

# Pender County Planning and Community Development

## Planning Division

805 S. Walker Street  
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## AGENDA

**Pender County Planning Board  
Tuesday, July 10, 2012 7:00 p.m.  
Pender County Public Meeting Room  
805 S. Walker Street, Burgaw, North Carolina**

**Call to Order:** Chairman Boney

**Roll Call:** Chairman Boney

Pender County Planning Board Members:

Boney: \_\_\_\_\_ Williams: \_\_\_\_\_ Edens: \_\_\_\_\_ Garrett: \_\_\_\_\_ Marshburn: \_\_\_\_\_ Millette: \_\_\_\_\_ Nalee: \_\_\_\_\_

**1. Adoption of the Agenda:**

**2. Approval of Minutes: (June 5, 2012)**

**3. Public Comment:**

*\*(Public Hearings)\**

**4. Master Development Plan:**

Terra Novo Consulting, LLC, applicant, on behalf of Hampstead Land Group, LLC, owner, is requesting the approval of a master development plan for Phase 4 of Majestic Oaks Subdivision. The request consists of developing and revising fifteen single family residential lots on approximately 12.08 acres. The proposed project is located off of Mae Drive in Majestic Oaks Subdivision, Hampstead. The property is zoned RP, Residential Performance and may be identified as Pender County PINs 3292-15-1388-0000, 3292-14-5901-0000, and 3292-14-3875-0000.

**5. Master Development Plan:**

Coleman Parks, applicant, on behalf of Patricia Hughes, owner, is requesting the approval of a master development plan for Phase 2 of Graystone Subdivision. The request consists of developing 80 single family residential lots on approximately 89.7 acres. The proposed development is located at the intersection of Washington Acres Road and Center Drive, Hampstead. The property is zoned RP, Residential Performance and may be identified as Pender County PIN 3282-71-2892-0000.

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Anyone wishing to address the Pender County Planning Board shall make a request on the "Public Comment" sign-up sheet. Please provide the information requested.

If you wish to speak on a specific public hearing item, please sign-in on the appropriate "Public Hearing" sign-up sheet. Speakers will be allowed to speak prior to any action/vote taken by the Board.

\*A time limit of two minutes per speaker or up to ten minutes for groups of five or more, with a designated speaker will be imposed.

**6. Zoning Map Amendment:**

Old North State Water Company, applicant, on behalf of Corbett Package Company, owner, is requesting a Zoning Map Amendment for a conditional rezoning of ±55 acres from RA, Rural Agricultural District, to RP-CD, Residential Performance – Conditional District for the use of a Sewage Treatment Facility. The property is located approximately one (1) mile southwest of NC 210 and approximately two (2) miles west of US Highway 17, Hampstead, and may be identified by Pender County PIN 3282-15-9252-0000.

**7. Pender County 2012 Comprehensive Land Use Plan:**

The Pender County Planning Board will hold a public hearing for the adoption of updates to the Pender County Comprehensive Land Use Plan to meet CAMA Land Use Planning requirements.

**8. Discussion Items:**

**a. Planning Staff**

- i. Quarterly Work Sessions

**b. Planning Board Members**

**9. Adjournment:**

4/A

**PLANNING STAFF REPORT  
MASTER DEVELOPMENT PLAN  
MAJESTIC OAKS SUBDIVISION – PHASE 4**

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**SUMMARY:**

**Hearing Date:** July 10, 2012

**Applicant:** Terro Novo Consulting, LLC

**Property Owner:** Hampstead Land Group, LLC

**Case Number:** MDP 10738

**Development Proposal:** The applicant is requesting approval of a Master Development Plan for Phase 4 of Majestic Oaks Subdivision. The proposal includes the development of thirteen lots along with the realignment of two existing lots (Lots 75R and 76R) on approximately 12.08 acres.

**Location and Land Use:** The proposed project is located off of Mae Road in Majestic Oaks Subdivision in Hampstead. The properties are identified as PINs 3292-15-1388-0000, 3292-14-5901-0000, and 3292-14-3875-0000. The surrounding area primarily consists of low density residential and vacant tracts of land.

**Zoning District of Property:** The property is currently zoned RP, Residential Performance.

**Staff Recommendation:** Planning staff respectfully recommends conditional approval based on Planning Board comments and waiving Planning Board review and approval of the Preliminary Plat.

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**Description of Proposal:**

Terra Novo Consulting, LLC, applicant, on behalf of Hampstead Land Group, LLC, owner, is requesting approval of a Master Development Plan for Phase 4 of Majestic Oaks Subdivision. According to the applicant's site plan, the proposal consists of developing thirteen single family residential lots as well as revising two existing lots previously approved as Phase 2. The Final Plat for Majestic Oaks was approved in September 2007 showing the proposed phase as future development. Currently, Phases 1-3 of Majestic Oaks includes 136 recorded lots. The addition of thirteen lots will increase the total number of lots to 149. The project will be completed in one phase.

On January 3, 2008, a proposal to develop Phase 4 of Majestic Oaks including the revision of Lots 75R and 76R and the development of twelve residential lots received conditional approval from the Planning Board. This proposal included a street connection from Mae Road to Dan Owen Drive. However, due to the recording of wetland deed restrictions on the site, the proposed street network could not be completed and the approved development could not be pursued. No development or land disturbance took place on the site. As a result, the applicant is resubmitting a new application requesting approval of thirteen lots and realignment of two existing lots on a proposed cul de sac.

The development is proposed to be serviced by county water through an existing 8" waterline located along Mae Drive. Additionally, the lots will be serviced by a community wastewater system currently operated by Hampstead Land Group, LLC. Based on the applicant's submission, the wastewater treatment plant will be able to accommodate the capacity from the additional thirteen lots within its 25,189 gallons per day limit. Due to the presence of public water and community sewer, the proposed lot dimensions shall be reduced in the Residential Performance zoning district as outlined in Section 4.14, Zoning District Dimensional Requirements. The reduction may allow a minimum lot size of 12,000 square feet and sixty (60') foot minimum lot width for the fifteen lots proposed in Phase 4.

All setbacks shall comply with Section 4.14, Zoning District Dimensional Requirements of the Unified Development Ordinance. Currently, 3.9 acres of open space, including 1.9 acres of active open space and 2.02 acres of passive open space, are provided exceeding the 0.03 acre per dwelling unit open space requirement for the development. The development will have access to previously approved amenities including the Majestic Oaks clubhouse and pool, currently under construction, along with providing a nature park and trails as part of Phase 4. Existing open space provided for Phases 1-3 will not be affected. The property does not contain any Special Flood Hazard Areas.

Access to the site will be provided through a fifty (50') foot right of way off of Mae Drive. The proposed street name, Grant Drive, has been reviewed and approved by the Pender County Addressing Coordinator. Access and all interior road networks will be private and designed and constructed to NCDOT standards. Phase 4 will include the construction of sidewalks, which will connect to the existing sidewalk network located throughout the development. All applicable state and federal agency permits including stormwater, sediment and erosion control plan, and wetlands delineations will be required prior to the approval of the preliminary plat.

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**TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:**

**Cape Fear Council of Governments RPO**

*No response*

**Four County Electric Company**

*No response*

**NC DENR Division of Coastal Management**

*No response*

**NC DENR Division of Forestry**

*No response*

**NC DENR Division of Land Resources**

*No response*

**NC DENR Division of Waste Management**

*No response*

**NC DENR Division of Water Quality**

*No response*

**NC DOT Division of Highways**

*We have no comments due to a small addition of the subdivision connecting to a non-system road.*

**NC DOT Transportation Planning Branch**

*No response*

**NC Office of State Archaeology**

*No response*

**NC Wildlife Resources Commission**

*No response*

**Pender County Building Inspections**

*No response*

**Pender County Emergency Management**

*No response*

**Pender County Environmental Health**

*No response*

**Pender County Fire Marshal**

*No response*

**Pender County Parks and Recreation**

*No response*

**Pender County Public Library**

*No response*

**Pender County Public Utilities**

*The applicant is proposing to connect to our water system. Plans, applications, certifications, and fees must be processed through Pender County Utilities as applicable.*

**Pender County Schools**

*No response*

**Pender County Sheriff's Department**

*No response*

**Pender County Soil and Water Conservation District**

*No response*

**Progress Energy Corporation**

*No response*

**US Army Corps of Engineers**

*No response*

**Wilmington Metropolitan Planning Organization**

*No response*

**Evaluation**

**A) Existing Zoning in Area:**

The property lies within an RP, Residential Performance District. The properties surrounding the site are zoned as RP, Residential Performance.

**B) Existing Land Use in Area:**

The property to the west includes the Majestic Oaks' wastewater treatment plant. The properties to the north and east include Phases 1-3 of Majestic Oaks Subdivision. Properties immediately south of the site include the Manor at Mill Creek Subdivision.

**C) 2005 CAMA Land Use Plan:**

Urban Growth Area: This classification provides for the continued development of areas provided with water and/or sewer services or where the county is actively engaged in planning these community services. These areas also have excellent access to the regional transportation system for a mixture of more intensive commercial and industrial or job creating uses and a range of residential land uses and housing types.

**D) 2010 Comprehensive Land Use Plan:**

- 1. Suburban Growth: The Mixed Use land use classification designates locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, and pedestrian and transit friendly manner
- 2. Supporting Comprehensive Plan Policies and Goals:
  - a. Policy 1A.1.1 Encourage development in and around municipal corporate limits and other developed areas within the County to yield a more compact pattern of development that will reduce suburban/rural sprawl.
  - b. Growth Management Policy 1A.1.2: Encourage development in areas where the necessary infrastructure – roads, water, sewer, and schools - are available, planned or can be most cost effectively provided and extended to serve existing and future development.
  - c. Housing and Community Development Policy 5A.1.1: Pender County shall seek to accommodate the development and appropriate placement of a variety of housing types, including site built homes, apartments, townhouses, garage apartments, accessory living units, and manufactured homes.

**E) Summary & Staff Recommendation:** The proposal includes the development of thirteen lots and realignment of two existing lots (Lots 75R and 76R) on approximately 12.08 acres. The request complies with the criteria set forth in 3.5.4 of the Unified Development Ordinance. The proposed development is also consistent with the 2005 CAMA Land Use Plan and the 2010 Comprehensive Land Use Plan. Therefore, planning staff respectfully recommends conditional approval based on Planning Board comments and waiving Planning Board review and approval of the Preliminary Plat.

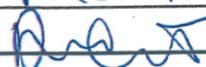
Board Action for Master Plan Review:

**Motion:** \_\_\_\_\_ **Seconded** \_\_\_\_\_

**Approved:** \_\_\_\_\_ **Denied:** \_\_\_\_\_ **Unanimous** \_\_\_\_\_

Boney: \_\_\_ Edens: \_\_\_ Garrett: \_\_\_ Marshburn: \_\_\_ Millette: \_\_\_ Nalee: \_\_\_ Williams: \_\_\_\_\_

## APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP <b>10738</b>	Date	<b>5/29/2012</b>
Application Fee	\$ <b>620.00</b>	Receipt No.	<b>116776</b>
Pre-Application Conference		Hearing Date	<b>7/10/2012</b>
<b>SECTION 1: APPLICANT INFORMATION</b>			
Applicant's Name:	Terra Novo Consulting LLC - Mark Brambell	Owner's Name:	Hampstead land Group LLC
Applicant's Address:	3201 Wickford dr	Owner's Address:	1712 Eastwood Rd, Suite 203
City, State, & Zip	Wilmington NC 28409	City, State, & Zip	Wilmington NC 28403
Phone Number:	910-279-4489	Phone Number:	910-239-1590
Legal relationship of applicant to land owner:			
<b>SECTION 2: PROJECT INFORMATION</b>			
Type of Master Development Plan	<input checked="" type="checkbox"/> Residential <i>RP, PD, RM MH District</i>	<input type="checkbox"/> Commercial <i>GB, OI, IT, GI District</i>	<input type="checkbox"/> Mixed Use <i>PD</i>
Property Identification Number (PIN):	3292-15-1388-0000	Total property acreage:	12.086 Ac
Zoning Classification:	RP, Residential Performance	Acreage to be disturbed:	3.96 Ac
Project Address :	Between Dan Own drive and Mae Court		
Description of Project Location:	The project is located off Factory Road in Hampstead NC and will be known as Section 4 of Majestic Oaks.		
Describe activities to be undertaken on project site:	The applicant is proposing an additional 13 residential lots and the recombination and realignment of lots 75 and 76. The private road system will consist of a 50' ROW, to be known as Jackson Drive and will meet minium DOT Standards. All lots to be served by County water and the community sewer system.		
<b>SECTION 3: SIGNATURES</b>			
Applicant's Signature		Date:	<b>5/29/12</b>
Owner's Signature		Date:	<b>5/29/12</b>

### NOTICE TO APPLICANT

1. Applicant or agent authorized in writing must attend the public hearing.
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
3. All fees are non-refundable
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

#### Office Use Only

**MDP Fees:** (\$500.00 plus \$10/acre for the first 100 acres \$5/acre thereafter) **Total Fee Calculation:** \$ 420.00

#### Attachments Included with Application: (Please include # of copies)

CD /other digital version	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large <u>2</u>	# of 11X17 <u>2</u>	Other documents/Reports	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
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<b>Payment Method:</b>	<b>Cash :</b> <input type="checkbox"/> \$ _____	<b>Credit Card:</b> <input type="checkbox"/> Master Card <input type="checkbox"/> Visa	<b>Check:</b> <input checked="" type="checkbox"/> Check # <u>20050</u>
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Application received by:	<u>Ashley Mmcado</u>	Date: <u>5/29/2012</u>
Application completeness approved by:	<u>Ashley Mmcado</u>	Date: <u>5/29/2012</u>
Date scheduled for public hearing:	<u>July 10, 2012</u>	

