

Pender County Planning and Community Development

Planning Division

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MEMORANDUM

To: Pender County Planning Board

From: Planning Staff

Date: June 7, 2016

RE: TRC and Project Update

Project Update

As requested by Planning Board at the last public hearing for the Wyndwater Master Development Plan, Staff has prepared a map to identify the approved roadways and how these roadways are interconnected with the existing roadway network. Specifically noted are the designations between public and private right of ways. All designations can be seen in Attachment 1.

STP-DA Doral Drive Sidewalk Update

Pender County Planning Staff has been working with the Wilmington Metropolitan Planning Organization (WMPO) on a Surface Transportation Program-Direct Appointment (STP-DA) Funds submittal for the construction of a sidewalk along Doral Drive (SR 1693). Pender County is responsible for 100 percent of the actual project costs up front and any additional funding which exceeds the submitted estimations. The minimum local match required on all STP-DA projects is twenty (20) percent.

The sidewalk as proposed would be along Doral Drive (SR 1693) from the intersection of Sloop Point Loop Road (1563); approximately 2,165 feet, including pedestrian crossings over J.E. Batson Road (private), Kemper Road (SR 1724), Masters Lane (SR 1694), and terminating by crossing Doral Drive and connecting to the proposed emergency access path to the approved mixed-use development known as Wyndwater.

Timeline

1. On September 15, 2014 the Wilmington Metropolitan Planning Organization (WMPO) issued a call for projects to agencies in its jurisdiction for Surface Transportation Program-Direct Appointment Funding (STP-DA).
2. On November 17, 2014 the Board of County Commissioners approved staff to proceed with the application to construct a sidewalk along Doral Drive (SR 1693) and associated improvements, as well as assuming the potential maintenance and liability through the contract with the State of North Carolina Department of Transportation.

3. On November 17, 2014 Pender County Staff submitted a STP-DA Funding Request Submittal Form for the Sidewalk on Doral Drive (SR 1693).

- The cost estimate to complete the sidewalk project was \$ 265,000

4. Grant was approved on January 28, 2015 at the Technical Advisory Committee Meeting of the WMPO.

5. Funds budgeted in FY 15-16 to cover the cost of the project.

6. Staff worked extensively with WMPO and NCDOT to determine feasibility of the project, the total project may exceed the initial cost estimate (\$ 265,000) including the potential of private property acquisition for right-of-way, based on NCDOT and WMPO opinion of cost.

7. Staff worked with the developer and attorney to draft an agreement that would place the financial responsibility of the 20% cash match on the developer as a component of their recreational unit payment associated with the residential component of the Wyndwater development.

In order to provide the developer a predicatable figure for construction costs, an engineered plan would need to be developed to determine what actual project costs will be. Staff attempted to break the project into two separate phases with engineering and permitting being first phase, then construction second.

Staff consulted with the WMPO and found out that STP-DA funding cannot be used for engineering only and must include the construction of the sidewalk. This puts in a risky situation due to the fact of the unknown financial impact of the construction of the sidewalk and in turn, the developer is unwilling to commit to the unknown construction cost. Any money used from the Federal grant for the engineering would potentially have to be paid back if Pender County was unable to construct and finalize the project within 10 years.

Project Termination

Pender County was awarded \$265,000 of STP-DA funding based on project estimates. At this time, it is expected that the project may cost more than the project estimate submitted for funding allocation. The cost estimate is deemed low as there may be additional right of way needed for construction easements and design features due to the Doral Drive terrain.

The County cannot guarantee funding for the completion of the project as there is no agreement to pay for any project overages at this time. The cost estimate for the project may not be enough to design, engineer, permit and construct the sidewalk, especially if right of way acquisition or easements were required along Doral Drive.

Moving forward, Staff in conjunction with NCDOT and the WMPO has deemed it appropriate to terminate the project as there is not guaranteed funding to construct the entire project. There is a risk associated with STP-DA funds being the source, once any funds are obligated toward any phase of the project, the entire project must be constructed within 10 years.

The contract with NCDOT has not been signed at this time. Staff has submitted documentation to the WMPO in order to revise the STIP, and remove Doral Drive Sidewalk Project.

The Future of Bicycle and Pedestrian Infrastructure Projects

Staff will focus efforts on prioritizing bicycle and pedestrian facilities in a plan and determine the future feasibility of managing, constructing and maintaining these facilities in Pender County.

At the next quarterly work session in September, Staff will be prepared to share all of the previously recommended bicycle and pedestrian projects within Pender County and a methodology to rank these in priority order to apply for additional grant funding. There is a potential to leverage the recreation fees required in the Ordinance in order to build these much desired facilities within the County.

TRC Update

Meeting Date	May 3, 2016				
Case Name	Case Type	Case Number	Staff Contact	Description	Location
Eagles Watch Pool	Major Site Plan	219-2016	Patrick O'Mahony	Amenity Site	Eagles Watch
Harrison Cove	Master Development Plan and Preliminary Plat	222-2016	Ron Meredith	90 Single Family Residential lots on ± 112.7 acres in the RP, Residential Performance zoning district	Between Harrison Creek Road (SR 1573) and NC HWY 210 in the Topsail Township

Meeting Date	June 7, 2016				
Case Name	Case Type	Case Number	Staff Contact	Description	Location
Arbor Landing: Ridge Care	Master Development Plan/ Major Site Plan	276-2016	Patrick O'Mahony	Assisted Living Facility	Along the west side of US HWY 17 between Washington Acres Road (SR 1582) and Hughes Road (SR 1618)
Penderlea School	Major Site Plan	278-2016	Patrick O'Mahony	± 63,000 sq. ft. school with 29 classrooms	At the intersection of Penderlea Highway (SR 1332) and Raccoon Road (SR 1328)
Blake Farm Single Family Phase I B	Preliminary Plat	280-2016	Ron Meredith	30 single family residential lots	On the west side of US HWY 17 in Scotts Hill, in the approved Master Development Plan known as Blake Farm
Hampstead Commons	Master Development Plan/ Preliminary Plat	279-2016	Ron Meredith	72 single family residential units and commercial development	to the West of Country Club (SR 1565) approximately 2,000 ft. to the North of the intersection of Kings Landing Road (SR 1567) and Country Club Drive (SR 1565)
Pender Land Greenway Park	Master Development Plan	270-2016	Ron Meredith	121 single family residential units and future development to include dedicated park land, multi-family and commercial development	To the West of US HWY 17 and to the East of Country Club Drive (SR 1565) with access on both US HWY 17 and Country Club Drive just southwest of Hampstead Kwianis Park