and out to site?

A. Not required. Corps requires a jurisdictional delineation (JD) on wetlands

Can we engage EPA on own?

A. Yes

We will call them
Propose for Grey Bull to build gate at Forest Sound to help gate - plus marina has to be gated – trespassing will be a problem from people in your neighborhood. How will you stop them?

A Happy to sit down with HOA to discuss. We have run private and public marinas
In our experience, trespassing is normally by friends of people in community that have the code or access to the marina through friends or family inside the community.

Trespassing is no problems now
We bought in Forest Sound for large lot with privacy – now 200 cars will have access into our neighborhood, so it will be a nightmare for people living there
Can suveyors put stakes at proposed entry/road?

A. Yes, it will be done tomorrow or Monday. -want both sides of street or right of way staked– ok agreed

HOA Representative gives prepared statement covering why they want to protect Forest Sound from this new development – Forest Sound around since 1980 – like amenities, large lots, 86 homeowners, 121 lots vested in community. 1.5+ - 5 – 6 acre, 30' wooded buffer at road. Homes Not visible from road, Roads facing $300K repaving – not interested in road construction, etc. Covenants protect from losing ability to create style – thinks this neighborhood will have 1800 sf lots that will threaten all the things residents of Forest Sound like about their neighborhood

- Lower property value worries
- Discuss RM zoning – thinks spot rezoning – illegal?
- 32 acre developable area density calculation is really all you have to develop
- A. This is false because it is the way we have to calculate density based on the zoning ordinance formula set up for RM and PD developments. We have to back out roads, wetlands, undeveloped areas (which there are 32 acres of unused land that could be used. We just are not using it). – discussion ensued from gentleman unhappy with answer saying we really only had 32 acres of usable land.

A. This property is owned by people that live among you. The family that owns is selling me this property is here tonight. They don't want just anyone to buy this property. They want it to be the right buyer/developer. There is a road easement for Howard/Taylor family, the owners –

Was there an expectation to access property or access new development when the legal agreement to use the road was reached? Forest Sound residents threatened courts will have to decide.

- NCDOT Median not seen as safe
- Will higher traffic engineer to look at issues – separate from your calculations
  - (A) ok – you have that choice
- Concerned that Grey Bull neighborhood is looking for exception to the rule
- Financial hardship worries – worried about marina usage from outsiders
- Strongly opposed to rezoning – county zoning exists for a reason – we follow rules why don't you?

Will covenants restrict boats/trailers – that could avoid problem

(A) Have not determined covenants yet – don't think these buyers will be at marina, but don't know

How do you keep people from trespassing at marina?

A if boat owner moves here – Forest Sound residents think they will want access to ramp/marina gate doesn't solve problem

A We are not proposing gates, but you can look at with the HOA

What do you envision neighborhood to look at custom built? Spec?

(A) Building now in Pender predominantly family owned also retirement. We see min both villas, patio home – not attached or zero …

Front elevation – have not designed yet but coastal, walkable

Neighborhood wants place to go

Guess 2,000 – 4,000 sf

Are there similar communities built in this area that are like the project you propose

(A) Yes, but none with the same product – just similar – Wyndwater and others mentioned earlier. We are In process of building now at Wyndwater and others

Yes, we have some similar but different one story designed for here

What is the name of new development?

(A) Not named – not Forest Sound

We live on private road – we are not always going to call the sheriff for trespassing at the marina

Could you build a fence around your neighborhood?

A We will sit down with the HOA to figure out how to screen and keep your privacy. We have 20' at the narrowest area near Forest Sound Rd now. We can work on a buffer agreement if that is what we need to do.

What is stub out on the plan?

A. – DOT is working out road connection that could connect to our project roads here. We are negotiating with them now.

Hoover Road connection – why don't you go across and make connection at 17 across from Hoover Rd.

(A) Work with others like NCDOT and don't use Forest Sound Road

You will do what you want

(A) We are here to establish a discourse with you, and I am willing to work with HOA

You don't respond to HOA statement

(A) Thought we covered them– then recapped most people don't want to be on large lots – trend is smaller lots – geared toward smaller lot sizes. Pender County land use plan supports mixed use and higher density in this section of the County. We are willing to sit down with HOA to discuss overall cannot do

Natural buffers are there – wetlands – we will have to preserve wetlands and will need to create buffers in some areas if that is what is desired and agreed to.

There is manufacturered housing on one side of Forest Sound now and these smaller lots will need buffering

Impervious concerns about flooding in Forest Sound – keep at current state limit or below. We cannot exceed the limits placed by the state. We will be required to handle stormwater for our site.

More concerns listed about possibility for flooding and the Forest Sound Causeway is not built properly to withstand the flooding it has now. What are we going to do?

A. We do not have a stormwater plan in place, yet, but we hear your concerns and will address stormwater within our neighborhood within in accordance with all state regulations. We will provide bmps and address runoff in the best way we can.

Is buffer required between back of house abutting Forest Sound road?