### MASTER DEVELOPMENT PLAN CHECKLIST

<input checked="" type="checkbox"/>	Signed Application Form (Both Applicant and Owner)
<input type="checkbox"/>	Application fee
<input checked="" type="checkbox"/>	Legible list of all property owners adjacent to the property upon which the use is to be located. The list shall include the mailing address & physical address of these property owners (The application will not be advertised for public hearing until the list is accurate & complete)
<input checked="" type="checkbox"/>	One business size envelope legibly addressed with first class postage for each of the adjacent property owners on the above list.
<input checked="" type="checkbox"/>	<b>Project Narrative--Written description of the project (max of 3 pages) including the following:</b> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Location of the project and type of access to project site</li> <li><input checked="" type="checkbox"/> Detailed description of the activities to be undertaken on the site, including hrs. of operation, # of employees, etc.</li> <li><input checked="" type="checkbox"/> Description of all construction activities to be undertaken on the site</li> <li><input checked="" type="checkbox"/> Describe type of utilities that will serve project and status of approval from applicable providers</li> <li><input checked="" type="checkbox"/> List of all state and federal permits that will be required for the project</li> <li><input checked="" type="checkbox"/> Describe any potential impacts the project will have on the community or adjacent properties such as traffic, noise, etc. and explain efforts to mitigate these impacts (<u>this item must be addressed by the applicant</u>). The applicant may also wish to describe any positive benefits the project will provide for the community &amp;/or neighbors of the project.</li> </ul>

#### Master Development Plan Contents

**All** MDP's shall be prepared in accordance with the following specifications:

<input checked="" type="checkbox"/>	The scale shall be one inch equals 100 feet or larger (the ratio of feet to inches shall be no more than one hundred feet to one inch) or at a scale acceptable to the Director. The scale shall be sufficient so that all features are discernible.
<input checked="" type="checkbox"/>	No sheet shall be smaller than 24"x36" in size unless approved by the Administrator. If the MDP is prepared on more than one sheet, match lines shall clearly indicate where the sheets join.
<input checked="" type="checkbox"/>	North arrow, a scale of 1:100 or larger and a legend describing all symbols.
<input checked="" type="checkbox"/>	A boundary survey of the entire property related to true meridian & certified by a registered surveyor with all dimensions in ft & decimals of ft. A vicinity map at a suitable scale shall be provided showing the location of the project along with the location of all existing or approved public roads, streets or rights-of-way within 2,000 ft of the boundaries of the project.
<input checked="" type="checkbox"/>	The total area of the property shall be specified.
<input checked="" type="checkbox"/>	The topography shall be shown at 2 foot contour intervals.
<input checked="" type="checkbox"/>	The title of the proposed project; the date, month, year the plan was prepared or revised; the name of the applicant(s), owner(s) and contract owner(s); and the names of the individuals or firms preparing the plan shall be clearly specified.
<input checked="" type="checkbox"/>	A schedule of phases, with the approximate location of phase boundaries & the order in which the phases are to be developed, shall be provided.
<input checked="" type="checkbox"/>	The use of all adjoining properties by zoning, parcel identification number (PIN) and current property owner(s).

**PROJECT NARRATIVE**  
**MAJESTIC OAKS, SECTION 4**  
**HISTORY:**

The subdivision is located off Factory Road in Hampstead. All phase of subdivision including Section 4 total 110.48 acres. Sections 1-3 have been completed under R-20 Residential District Zoning.

In 2008 Southwind Surveying and Mapping, the applicant, on behalf of the former owner, Deuce Investments, INC., had submitted and received final plat approval for Section 4. This approval increased the number of lots in Majestic Oaks from 138 to 150, recombined and aligned lots 75 and 76 to allow Grant Drive (Formally Jackson on the final plan) to connect from Mae Court to Dan Owen Drive and added 12 lots to the subdivision. The final plat was never recorded and no land disturbance was carried out by Deuce Investments. Since then the subdivision was purchased by the Hampstead Land Group LLC in 2011. On their behalf in May 2012 Terra Novo Consulting LLC has contacted Pender County to review changes to the proposed layout necessitated by the recording of wetland deed restrictions by Deuce Investments. These restrictions would prohibit Grant drive from connecting Dan Own and Mae Court as no wetland impacts are allowed. Staff determined that due to the road layout change Section 4 must be resubmitted as a separate Master Development Plan under the new Residential Performance zoning.

**DEVELOPER'S PROPOSAL:**

Section 4 contains 12.086 acres. The applicant is proposing an additional 13 residential lots and the recombination and realignment of lots 75 and 76 to accommodate Grant Drive. Currently Majestic Oaks Sections 1-3 has 136 recorded lots and this addition would bring the total to 149. This is one less than the approved total in 2008.

The surrounding properties are all currently zoned residential performance.

The minimum and maximum lot size proposed for Section 4 is 12,000 square feet and 20,309 square feet respectively. All land use and setback requirements under the Pender County UDO for Residential Performance zoning will apply to lots 139-150 and lots R75 & R76.

Under the UDO all new residential subdivisions will provide open space in the amount of 0.03 acres per dwelling unit within the subdivision, with no more than 50% of the required open space being designated as passive open space. The plan far exceeds the required 0.45 acres with

3.919 acres of open space and contains a 1.9 acre nature park with trails as its active open space.

To receive final plat approval, the Homeowners Association CC&R's must be amended to allow the addition of the 13 new lots for maintenance of common areas, and to aid in administrative issues as applicable.

The road system will consist of a 50 ft right-of-way, known as Grant Drive, which intersects Mae Court. The developer has decided that the roads will be private, and will meet NCDOT minimum standards. All road names must be approved by the Pender County Road Naming Committee.

Using the Institute of Transportation Engineers (ITE), the average daily trips and peak am and pm were calculated for the development excluding this section and with section 4 included. The results of such are as follows: with the addition of section 4, the average daily trips increased by 34 trips and the peak am by 3 trips and pm trips increased by 4 trips.

All lots are proposed to be served by the existing 8" county water line in Mae drive, with approval of Pender County Utilities and will meet State and Local requirements. After permitting the water will be extended by the developer and dedicated to Pender County. The lots will be serviced by a community sewer system, currently operated by the developer. All State and Local permits will be met for the line extension. The plant has the capacity to handle the extra lots without the need for a flow reduction within its 59,720 GPD limit.

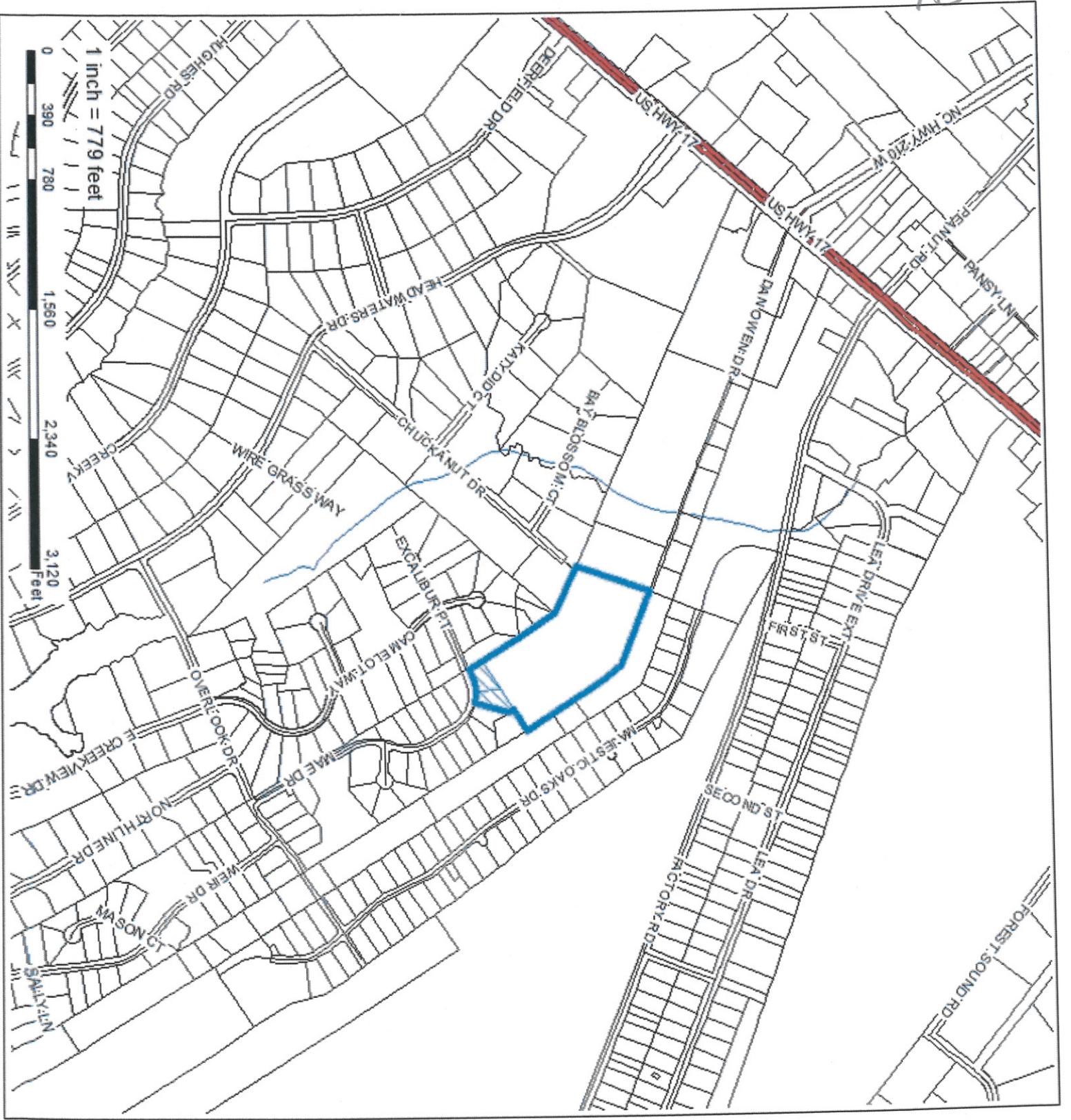
Current Permit				
		Units	GPU	GPD
Lots MO Sections 1-3		136	360	48,960
Lots MO Section 4		13	360	4,680
MO Amenity Area		2	360	720
Lot on ICW		1	360	360
Hampstead Shopping Center - Phase I				5,000
Total		152		59,720

The plant is currently operating in compliance under phase I of its permit that allows 25,000 GPD and is currently processing about 10,000 GPD. Prior to the Wastewater Treatment Plant exceeding 80 percent of the disposal capacity permitted under Phase I (based on the previous month's average flow) to the developer will begin construction of Pond No. 1, which is intended to bring the capacity of the Wastewater Treatment Plant to 59,720 GPD. The Developer is currently in negotiations with a qualified utility to take over ownership and operations of the facility and lines.

The subdivision's Sediment and Erosion Control and Storm Water Management Permits must be amended through The North Carolina Department of Environment and Natural Resources to receive final plat approval. The current Stormwater permit issued May 14<sup>th</sup> 2012 added the old Section 4 layout and consolidated the amenity area permit into SW8 060424. This is a low density permit. With less impervious being required for the new Grant drive design and the current permit allocating 14,661 SF for future allocation this permit can be modified to pick up the additional proposed lot and walking trail system and still meet low density requirements.

The property does not contain any Special Flood Hazard Areas, however does contain federal jurisdictional and North Carolina jurisdictional wetlands and are subject to federal and state regulations. No permits need to be amended to include the areas located in Section 4.

The project will be completed in one phase including the nature park and would take approximately 5 months to complete.



