

Sparrows Bend Community Meeting

Location: Pender County Hampstead Annex

Date: July 12, 2016 Time: 4:00-5:30 PM

Paramounte Engineering and applicant held an open house with five boards showing aerials, image boards, and the site plan for public viewing and comment. Comments and discussions from the open house are as follows:

- Pastor Skip Williams of Hampstead Methodist Church stated his support for the project and shared his church's plans for future building on the tract abutting our proposed project.
 - Fellowship hall to be built on the church tract closest to our proposed project. Possible Fall construction beginning
 - Two adjacent property owners discussed the church's plans and access to the adjacent properties through the church's land. Just to be sure, Paramounte and applicant will search records/deeds to be sure no easements or access issues affect the Sparrows Bend property.

- Nearly every attendee asked the price range of the single family homes. The applicant stated that he intended to provide homes in the \$275,000-\$325-350,000 range.

- Very few questions were asked about the apartments, but those that did ask wanted to know if they were for rent or for sale. They will be for rent.
 - Some discussion about schools and that children/families would likely be in the apartments – there was concern about school overcrowding. We pointed out the recent \$75 million school bond was in place to address school concerns.

- Bypass discussion – Several open house attendees asked about the bypass location as it relates to this property, and then stated that that bypass would help traffic concerns along 17 and Hoover Rd.

- One pair of adjacent neighbors prefer fence or berm on Sparrows Bend property to prevent kids from walking onto their property. It was explained that lots will now be backing up to the property line with at least a 20' vegetated buffer along that property line. Applicant stated that he had not made up his mind on the type of buffer he would construct, but he assured the neighbors that the buffer would be county compliant. Applicant offered to share the cost of a fence at that location, but the adjacent owners did not want to share the cost.

- There were questions about traffic movements into and around the site. Recent NCDOT superstreet plans along Hwy 17 were discussed, anticipated construction to begin in 2019. There were concerns about amount of traffic on Hoover Rd. and turning movements on Hwy 17. Traffic concerns about left turn onto 17 from Hoover Rd. One attendee requested that the County planning staff reach out to DOT for speed study to lower the speed to 35mph on Hoover Rd. The project TIA is underway and will determine the necessary traffic improvements.

- The adjacent neighbor to the northeast of the property asked questions about development and determined the existing wetlands provided good buffer between the proposed development and his property. However, when told the county wanted to impose a collector street connection across Sparrows Bend and connect to his property, the adjacent owner was unwilling

to comply and expressed a willingness to voice his concern about collector street connection at the board meeting.

- Adjacent neighbor to the north discussed his property being largely wetland except a dirt road that he is working on. He expressed no problems with proposed development.
- Adjacent neighbors in Kingsport expressed concern about drainage, but it was determined that the wetlands adjacent to their site would not be disturbed. No construction will occur on this piece of Sparrows Bend property. It is suspected that their neighborhood HOA is responsible for maintaining a ditch on their properties. It does not appear that ditches they referred to are on Sparrows Bend property, but Sparrows Bend applicant will comply with all applicable laws.