A. We can talk about what you desire. The plan accounts for some buffers now.
Lot Setback are also in the plan now
(A) Only 9 lots back up to Forest Sound Road – will sit down with HOA -
Will houses be toward front lot?
A We don't know yet.
Hope to retain natural habitat – not clear cutting site
Forest Sound view – this has already been clear cut
(A) bush hogging was completed for survey work – not clear cut
This meeting is about zoning, not access since you have access You are in due diligence on the property?
A - Yes
Are you continuing if not this rezoning is not approved? Yes
One way or another you are building and using Forest Sound Road?
(A) Yes We think your concerns are addressed by the plan – working with Pender County staff all way through
Forest Sound cannot meet volume traffic you want to put on it –
A. county requires we need connectivity through project from Lea to Forest Sound and they want us to connect to other location to promote flow of traffic off Hwy 17
Threat of EPA action by Forest Sound resident.
How do we ensure this property is not being developed differently?
(A) We are here – we are here to work together
Many builders and developers have commercial, duplex, and multi family projects etc.
We worked with Pender County – we are operating under all county codes, requirements, permit agencies to create this single family detached housing projects.
We can schedule another meeting to discuss items as needed
We don't know who will live here – but open to looking at alternative designs
We Want feedback, listen to your concerns
We are willing to design something to fit both neighborhood's needs.
Runoff issue – have flooding now
Will your community handle
- Limited impervious is proposed for lots and we will design to state stormwater standards and they will review the plans
- Will have normal screening porches
- We are designing to guidelines
- We have wetlands designed to take runoff – will have runoff

We treated through infiltration bmps,
Where will sewer line come from?
A - Going to Old N. State station at Food Lion – they have given us documentation that there is capacity for this development.
What easement will it take?
A - Easement will be designed to get to treatment plant – plant already there will it be connected to Majestic Oaks – they use same treatment facility
Don't we have right to see what happens on plans with current RP? We feel like you are withholding information from us
(A) We don't release other plans not being considered
Wanted a visual of what neighborhood will look like – would be very scary , 1,200 sf is scary, that is riffraff – don't want to devalue our property
We want to be shown your home products, designs

A. When those are designed, we can share them.

bottom line is your cost– we want ways we can plan for what is coming

(A) Valid concerns, developer and builder is not usually the same in most neighborhoods, but we are different. We are both the developer and builder – we can control what this looks like and how it develops.

No matter what you will use Forest Sound Road

(A) Yes – fair statement – there is opportunity to talk

They are not willing to work with us

Why are you going for rezoning?

(A) New zoning allows us more flexibility to in setbacks, density, smaller lots and a smaller lot size helps us produce a new design for our customers. The existing zoning requirements available for us with this RM CD rezoning allow us to cater/ to produce what we want to build

Still questions about Density

Would you delay your project until 2018/19 for NCDOT road median?

(A) Timing for me is now - under current terms of contract while Howard family has been here. The Howards are exercising their right to sell. It is only fair. They have had the luxury to hold this land until they were ready to sell. That makes this the last piece of land divided out from the land – from your tract of land. The land holder is here tonight and has heard your comments. This is not just about profit – we donate back to communities.

The biggest problem is you are interfering with our lifestyle. If you could get another access, we would not be having these problems. You need to move off Forest Sound Road – do something so we could be happy – find another exit.

(A) My hope would have been for a better discourse back when the Forest Sound Rd was agreed upon. I assumed you knew your developer had worked out the road agreement – if it was not disclosed, that is something to take to your real estate agents and HOA.

How do we find this plan?

Pending and approved projects on the Pender County website. This is public information - Click on Grey Bull properties – submittal on site

We will also provide the HOA with Robert's contact info for further questions.

Your runoff is going across our causeway – Once you pave, our property will flood, it will take out the bridge at Topsail Creek Causeway

(A) We don't design projects to flood. We will handle all of our runoff within our project boundary – will follow all current laws

We will commit to looking at road options. We think we have best one, but we will work with the HOA

We will provide phone numbers

First address roads

Tim (A) There are significant wetland crossings at Hoover Road

Look at Forest Sound Road as way to look at crossing. There will be no swales in wetlands

We will address stormwater as soon as we know what to do

What you propose is the lowest cost way to get in and out of property

(A) We are last tract to develop so we are going to add 106 lots. There is an overburden now

NC Dot is looking at solutions. How much should Howard tract bear responsibility for problems there before showed up. Pender County now asking for connectivity but..

Traffic light is better

(A) NCDOT does not prefer traffic light – For example the development at Sidbury Road – 2,000 units – no light

No one disputes legal right to Forest Sound Road – How is the road meeting DOT standard

(A) All roads internally designed to DOT standards. We are here to talk about how to deal with Forest Sound Road – How we can work together.

Primary concern is Ingress/Egress

Have any of you driven to Forest Sound Road – how could DOT allow this congestion

(A) Private versus DOT Road – previous seller/developer chose private

Reason we are here is…

Forest Sound was supposed to have stop sign Corcus Ferry as supposed to connect into this property – because fallout out of previous developers it did not happen

(A) We are here to discuss solutions we build roads – this is not a heavy lift – there is room to negotiate what needs to happen on Forest Sound Road

If you have buffer on Forest Sound – we want that

(A) Could do berm, fence, landscape berm on table. Have good track record of good quality screening and landscaping

Between now and Planning Board Meeting on 10/13/15 at 7 PM -

Consider if you could make double entrance @ FS Road. Left & Rt. St. 3 lane movement possibly sign needed, and suggest a sign for both communities, landscape to help at entrance to Forest Sound Rd.

Meeting conclusion.