**Applicant:**  
 Terro Novo  
 Consulting, LLC

**Owner:**  
 Hampstead Land  
 Group, LLC.

**Master Development  
 Plan**  
 Case # 10738

**Legend**

-  Subject Property
-  Revised Lots



**VICINITY MAP**

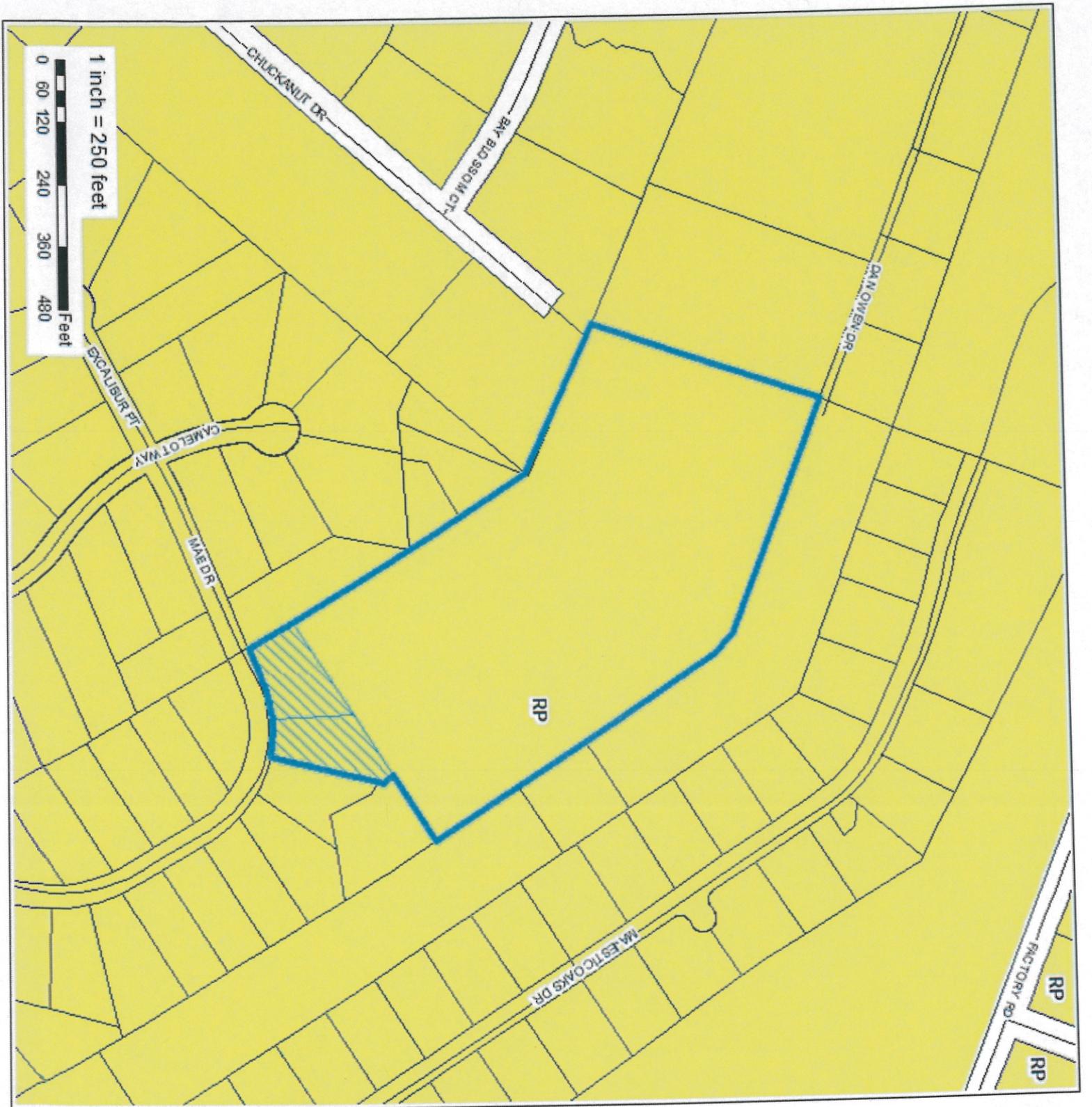


**Applicant:**  
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**Owner:**  
 Hamstead Land  
 Group, LLC.

**Master Development  
 Plan**  
 Case # 10738

	Subject Property
	Revised Lots
	Zoning Classification
	<b>UDO Zoning</b>
	General Business (GB)
	General Industrial (GI)
	Industrial Transition (IT)
	Office & Institutional (OI)
	Rural/Agricultural (RA)
	Planned Development (PD)
	Residential Performance (RP)
	Environmental Conservation (EC)
	Incorporated Areas (INCO RP)
	Manufactured Home Park (MH)
	Residential Medium Density (RMF)

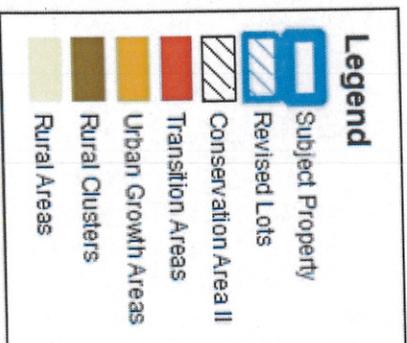




**Applicant:**  
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**Master Development  
Plan**  
Case # 10738



**CAMA (2005)  
LAND USE MAP**





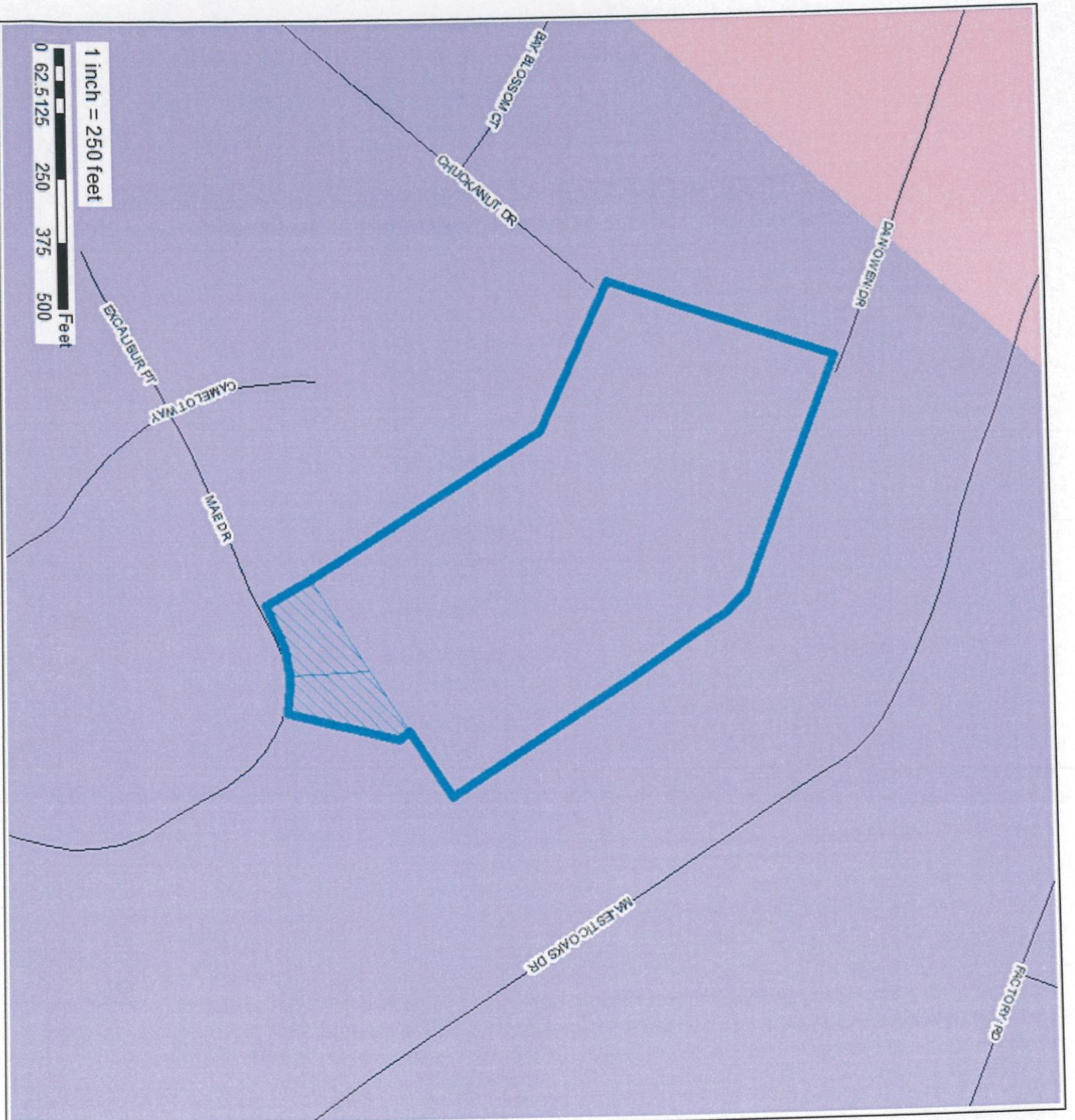
**Applicant:**  
Tero Novo  
Consulting, LLC

**Owner:**  
Hampstead Land  
Group, LLC.

**Master Development  
Plan  
Case # 10738**



**2010  
Comprehensive  
Future Land Use**





**Applicant:**  
Tero Novo  
Consulting, LLC

**Owner:**  
Hamptstead Land  
Group, LLC.

**Master Development  
Plan**  
Case # 10738

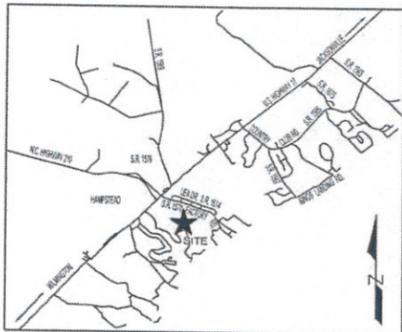
**Legend**

-  Subject Property
-  Revised Lots



**Aerial Map**





VICINITY MAP  
(NOT TO SCALE)

LOT SCHEDULE

LOT #	S.F.	ACRES	USABLE AREA	SETBACKS			
				FRONT	LEFT	RIGHT	REAR
75R	12,695	0.291	0.291	30	15	10	25
76R	13,562	0.311	0.311	30	15	10	25
141	12,045	0.277	0.277	30	20	15	25
142	12,000	0.275	0.275	30	15	15	25
143	12,000	0.275	0.275	30	15	15	25
144	12,616	0.290	0.290	30	10	15	25
145	20,308	0.466	0.319	30	20	20	25
146	12,389	0.284	0.198	30	10	15	25
147	12,071	0.277	0.204	30	15	10	25
148	12,958	0.297	0.239	30	10	15	25
149	13,215	0.303	0.253	30	15	15	25
150	13,209	0.303	0.253	30	15	15	25
151	13,209	0.303	0.202	30	15	15	25
152	13,209	0.303	0.193	30	15	15	25
153	12,818	0.294	0.247	30	15	10	25

PROJECT DEVELOPMENT DATA

TOTAL PARCEL AREA (Ac)	12.086
TOTAL NUMBER OF LOTS	15
PROJECT DENSITY	1.24
AREA IN LOTS (Ac.)	4.552
AREA IN ROW (Ac.)	0.776
TRACT #1 WWTP SITE (Ac.)	2.838
TRACT #2 OPEN SPACE (Ac.)	3.919
APPROXIMATE WETLAND AREA (Ac.)	1.900
TOTAL REQUIRED OPEN SPACE (Ac.)	0.45
REQUIRED ACTIVE OPEN SPACE (Ac.)	0.23
REQUIRED PASSIVE OPEN SPACE (Ac.)	0.23
TOTAL PROVIDED OPEN SPACE (Ac.)	3.919
PROVIDED ACTIVE OPEN SPACE (Ac.)	1.9
PROVIDED PASSIVE OPEN SPACE (Ac.)	2.019

GENERAL NOTES

- WATER AND SEWER SYSTEMS SHALL MEET STATE AND LOCAL REQUIREMENTS AND WILL BE PROVIDED. WATER AND SEWER TO BE EXTENDED BY DEVELOPER. WATER WILL BE DEDICATED TO PENDER COUNTY. SEWER WILL BE PROVIDED BY THE COMMUNITY SEWER SYSTEM. APPROVAL FOR CONNECTIONS TO THE SYSTEM IS PROVIDED IN CONJUNCTION WITH NC DENR PERMITS W0000088 AND W0000093. SERVICE TO EACH UNIT BY PUBLIC UTILITIES FOR ELECTRIC AND TELEPHONE WILL BE PROVIDED. ADEQUATE EASEMENTS FOR MAINTENANCE OF THESE UTILITIES SHALL BE PROVIDED. ALL UTILITIES SHALL BE UNDERGROUND.
- ALL INTERIOR ROADWAYS WILL MEET 2010 NCDOT SUBDIVISION ROAD MINIMUM CONSTRUCTION STANDARDS. ALL STREETS WILL BE PRIVATE.
- ALL STREETS WILL BE AT A MINIMUM TWENTY (20') WIDE FOR A DOUBLE LAANE. MINIMUM RIGHT-OF-WAY WIDTH SHALL BE FIFTY FEET (50').
- A MAJESTIC OAKS HOMEOWNERS ASSOCIATION WILL GUARANTEE CONTINUAL MAINTENANCE OF THE COMMON AREAS AND OPEN SPACE.
- ALL SITE SPECIFIC PLANS SHOULD BE DESIGNED IN ACCORDANCE WITH THE APPROVED MASTER DEVELOPMENT DOCUMENT AND PENDER COUNTY RESIDENTIAL PERFORMANCE ZONING ORDINANCE AND DESIGN STANDARDS.
- SITE SPECIFIC PLANS OF SECTION 4 OF MAJESTIC OAKS SHALL BE SUBMITTED TO PENDER COUNTY PLANNING DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
- A MINIMUM TWENTY-FOOT (20') VEGETATIVE BUFFER SHALL BE PROVIDED ALONG THE REARS OF LOTS 76R AND 141-143. SUCH BUFFERS SHALL SEPARATE AND PARTIALLY OBSTRUCT VIEWS FROM ADJACENT OWNERS BE PENDER COUNTY REQUIREMENTS. ALL LOTS MUST MEET ANY BUFFER AND LANDSCAPE REQUIREMENTS CONTAINED IN THE PENDER COUNTY UNIFIED DEVELOPMENT ORDINANCE.
- BASE MAP INFORMATION HAS BEEN COMPILED FROM VARIOUS MAPS AND RECORDS AND HAS NOT BEEN VERIFIED IN ITS ENTIRETY IN THE FIELD. BOUNDARY SURVEY HAS BEEN PROVIDED BY PARAMOUNT ENGINEERS.
- THERE WILL BE NO WETLANDS IMPACTED BY PLANNED RIGHT-OF-WAYS. THE 40A WETLAND LINE SHOWN IS FROM A DELINEATION APPROVED BY THE U.S. ARMY CORPS OF ENGINEER ON FEB 9, 2006.
- ALL WETLANDS AREA SUBJECT TO A WETLAND RESTRICTION COVENANTS RECORDED IN BOOK 3333 AT PAGE 24 (ARTICLE V, SECTION 10), PENDER COUNTY REGISTRY.
- ALL BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISED VERSION OF THE NC STATE BUILDING CODE. MINIMUM DISTANCE BETWEEN STRUCTURES SHALL BE AS REQUIRED BY THE NC STATE BUILDING CODE.
- MINIMUM LOT SIZE IS 12,000 S.F.
- TYPICAL 96' LOTS WILL BE 89' X 140' OR 87' X 139'. TYP. BUILDING ENVELOPE IS 37' X 42'
- MASTER DEVELOPMENT PLAN TAX PARCEL NUMBERS IS: 2292-15-1388-000.
- TRACT #1 CURRENTLY CONTAINS THE COMMUNITY WASTEWATER TREATMENT PLANT AND SHALL ONLY BE USED FOR THAT PURPOSE. BUILDINGS FOR PERMANENT HUMAN OCCUPANCY WILL NOT BE ALLOWED ON TRACT #1.
- PARCEL IS LOCATED MORE THAN 2000 FEET FROM A NCOS MONUMENT.
- AREA CALCULATED BY COORDINATES.
- PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD ZONE AS INDICATED BY FEMA FIRM PANEL 3292 BEARING AN EFFECTIVE DATE OF FEBRUARY 18, 2007.
- PENDER COUNTY ROAD NAMING COMMITTEE HAS REVIEWED AND APPROVED THE STREET NAMES LISTED ON THIS MAP (JACKSON DRIVE).
- 10' X 10' SITE EASEMENTS ARE PROVIDED BY NCDOT, AT ALL STREET INTERSECTIONS.

PROPOSED BUILDING SETBACKS  
FRONT- THIRTY FEET (30')  
MIN SIDE- TEN FEET (10')  
REAR- TWENTY FEET (20')  
CORNER- FIFTY FEET (50')  
MIN 30' BETWEEN STRUCTURES

CERTIFICATE OF OWNERSHIP, DEDICATION AND JURISDICTION

I (WE) HEREBY CERTIFY THAT I AM (WE) ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) OWN FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, CONSERVATION SPACE AND OTHER AREAS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS LOCATED WITHIN THE SUBDIVISION JURISDICTION OF PENDER COUNTY.

HAMPSTEAD LAND GROUP, LLC  
BY: COTERRA HAMPSTEAD MANAGEMENT, LLC

SIGNATURE OF OWNER(S) DATE

CERTIFICATE OF ACCURACY AND MAPPING

I, TIMOTHY G CLINKSCALES, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS RECORDED IN THE REFERENCES NOTED ON THIS DRAWING), THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES AS DRAWN FROM INFORMATION NOTED. THAT THE RATIO OF PRECISION IS 1:15,000 AND THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION AND SEAL THIS DAY OF A.D.

I, TIMOTHY G CLINKSCALES, CERTIFY THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

TIMOTHY G CLINKSCALES, PLS LICENSE NO. L-4993

THE SUBDIVISION SHOWN ON THIS PLAN DOES NOT CONTAIN SPECIAL FLOOD HAZARD AREAS AND IS NOT LOCATED IN A FLOODWAY AS DELINEATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE SUBDIVISION SHOWN ON THIS PLAN DOES NOT CONTAIN AREAS OF ENVIRONMENTAL CONCERN AS DELINEATED BY THE NORTH CAROLINA COASTAL RESOURCES COMMISSION. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION AND SEAL THIS DAY OF A.D.

TIMOTHY G CLINKSCALES, PLS LICENSE NO. L-4993

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS

PENDER COUNTY, NORTH CAROLINA

FILED FOR REGISTRATION ON THE DAY OF IN APRIL AND ONLY RECORDED IN MAP BOOK AT PAGE

REGISTER OF DEEDS

REVIEW DESIGNS CERTIFICATION

STATE OF NORTH CAROLINA

COUNTY OF PENDER

I CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

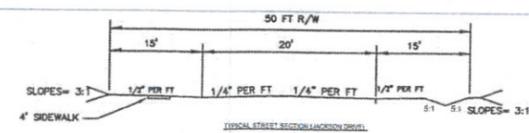
REVIEW OFFICER DATE

LEGEND

PROPERTY LINE

EASEMENT

WETLANDS BOUNDARY

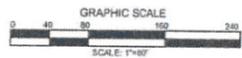


LEGEND

PROPERTY LINE

EASEMENT

WETLANDS BOUNDARY



CLIENT INFORMATION

HAMPSTEAD LAND GROUP, LLC  
1712 EASTWOOD ROAD  
WILMINGTON, NC, 28403

PARAMOUNT ENGINEERS, INC.  
FAYETTEVILLE, NC  
5911 Oleander Drive, Suite 201  
Wilmington, North Carolina 28403  
(910) 791-6707 (O) (910) 791-6760 (F)  
NC License #: C-2846

MASTER DEVELOPMENT PLAN  
MAJESTIC OAKS  
SECTION 4  
TOPSAIL TOWNSHIP  
PENDER COUNTY, NC

PROJECT STATUS  
CONCEPTUAL LAYOUT  
FINAL DESIGN LAYOUT  
PREPARED FOR CONSTRUCTION

DRAWING INFORMATION  
DATE: 08/24/17  
SCALE: 1/4" = 100'  
DRAWN BY: JAM  
CHECKED BY: JAM

SEAL  
PRELIMINARY  
DRAWING  
DO NOT USE FOR  
CONSTRUCTION,  
RECORDATION,  
CONVEYANCES, OR  
SALES.

C-1

PEI JOB#: 11114 PE

**PLANNING STAFF REPORT  
MASTER DEVELOPMENT PLAN  
GRAYSTONE PHASE II**

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**SUMMARY:**

**Hearing Date:** July 10, 2012

**Applicant:** Coleman Parks

**Property Owner:** Patricia Hughes

**Case Number:** MDP 10739

**Development Proposal:** The applicant is requesting approval of a Master Development Plan for Phase 2 of Graystone Subdivision. The proposal consists of developing 80 single family residential lots on approximately 89.7 acres.

**Location and Land Use:** The proposed project is located at the intersection of Washington Acres Road and Center Drive in Hampstead. The request includes the development of Graystone Phase 2 on twenty separate parcels. The main portion of the development can be identified as PIN 3282-71-2892-0000. The remaining parcels may be referenced on the list enclosed at the end of this report. The surrounding area primarily consists of low density residential and vacant tracts of land.

**Zoning District of Property:** The property is currently zoned RP, Residential Performance.

**Staff Recommendation:** Planning staff recommends conditional approval based on Master Development Plan items being met, consideration of the Technical Review Committee (TRC) and Planning Board comments, and addressing access concerns to individual lots (Lots 16, 17, 18, 67, and 68) along Center Drive based on the Unified Development Ordinance, Section 7.2.6, Lots on Thoroughfares, Section 7.2.7, Lots on Collector Streets, and the Coastal Pender Collector Street Plan (Figure 4.1).

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**Description of Proposal:**

Coleman Parks, applicant, on behalf of Patricia Hughes, owner, is requesting approval of a Master Development Plan for Phase 2 of Graystone Subdivision. On April 3, 2007, Graystone Phase 1 received Preliminary Plat approval for the development of 35 single family residential lots on approximately 23.65 acres. Following the approval of Phase 1, the applicant requested preliminary plat approval for Graystone Phase 2. On November 7, 2007, the request received approval for the development of 158 single family residential lots on approximately 81.72 acres. At that time, Graystone Phase 2 included the use of an onsite waste water treatment facility. More recently, the applicant has submitted a revised proposal for Graystone Phase 2, which is not consistent with the approved application from 2007. The revised submittal includes a reduction in density, revised street network, and modified waste water treatment system.

According to the applicant's site plan, the proposal consists of developing 80 single family residential lots on approximately 89.7 acres. Currently, two existing waterlines are located along Washington Acres Road and Center Drive. Pender County Utilities will require a waterline extension for the development to connect to the County water system. In addition, the applicant is proposing the use of individual septic tanks and drainage fields to treat effluent. The septic tanks will pump wastewater from individual lots throughout the development to three separate drainage fields located on site.

Please note that once the revised plan for Graystone Phase 2 receives conditional Master Development Plan approval, the original approval granted in 2007 will no longer be valid. If the applicant is interested in pursuing an on-site treatment system as previously approved in 2007, following Board approval, they will be required to resubmit a revised Master Development Plan application for Planning Board review and approval. If the request

utilizing off-site septic drainage fields is denied by the Board, the previously approved application, including the on-site treatment system, will remain valid until November 1, 2013.

The proposed development must comply with Section 4.14, Zoning District Dimensional Requirements of the Unified Development Ordinance. Currently, the applicant is proposing at least ten acres of open space for the project, exceeding the 0.03 acre per dwelling unit open space requirement for the development. The project will be required to provide at minimum of 1.2 acres of active open space and 1.2 acres of passive open space. Additionally the development will be required to provide recreational units as referenced in Section 7.6.2, Recreational Units. The site does contain Section 404 Wetlands which may require further review with the US Army Corps of Engineers. The subject property does include a segment of Special Flood Zone Hazard AE in the southern portion of the tract.

Access to the site will be provided by the construction of new streets connecting to Washington Acres Road and Center Drive. Access and all interior road networks are proposed to be constructed to NCDOT standards and dedicated public. Based on the Unified Development Ordinance, Section 7.2.6, Lots on Thoroughfares, Section 7.2.7, Lots on Collector Streets, and the Coastal Pender Collector Street Plan (Figure 4.1), Center Drive is classified as a proposed collector street which does not allow access for individual residential lots. As a result, Lots 16, 17, 18, 67, and 68 will need to be revised providing alternative access to these lots. All applicable state and federal agency permits including a Stormwater Management Plan, Sediment and Erosion Control Plan, Wetlands Permit, and NCDOT Driveway Permit will be required prior to the approval of the preliminary plat.

**TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:**

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**Cape Fear Council of Governments RPO**

*No comment since it's in the MPO area.*

**Four County Electric Company**

*No response*

**NC DENR Division of Coastal Management**

*No response*

**NC DENR Division of Forestry**

*No response*

**NC DENR Division of Land Resources**

*No response*

**NC DENR Division of Waste Management**

*No response*

**NC DENR Division of Water Quality**

*No response*

**NC DOT Division of Highways**

*A Driveway Permit will be required with possible roadway improvements.*

**NC DOT Transportation Planning Branch**

*No response*

**NC Office of State Archaeology**

*No response*

**NC Wildlife Resources Commission**

*No response*

**Pender County Building Inspections**

*No response*

**Pender County Emergency Management**

*No comment*

**Pender County Environmental Health**

*No response*

**Pender County Fire Marshal**

*No response*

**Pender County Parks and Recreation**

*No response*

**Pender County Public Library**

*No response*

**Pender County Public Utilities**

*An existing 8" waterline is located along Washington Acres from US 17 to Circle Drive, where it transitions to 6", and Center Drive. The applicant will need to submit plans for waterline extensions within Graystone – Phase II (waterlines were previously installed and certified within Graystone – Phase I). For lots abutting Washington Acres and Center Drive, water services would be available upon application for service and payment of fees.*

**Pender County Schools**

*I do not see anything that will create any problems for the schools.*

**Pender County Sheriff's Department**

*No comment*

**Pender County Soil and Water Conservation District**

*Soil and Water sees no problem with request, if storm water and wetlands are not an issue.*

**Progress Energy Corporation**

*No response*

**US Army Corps of Engineers**

*The plan shows that there are jurisdictional waters located within the property which are subject to the permit requirements of Section 404 of the Clean Water Act. To avoid a violation of federal and/or state law, we recommend that the applicant have the wetlands on site delineate prior to construction. A Section 404 permit will be required if the applicant needs to fill wetlands.*

**Wilmington Metropolitan Planning Organization**

*No response*

**Evaluation**

**A) Existing Zoning in Area:**

The property lies within an RP, Residential Performance District. The properties to the north, east, and south are zoned as RP, Residential Performance. The property immediately west of the subject property is zoned as GB, General Business.

**B) Existing Land Use in Area:**

The properties immediately north, east, south, and west of the site include low density residential uses and vacant tracts of land.

**C) 2005 CAMA Land Use Plan:**

1. Urban Growth Area: This classification provides for the continued development of areas provided with water and/or sewer services or where the county is actively engaged in planning these community services. These areas also have excellent access to the regional transportation system for a mixture of more intensive commercial and industrial or job creating uses and a range of residential land uses and housing types.
2. Conservation I: The Conservation I classification includes land and water features where there are serious hazards to personal safety or property, where new development would cause serious damage to the values of natural systems, or where new development is not permitted by local, state, or federal policy.
3. Conservation II: The Conservation II classification is established as an overlay that applies policies which restrict development in all of the non-conservation land classes. The classification includes areas where new development may impact public health or areas where there are significant development limitations that are addressed by building and site development standards, density limits, impervious surface limits, and other methods to mitigate or to minimize the impact of development.

**D) 2010 Comprehensive Land Use Plan:**

1. Mixed Use: The Mixed Use land use classification designates locations where a mixture of higher density/intensity uses is to be encouraged. Mixed Use areas should be characterized by physically and aesthetically unified developments containing a mixture of commercial, office, institutional, and high- and medium-density residential uses, arranged in a walkable, compact, pedestrian and transit friendly manner
2. Supporting Comprehensive Plan Policies and Goals:
  - a. Policy 1A.1.1 Encourage development in and around municipal corporate limits and other developed areas within the County to yield a more compact pattern of development that will reduce suburban/rural sprawl.
  - b. Growth Management Policy 1A.1.2: Encourage development in areas where the necessary infrastructure – roads, water, sewer, and schools - are available, planned or can be most cost effectively provided and extended to serve existing and future development.
  - c. Housing and Community Development Policy 5A.1.1: Pender County shall seek to accommodate the development and appropriate placement of a variety of housing types, including site built homes, apartments, townhouses, garage apartments, accessory living units, and manufactured homes.

**E) Summary & Staff Recommendation:** The proposal consists of developing consists of 80 single family residential lots on approximately 89.7 acres. The request complies with the criteria set forth in 3.5.4 of the Unified Development Ordinance. The proposed development is also consistent with the 2005 CAMA Land Use Plan and the 2010 Comprehensive Land Use Plan. Therefore, Planning staff recommends conditional approval based on Master Development Plan items being met, consideration of the Technical Review Committee (TRC) and Planning Board comments, and addressing access concerns to individual lots (Lots 16, 17, 18, 67, and 68) along Center Drive based on the Unified Development Ordinance, Section 7.2.6, Lots on Thoroughfares, Section 7.2.7, Lots on Collector Streets, and the Coastal Pender Collector Street Plan (Figure 4.1).

Board Action for Master Plan Review:

Motion: \_\_\_\_\_ Seconded \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Unanimous \_\_\_\_\_

Boney: \_\_\_ Edens: \_\_\_ Garrett: \_\_\_ Marshburn: \_\_\_ Millette: \_\_\_ Nalee: \_\_\_ Williams: \_\_\_\_\_

**MDP 10739 – Graystone Phase 2 Property Identification Numbers**

1. 3282-72-6349-0000
2. 3282-72-7333-0000
3. 3282-72-8237-0000
4. 3282-71-2892-0000
5. 3282-63-2067-0000
6. 3282-63-3146-0000
7. 3282-63-4273-0000
8. 3282-63-5372-0000
9. 3282-63-6480-0000
10. 3282-63-7257-0000
11. 3282-63-8139-0000
12. 3282-63-9120-0000
13. 3282-73-0021-0000
14. 3282-72-0993-0000
15. 3282-72-1866-0000
16. 3282-72-2748-0000
17. 3282-72-3710-0000
18. 3282-72-4603-0000
19. 3282-72-4554-0000
20. 3282-72-5454-0000

## APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP 10739	Date	5/29/2012
Application Fee	\$ 500.00	Receipt No.	114777
Pre-Application Conference		Hearing Date	7/10/2012
<b>SECTION 1: APPLICANT INFORMATION</b>			
Applicant's Name:	COLEMAN PARKS	Owner's Name:	PAT HUGHES SAME INFO
Applicant's Address:	214 BARNACLE CIRCLE	Owner's Address:	
City, State, & Zip	LEXINGTON SC 29072	City, State, & Zip	
Phone Number:	803 960 8991	Phone Number:	
Legal relationship of applicant to land owner: AGENT OF, CONTRACT PURCHASE			
<b>SECTION 2: PROJECT INFORMATION</b>			
Type of Master Development Plan	<input checked="" type="checkbox"/> Residential <small>RP, PD, RM MH District</small>	<input type="checkbox"/> Commercial <small>GB, OI, IT, GI District</small>	<input type="checkbox"/> Mixed Use <small>PD</small>
Property Identification Number (PIN):	3282-71-2892-0000	Total property acreage:	89.7 AC
		Acreage to be disturbed:	
Zoning Classification:	RP		
Project Address :	WASHINGTON ACRES AND SOUTHWEST CENTER DR. RESIDENTIAL AREA		
Description of Project Location:			
Describe activities to be undertaken on project site:	RESIDENTIAL LOTS		
<b>SECTION 3: SIGNATURES</b>			
Applicant's Signature		Date:	5-29-2012
Owner's Signature	"	Date:	"

### NOTICE TO APPLICANT

1. Applicant or agent authorized in writing must attend the public hearing.
2. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.
3. All fees are non-refundable
4. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda

#### Office Use Only

<input checked="" type="checkbox"/>	<b>MDP Fees:</b> (\$500.00 plus \$10/acre for the first 100 acres \$5/acre thereafter)	<b>Total Fee Calculation:</b> \$ <span style="font-size: 1.2em; color: red;">500.00</span>				
<b>Attachments Included with Application: (Please include # of copies)</b>						
CD /other digital version	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Plan Sets	# of large <span style="font-size: 1.2em; color: red;">5</span>	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N
<b>Payment Method:</b>	<b>Cash :</b> <input type="checkbox"/> \$ _____	<b>Credit Card:</b> <input type="checkbox"/> Master Card <input type="checkbox"/> Visa		<b>Check:</b> <input checked="" type="checkbox"/> Check # <span style="font-size: 1.2em; color: red;">1290</span>		
Application received by:		Ashley Mmccado			Date: <span style="font-size: 1.2em; color: red;">5/29/2012</span>	
Application completeness approved by:					Date:	
Date scheduled for public hearing:		July 10, 2012				

### MASTER DEVELOPMENT PLAN CHECKLIST

	Signed Application Form (Both Applicant and Owner)
	Application fee
0	Legible list of all property owners adjacent to the property upon which the use is to be located. The list shall include the mailing address & physical address of these property owners (The application will not be advertised for public hearing until the list is accurate & complete)
0	One business size envelope legibly addressed with first class postage for each of the adjacent property owners on the above list.
0	<b>Project Narrative--Written description of the project (max of 3 pages) including the following:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Location of the project and type of access to project site</li> <li><input type="checkbox"/> Detailed description of the activities to be undertaken on the site, including hrs. of operation, # of employees, etc.</li> <li><input type="checkbox"/> Description of all construction activities to be undertaken on the site</li> <li><input type="checkbox"/> Describe type of utilities that will serve project and status of approval from applicable providers</li> <li><input type="checkbox"/> List of all state and federal permits that will be required for the project</li> <li><input type="checkbox"/> Describe any potential impacts the project will have on the community or adjacent properties such as traffic, noise, etc. and explain efforts to mitigate these impacts (this item must be addressed by the applicant). The applicant may also wish to describe any positive benefits the project will provide for the community &amp;/or neighbors of the project.</li> </ul>

#### Master Development Plan Contents

**All** MDP's shall be prepared in accordance with the following specifications:

	The scale shall be one inch equals 100 feet or larger (the ratio of feet to inches shall be no more than one hundred feet to one inch) or at a scale acceptable to the Director. The scale shall be sufficient so that all features are discernible.
	No sheet shall be smaller than 24"x36" in size unless approved by the Administrator. If the MDP is prepared on more than one sheet, match lines shall clearly indicate where the sheets join.
	North arrow, a scale of 1:100 or larger and a legend describing all symbols.
	A boundary survey of the entire property related to true meridian & certified by a registered surveyor with all dimensions in ft & decimals of ft. A vicinity map at a suitable scale shall be provided showing the location of the project along with the location of all existing or approved public roads, streets or rights-of-way within 2,000 ft of the boundaries of the project.
	The total area of the property shall be specified.
	The topography shall be shown at 2 foot contour intervals.
	The title of the proposed project; the date, month, year the plan was prepared or revised; the name of the applicant(s), owner(s) and contract owner(s); and the names of the individuals or firms preparing the plan shall be clearly specified.
	A schedule of phases, with the approximate location of phase boundaries & the order in which the phases are to be developed, shall be provided.
	The use of all adjoining properties by zoning, parcel identification number (PIN) and current property owner(s).

PENDER COUNTY NC

89.7 ACRES ON Washington Acres Rd., Hampstead NC

This tract consists of 89.7 acres, more or less, property owned by Pat Hughes whose husband developed Washington Acres, this tract part of that original ownership.

It was previously approved for a 158 lot single family residential development, designated as "Greystone Phase 2", to be served by an On site sewer plant to be constructed by the developer.

The developer was unable to hold onto the property and deeded it back to Mrs. Hughes.

This proposal is to look at two proposals: One, being an 80 lot development, served by individual pump out lines from each lot back to a designated drain field area for each lot. Lots which are suitable for on site septic tanks shall be served on that basis.

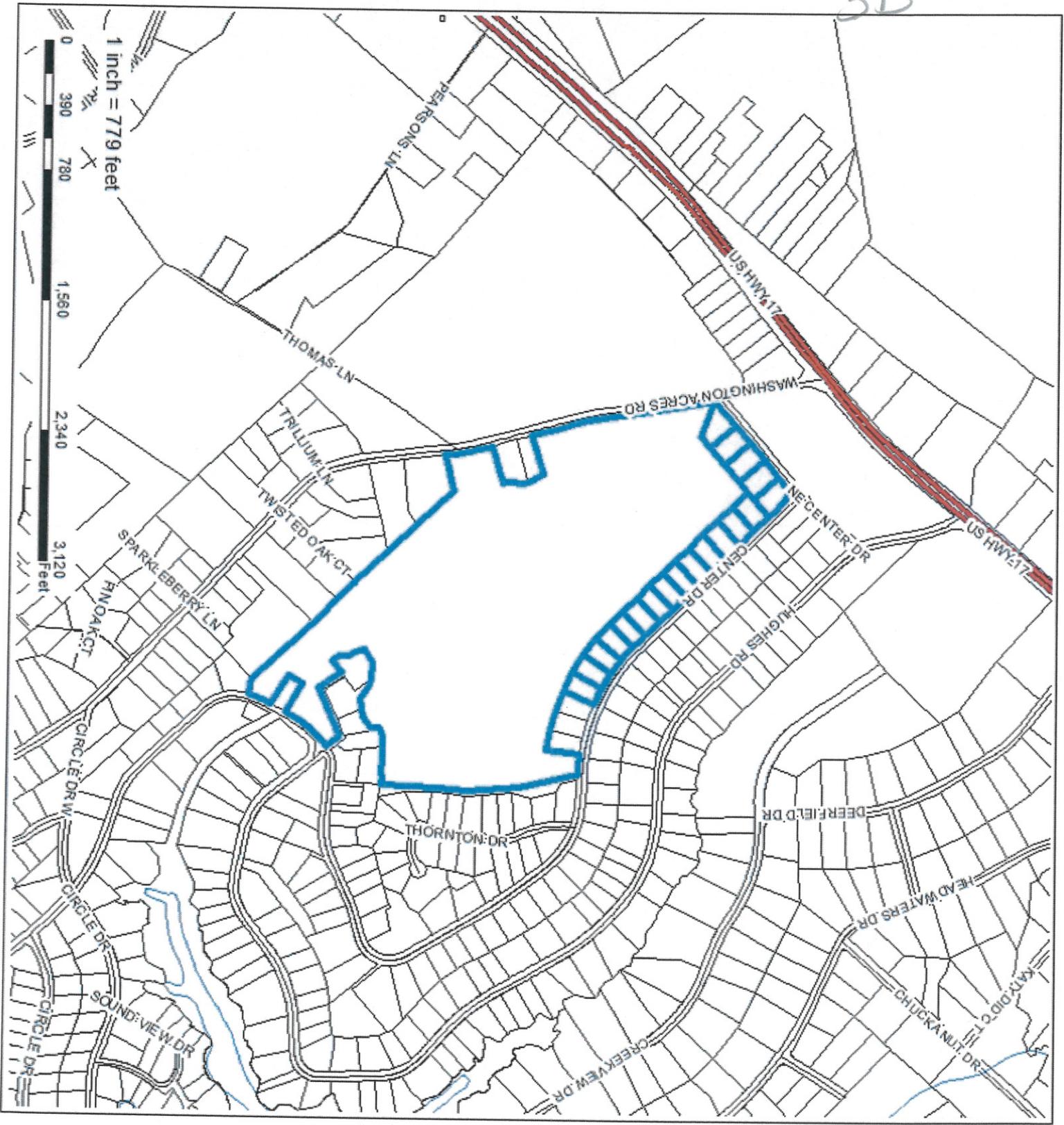
The Second option is to build an On Site Sewer System as proposed by the former developer, in which case the lot number would go back to 150 lots or as current zoning requirements may allow.

There are no commercial developments proposed and the development is compatible to the neighborhood.

The site lays well, has good access from multiple paved county roads, and will allow for multiple entrances as may be desired by NCDOT and planning board concerns.

The site plan being presented to the board is for the purpose of seeking a **CONDITIONAL APPROVAL** of the board to pursue this specific type of development, with the understanding that the Pender County Planning Board would set all the final requirements and specifications for the developer to meet, subject to another Staff Level Review, prior to being given final and full approval for development.

5B



**Applicant:**  
Coleman Parks

**Owner:**  
Patricia Hughes

**Master Development  
Plan**  
Case # 10739

**Legend**

 Subject Property



**VICINITY MAP**

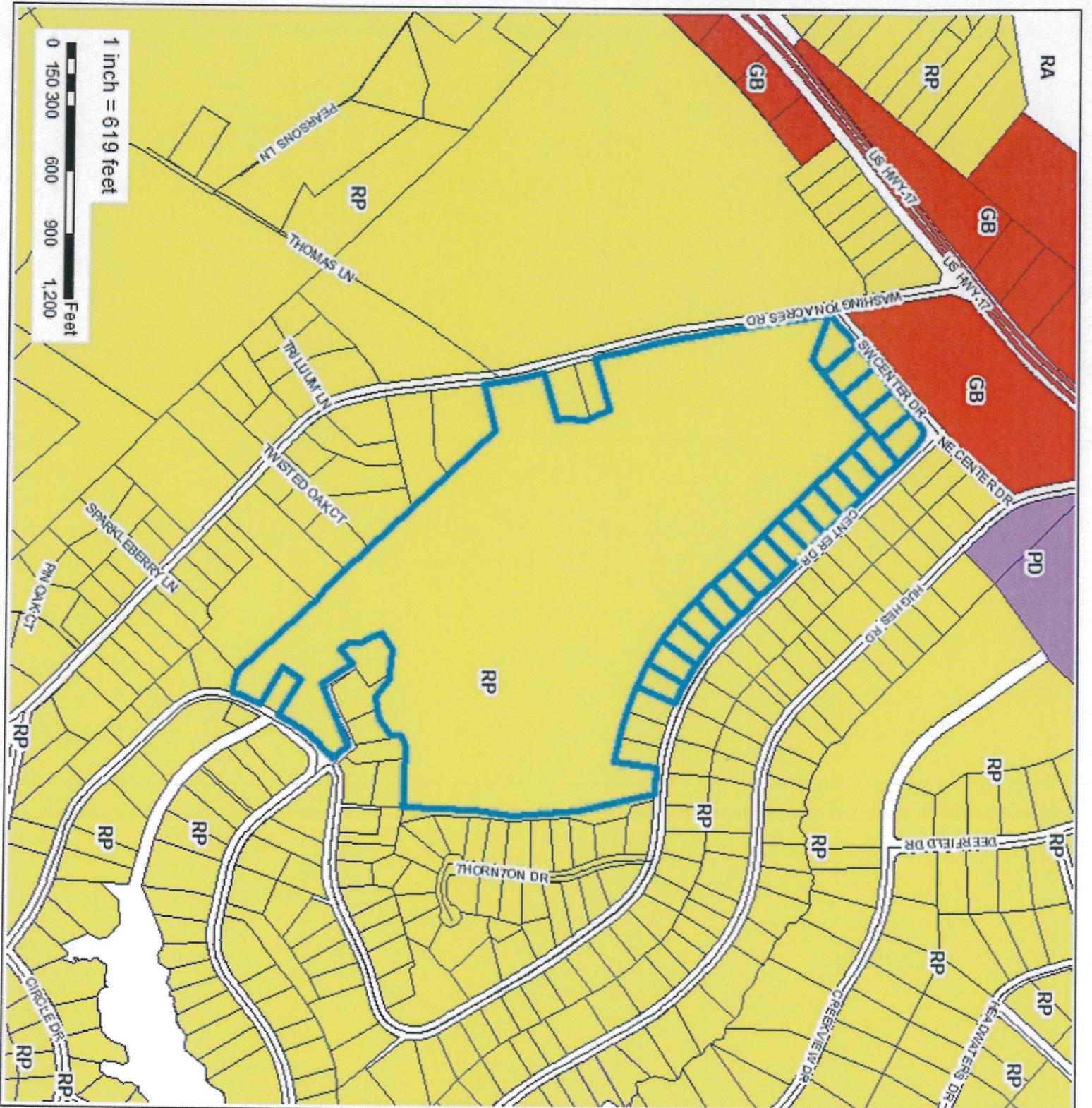


**Applicant:**  
Coleman Parks

**Owner:**  
Patricia Hughes

**Master Development  
Plan**  
Case # 10739

Legend	
	Subject Property
<b>Zoning Classification</b>	
	General Business (GB)
	General Industrial (GI)
	Industrial Transition (IT)
	Office & Institutional (OI)
	Rural/Agricultural (RA)
	Planned Development (PD)
	Residential Performance (RP)
	Environmental Conservation (EC)
	Incorporated Areas (INCOA)
	Unincorporated Home Park (UH)
	Residential Mixed (RM)



**ZONING MAP**



**Applicant:**  
Coleman Parks

**Owner:**  
Patricia Hughes

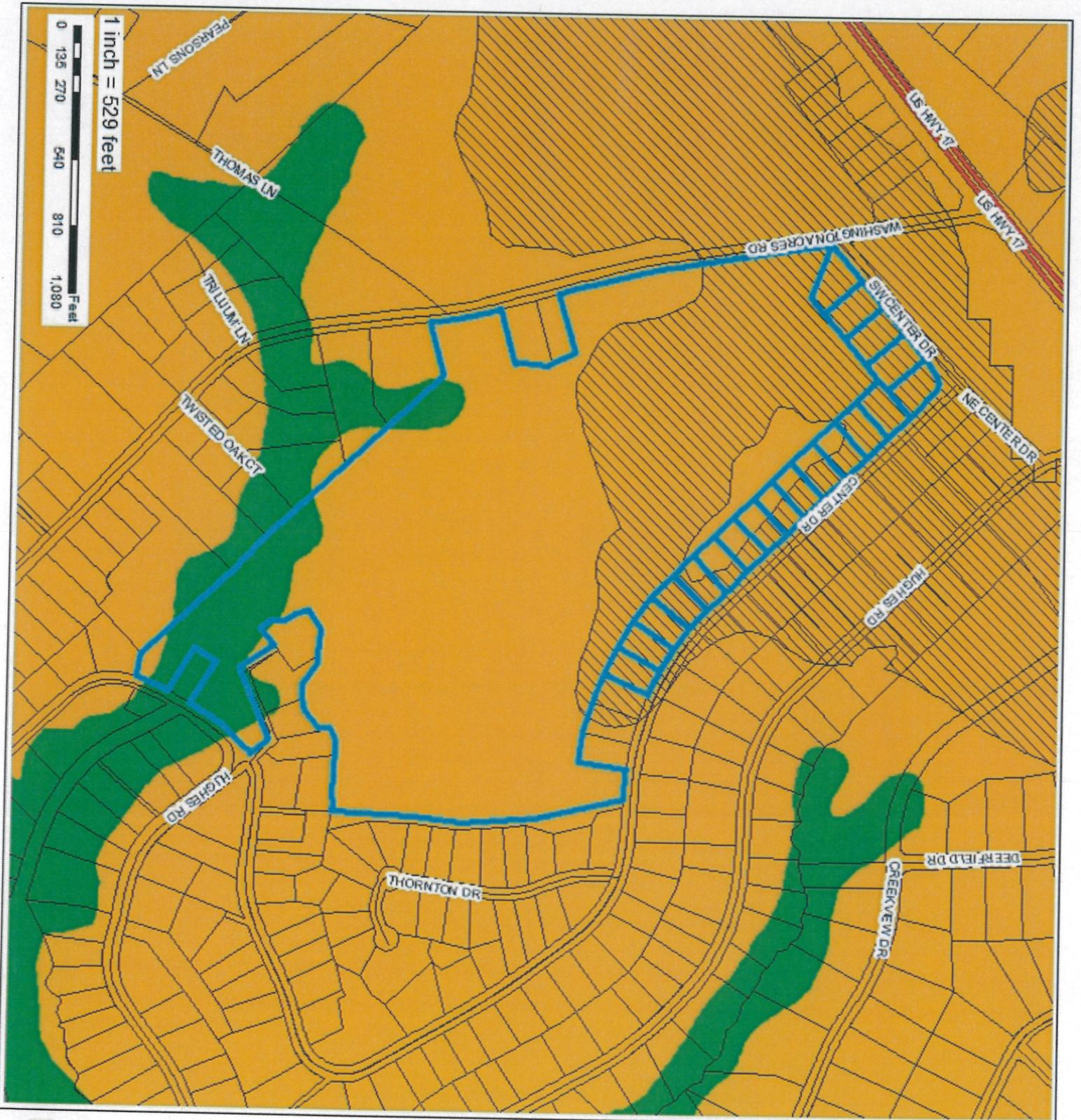
**Master Development  
Plan**  
Case # 10739

**Legend**

- Subject Property
- Conservation Area I
- Conservation Area II
- Transition Areas
- Urban Growth Areas
- Rural Clusters
- Rural Areas



**CAMA (2005)  
LAND USE MAP**



0 135 270 540 810 1,080 Feet

1 inch = 529 feet

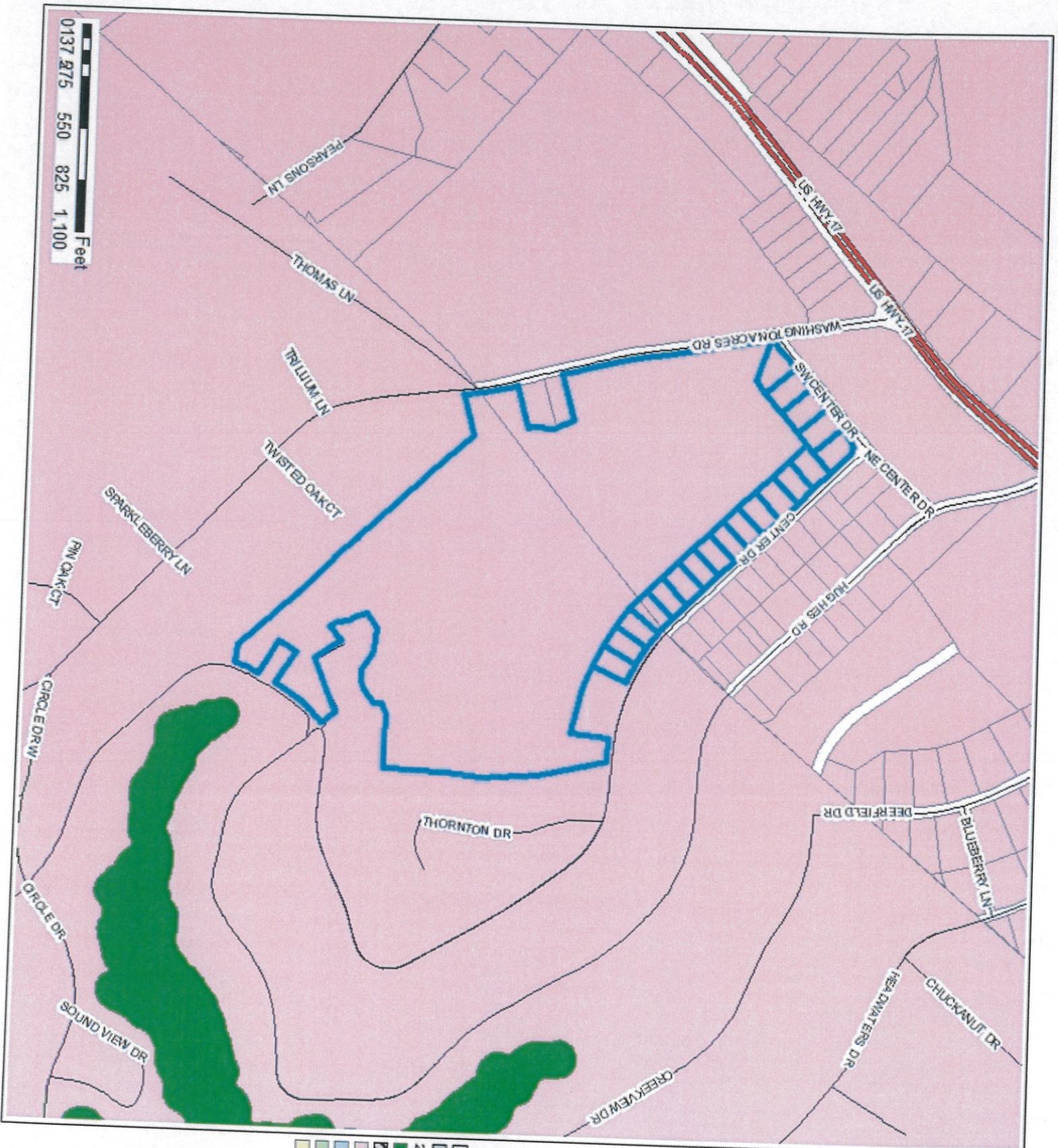


**Applicant:**  
Coleman Parks

**Owner:**  
Patricia Hughes

**Master Development  
Plan  
Case # 10739**

- Municipal ETJ
- Municipal Boundaries
- 2010 Land Use Classification
- Conservation
- Industrial
- Mixed Use
- Office, Institutional, Business
- Rural Growth
- Suburban Growth



2010 LUP

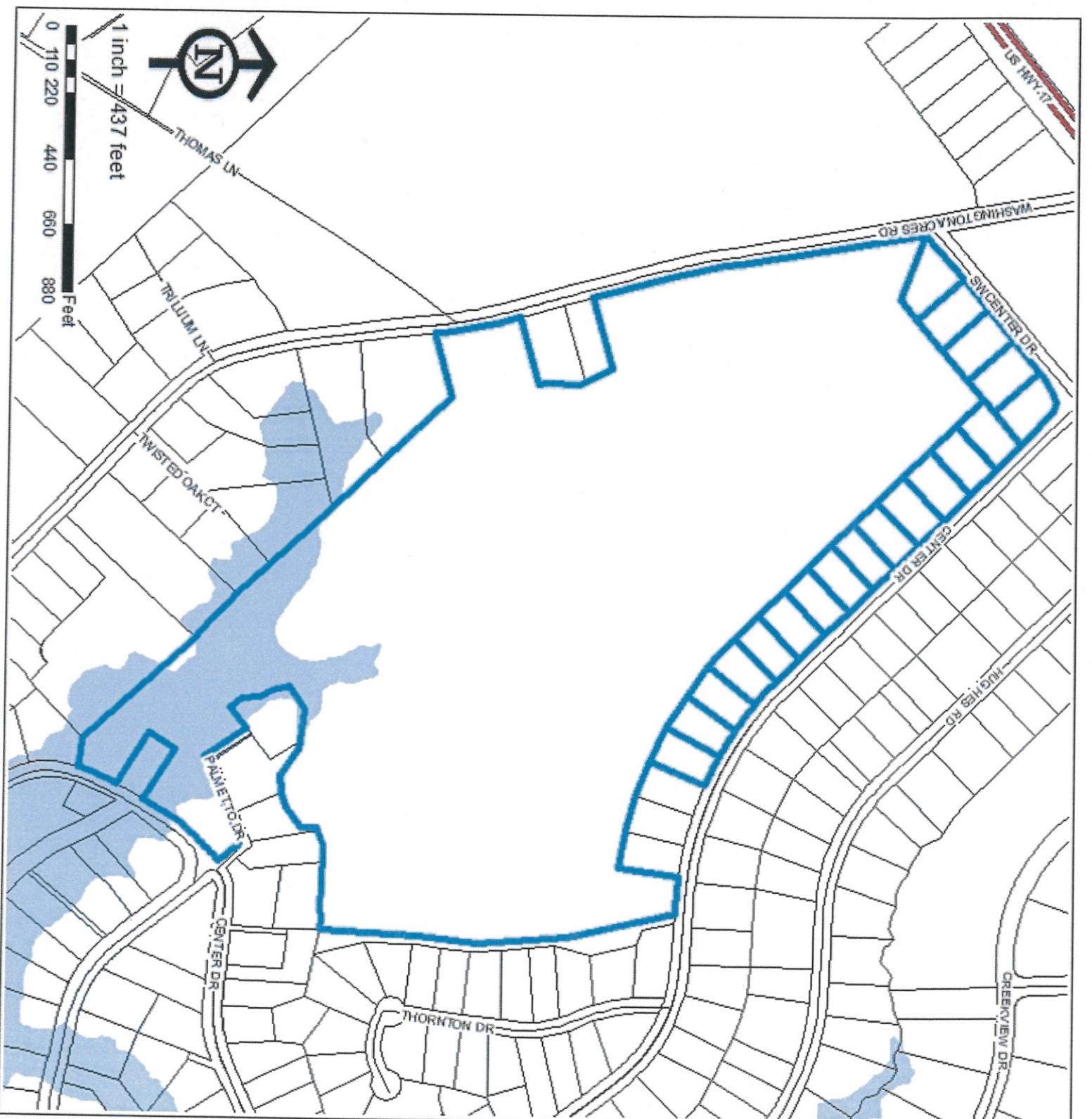


**Applicant:**  
Coleman Parks

**Owner:**  
Patricia Hughes

**Master Development  
Plan  
Case # 10739**

-  Subject Property
-  Flood Hazard Areas
-  A
-  AE
-  AEFW
-  SHADED X
-  VE



**Flood Hazard Areas**



**Applicant:**  
Coleman Parks

**Owner:**  
Patricia Hughes

**Master Development  
Plan**  
Case # 10739

**Legend**

 Subject Property



**Aerial Map**



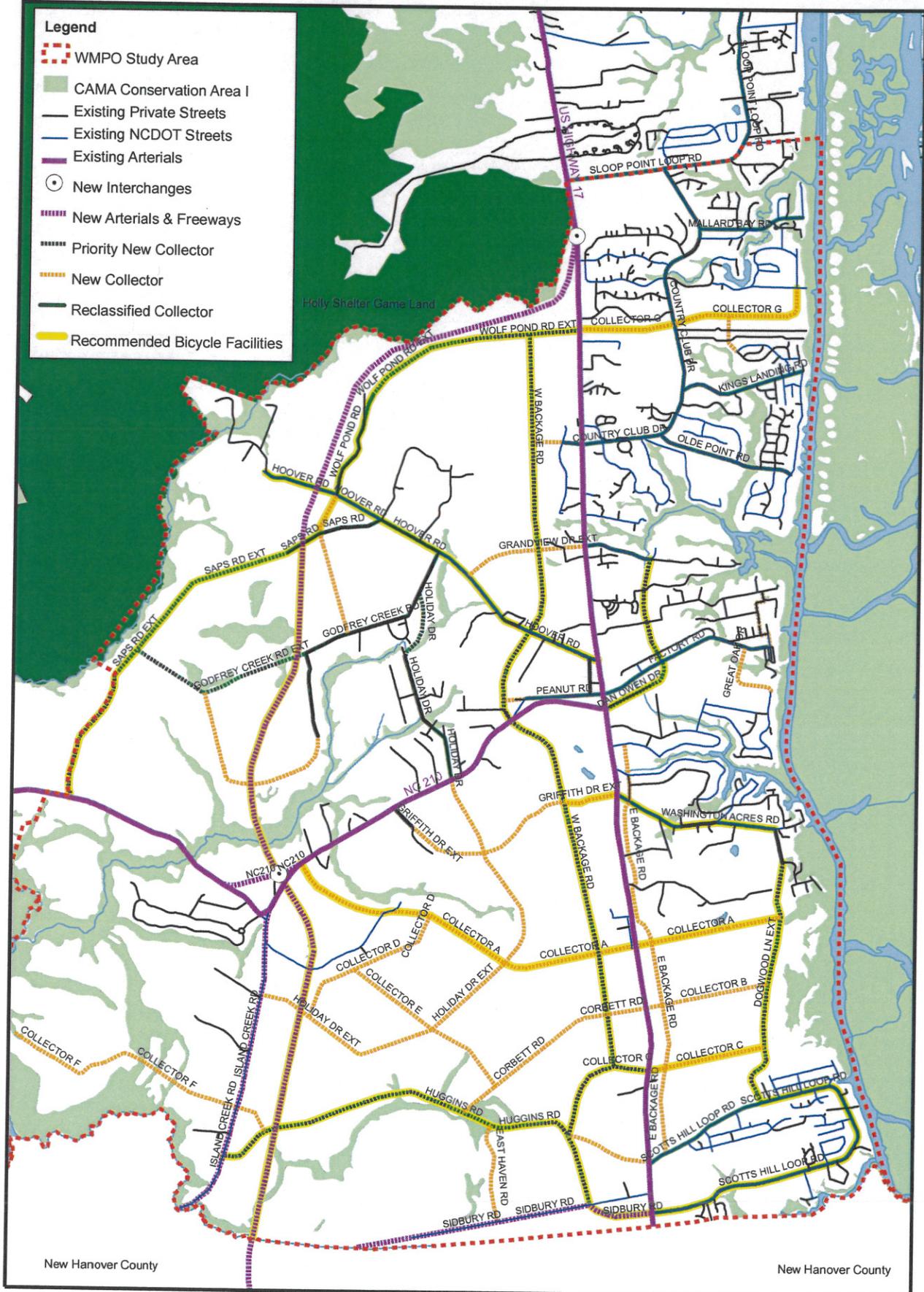


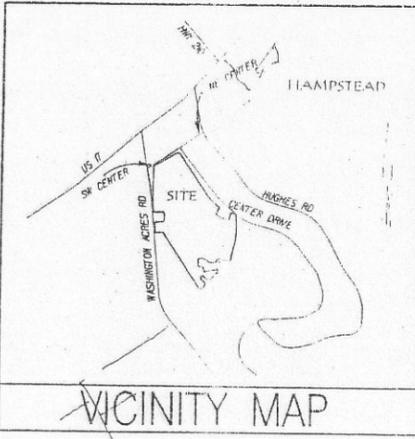
# Coastal Pender Collector Street Plan

## Figure 4.1: New Roadways



1 Miles

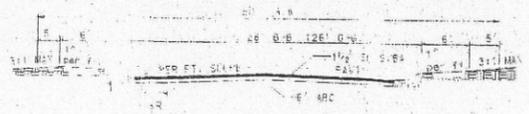
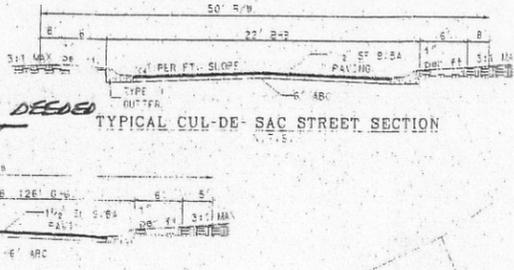




CURVE DATA			
Sta	Angle	Radius	Chord
1+00	90.00	100.00	100.00
1+50	90.00	100.00	100.00
2+00	90.00	100.00	100.00

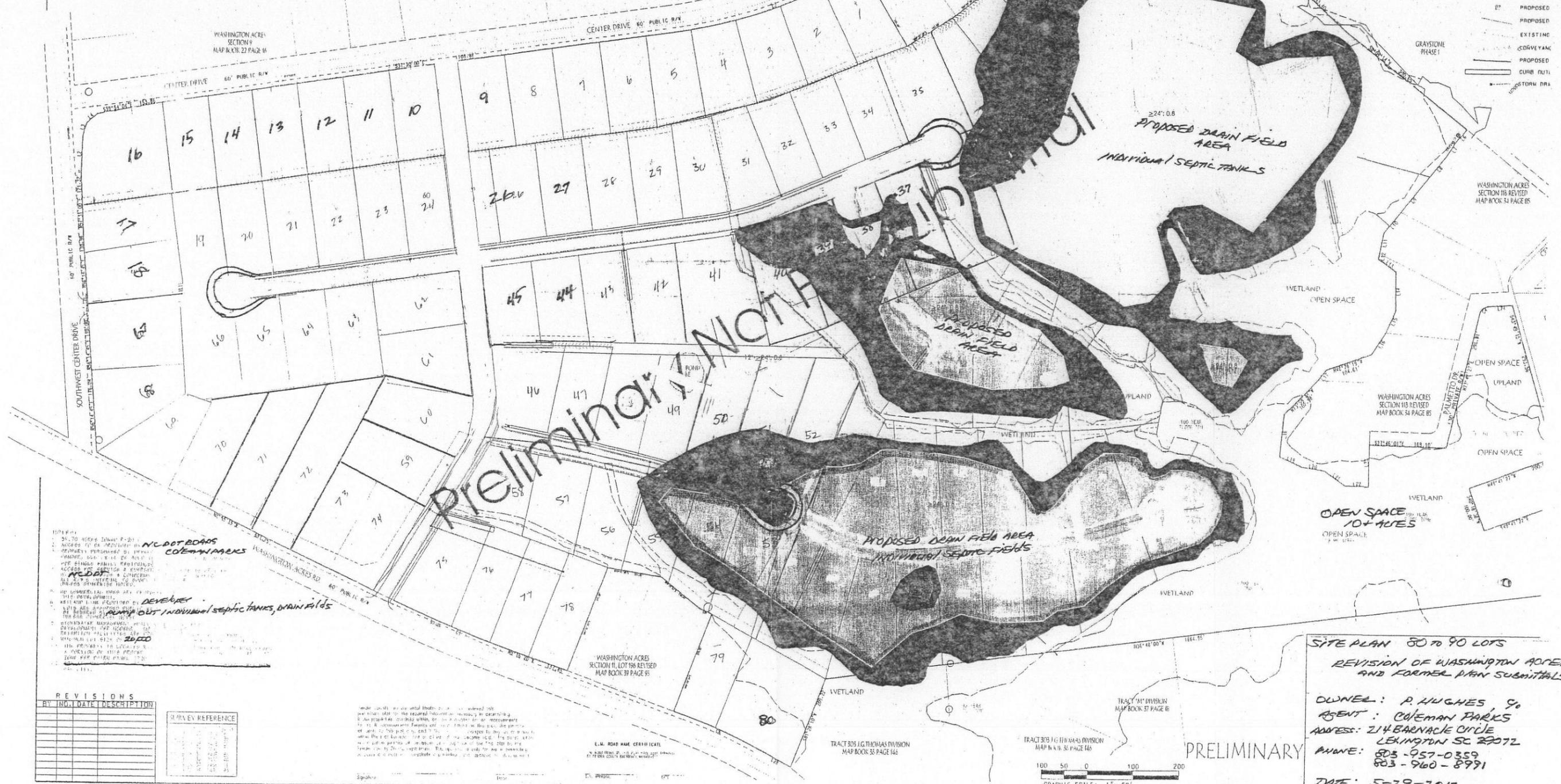
LINE DATA			
Sta	Dist	Grade	Notes
1+00	100.00	0.00	Center Drive
1+50	100.00	0.00	Center Drive
2+00	100.00	0.00	Center Drive



TRACT AREA	3.62
WETLAND AREA	0.8
PROJECT AREA	2.82
NUMBER OF LOTS	
IMPERVIOUS BREAKDOWN	
STREETS	21
SIDEWALKS	6
LOTS	61
RESERVE	2
TOTAL	90
PERCENT IMPERVIOUS	10.00
EXISTING STREAM	WETLAND
PRESENT ZONING	RESIDENTIAL
DEED BOOK, PAGE	100-100
PROPOSED USE	SINGLE-FAM
PROPOSED DENSITY	1.93 UN
PROPOSED OPEN SPACE	10+ ACRES
OPEN SPACE PROVIDED	10+ ACRES

Legend  
 ≥24": 0.8  
 12"-18": 0.8  
 Unsuitable  
 Wetlands/Water  
 12"-24": 0.8  
 ≥24": 0.4

LEGEND  
 WETLAND  
 EASEMENT  
 PROJECT E  
 EX. CONTC  
 PROPOSED  
 PROPOSED  
 EXISTING  
 CONVEYANCE  
 PROPOSED  
 CURB DUTI  
 STORM DRA



1. 25-70 ACRES...  
 2. NCDOT BOARDS...  
 3. DEVELOPER...  
 4. PUMP OUT INDIVIDUAL SEPTIC TANKS, DRAIN FIELDS

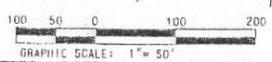
NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

PROJECT NO.: 28-331  
 DRAWING NAME: 1-FINISTER/PY-231/004/SITEPLAN.DWG

SITE PLAN 80 TO 90 LOTS  
 REVISION OF WASHINGTON ACRES  
 AND FORMER PLAN SUBMITTALS  
 OWNER: P. HUGHES, Sr.  
 AGENT: COLEMAN PARKS  
 ADDRESS: 214 BARNACLE CIRCLE  
 LEKINGTON SC 29072  
 PHONE: 803-957-0359  
 803-960-8991  
 DATE: 5-29-2012

PRELIMINARY



PROJECT NO.: 28-331

GA

**PLANNING STAFF REPORT**  
**Zoning Map Amendment – Conditional Rezoning**

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**SUMMARY:**

**Hearing Date:** July 10, 2012- Planning Board  
August 20, 2012- Board of Commissioners  
**Case Number:** 10745 – Integra Water Co.  
**Applicant:** Integra Water – Old North State Water Co.  
**Property Owner:** Corbett Package Company

**Rezoning Proposal:** Integra Water Co./Old North State Water Co., applicant, on behalf of Corbett Package Company, owner, is requesting approval of a Zoning Map Amendment for a Conditional Rezoning of ±55 acres of a ±1260 acre parent tract from RA, Rural Agricultural District, to RP-CD, Residential Performance District-Conditional for the use of a Sewage Treatment Facility.

**Property Record Numbers, Acreage, and Location:** The property is located approximately one (1) mile southwest of NC 210 and approximately two (2) miles west of US Highway 17, Hampstead, and may be identified by Pender County PIN 3282-15-9252-0000.

**Planning Board Recommendation:**

**Staff Recommendation:** The request is consistent with the 2005 CAMA Land Use Plan and is not in conflict with 2010 Comprehensive Land Use Plan. A public was scheduled to be held the week of July 2-6<sup>th</sup>; the Administrator is currently awaiting the finished report summarizing that meeting. Final Administrator recommendation will be pending based off of the findings.

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**DESCRIPTION:**

Integra Water Co./Old North State Water Co., applicant, on behalf of Corbett Package Company, owner, is requesting approval of a Zoning Map Amendment for a Conditional Rezoning of approximately 55 acres of an approximately 1260 acre parent tract from RA, Rural Agricultural District, to RP-CD, Residential Performance District-Conditional for the specified use of a Sewage Treatment Facility. The sewage treatment facility has been proposed to be constructed in phases with a maximum treatment capacity of two (2) million gallons per day (gpd).

The first phase of the project will consist of the construction and operation of a 250,000 gpd tertiary waste water treatment plant, and according to the applicant, will include a manually cleaned bar screen and equalization tank, two aeration basins with anaerobic chambers, pre-anoxic zones and post anoxic zones, secondary settling basins, aerobic digester, gravity tertiary filters, and a chlorine contact chamber for disinfection. Discharge from the treated effluent will be dispersed between multiple infiltration ponds located on-site.

As shown on the site plan accompanying this application, there does appear to be wetlands on-site and within the vicinity of the treatment plant. Any impacts to these wetlands will require a permit from the Army Corps of Engineers and will be taken in to account throughout the permitting process. There are no Special Flood Hazard Areas located within the vicinity of the project location.

Along with the construction of the initial 250,000 gpd treatment plant, the applicant is proposing to run approximately nine (9) miles of 12" force main transmission line from the site to NC 210, then from NC 210 north and south along US 17 to Caison Drive and south of Whitebridge Road respectively, subject to an encroachment agreement by and between the applicant and the NCDOT (see Phase I franchise areas map).

As a proposed public utility provider, the applicant will be governed by the North Carolina Utilities Commission (NCUC) who regulates the rates and services of all public utilities in North Carolina. On a case-by-case basis, the applicant plans on applying to the NCUC for new franchise or service areas in which to serve with waste water utilities. Each service area to be added to the applicant's responsibility must receive approval through the NCUC. To date, the applicant has applied to the NCUC to provide sewer services to Jensen's Coastal Plantation, located just north of Hampstead Village, Hampstead. A copy of the form letter associated with the specific application has been provided and is contained within the information provided. The application to the NCUC may be viewed through their webpage ([www.ncuc.net](http://www.ncuc.net); docket number: W-1300, Sub 1).

As provided by the applicant, the anticipated timeframe in which construction may take place would be during the fall of 2012 and an anticipated spring 2013 for the system to be constructed and treating waste water.

As a criterion for a conditional rezoning request, mutually established conditions must be met between the applicant and the county for the project. Staff has met with the applicant to discuss the project (June 26, 2012) and review staff proposed conditions. The applicant has verbally accepted these conditions and are proposed in this report (see item G) under EVALUATION).

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#### **EVALUATION:**

- A) **Public Notifications:** Public Notice of the proposal for map change has been advertised in the Pender-Topsail Post and Voice. Adjacent property owners have been given written notice of the request, as well as a sign placed near the subject property.
- B) **Existing Zoning in Area:** The property to the west of this proposal is zoned RP, Residential Performance District, properties to the north, east, and south, including the remainder of the tract are zoned RA, Rural Agricultural District.
- C) **Existing Land Use in Area:** The existing land use in the area includes low density residential to the west and vacant/timber properties along all other bordering sides.
- D) **2005 CAMA Land Use Plan Compliance:** The 2005 CAMA Land Use Plan classifies the subject property as an Urban Growth Area with Conservation Area I & II.
- E) **2010 Comprehensive Land Use Plan Compliance:** This property is located within the Coastal Pender Study Area and the 2010 Comprehensive Land Use Plan classifies the subject property as Suburban Growth and Mixed Use. The Suburban Growth land use classification identifies those areas of Pender County where significant residential growth is expected to occur within

the planning horizon. Suburban Growth designates areas where public water and public sewer are available or are planned in the near future. The Mixed Use land use classification designates locations where a mixture of higher density/intensity uses is to be encouraged. The Coastal Pender area and designated land use classifications support the availability of public water and sewer services. The following goals and policies within this plan support the rezoning request and proposed use:

- a. Policy 3A.1.3: Support the inclusion in the UDO of conditional zoning which provides more flexibility for the land owner/developer and the County to mutually agree upon specific development conditions and requirements. (Conditional zoning is a method that incorporates all the site-specific standards directly into the zoning district regulations and then applies that zoning district only to the property that is the subject of the rezoning petition.)

Water and sewer improvements are necessary for property to be developed to urban densities. Extensions of water and sewer lines significantly affect the timing and density of development and it is imperative that land use and utility extensions be coordinated in order to achieve the desired land use patterns identified in the Comprehensive Land Use Plan. Through utility planning, development required to use public water and sewer will occur in a more orderly pattern adjacent to existing developed areas.

- a. Water and Sewer Goal 2A.1: Manage the timing, location and intensity of growth by locating water and sewer improvements in accordance with the Comprehensive Land Use Plan and Water and Wastewater Master Plans.
- b. Policy 2A.1.2: Allow the use of package treatment plants only in areas where development is desirable but public sewer service is not feasible. If package treatment plants are used they should be designed to enable, at minimum public cost, the conversion of the system to public ownership, operation and maintenance in the future when public sewer service is viable, and cost effective.

**F) *Unified Development Ordinance Compliance:*** Article 3.4.4 of the Unified Development Ordinance provides for standards that shall be followed by the Planning Board before a favorable recommendation of approval for a conditional rezoning can be made. The applicant will be expected to furnish the results of the public input meeting prior to a public hearing being conducted.

**G) *Conditions To Approval of Petition:***

1. County review of expanded service areas shall be required to demonstrate consistency with the goals and priorities of the comprehensive plan. A consistency determination should be issued by the Planning and Community Development Department prior to application being made to the State Utilities Commission. This may be in the form of staff approval of a specific project or Board (Planning Board/Board of County Commissioners) approval, dependent upon review criteria outlined in the Pender County Unified Development Ordinance (as amended).

2. The sewage treatment facility and associated infrastructure shall be built in accordance with all applicable local, state, and federal regulations. The treatment facility and associated infrastructure should be designed and constructed for the conversion of the system to public ownership, operation and maintenance should the system be accepted by the County.
3. The proposed first phase of the project (250,000 gpd waste water treatment facility and associated infrastructure) shall be designed and built within three (3) years of the approval of the conditional rezoning. Shall the project not be developed in accordance with the approved rezoning and any/all conditions attached, the property will revert back to its original zoning district classification (Rural Agricultural District) three (3) years from the date of this approval.
4. Service areas requested by the applicant to the Public Utilities Commission should be non-exclusive service areas to allow for Pender County Utilities to provide service along the applicant's force main locations.
5. No junk, debris trash or inoperable vehicles, recycled or salvaged materials shall be stored on the site outside a completely enclosed building.
6. No project activity shall commence on the site including clearing and grading until a Final Zoning Permit has been issued.
7. No permanent personnel occupancy on-site will be allowed.
8. All operations must follow federal, state, and local standards, regulations, ordinances, permits, statutes, and/or laws.
9. The project must have commercial site plan review for a zoning permit.
10. Prior to the issuance of zoning approval and building permits; a Site Development Plan must be submitted and approved in accordance with Articles 3.6 and 6.3. A part of this review will include compliance with Article 8, Landscaping and Buffering as prescribed the Pender County Unified Development Ordinance and the conditions contained in this approval.
11. Any physical relocation and/or improvements after completion of the original waste water treatment facility will require an amendment to the conditional rezoning.
12. The obligations imposed by this approval will be the responsibility of the property owner and operator and shall continue in effect until all conditions of this approval and other permits have been complied with and the Pender County Planning Department has made a final inspection of the site and provided a written certification that the site is in compliance and throughout the life of the approval.

#### 3.4.4 Review Criteria for Conditional Rezoning

When evaluating an application for the creation of a conditional zoning district, the Planning Board and Board of Commissioners shall consider the following:

1. The application's consistency to the general policies and objectives all adopted Land Use Plans and Unified Development Ordinance.
2. The potential impacts and/or benefits on the surrounding area, adjoining properties.
3. The report of results from the public input meeting.

**H) Summary & Staff Recommendation:** This proposal consists of a Zoning Map Amendment for a conditional rezoning of ±55 acres of a ±1260 acre parent tract from RA, Rural Agricultural District, to RP-CD, Residential Performance District-Conditional for the use of a Sewage Treatment Facility. The request complies with the criteria set forth in Article 3.4.4 of the Unified Development

Ordinance. The request is consistent with the 2005 CAMA Land Use Plan and the 2010 Comprehensive Land Use Plan.

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**TECHNICAL REVIEW COMMITTEE (TRC) RESPONSES:**

**Cape Fear Council of Governments RPO**

*No response.*

**Four County Electric Company**

*No response.*

**NC DENR Division of Coastal Management**

*No response.*

**NC DENR Division of Forestry**

*No response.*

**NC DENR Division of Land Resources**

*No response.*

**NC DENR Division of Waste Management**

*No response.*

**NC DENR Division of Water Quality**

*No response.*

**NC DOT Division of Highways**

*No roadway improvements will be required. A driveway permit will be required; paving from the edge of pavement to the right of way line will also be a requirement in the permit.*

**NC DOT Transportation Planning Branch**

*No response.*

**NC Office of State Archaeology**

*No response.*

**NC Wildlife Resources Commission**

*No response.*

**Pender County Building Inspections**

*No response.*

**Pender County Emergency Management**

*No response.*

**Pender County Environmental Health**

*No response.*

**Pender County Fire Marshal**

*No response.*

**Pender County Parks and Recreation**

*No response.*

**Pender County Public Library**

*No response.*

**Pender County Public Utilities**

*Has worked with staff throughout the process, will be available at public hearing to answer technical questions.*

**Pender County Schools**

*Pender County has no objections to this site. There are no known problems that will affect the schools.*

**Pender County Sheriff's Department**

*No response.*

**Pender County Soil and Water Conservation District**

*Soil & Water sees no problem with this request.*

**Progress Energy Corporation**

*No response.*

**US Army Corps of Engineers**

*No response.*

**Wilmington Metropolitan Planning Organization**

*No response.*

**Planning Board**

Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Unanimous: \_\_\_\_\_

Boney: \_\_\_ Williams: \_\_\_ Edens: \_\_\_ Garrett: \_\_\_ Marshburn: \_\_\_ Millette: \_\_\_ Nalee: \_\_\_

# Pender County Planning and Community Development

**Planning Division**  
805 S. Walker Street  
PO Box 1519  
Burgaw, NC 28425



Phone: 910-259-1202  
Fax: 910-259-1295  
[www.pendercountync.gov](http://www.pendercountync.gov)

## CONDITIONAL REZONING

### **Intent**

- A. Conditional zoning districts hereby included are to allow for the consideration of certain uses that are permitted uses in the underlying zoning district but due to their nature may not be appropriate for a particular location.
- B. A conditional zoning district is intended for a development that has a high level of certainty of being constructed and the most commonly expected application will contain a specified use or uses on small and large scale projects.
- C. Although, it is not intended to be used for speculative purposes, a conditional zoning district applicant may include as part of the application, a list of uses which will not be developed on the property.
- D. All uses listed as part of any application must be in the same format and description as listed in the Table of Permitted Uses.
- E. The following zoning district categories are approved to be assigned conditional zoning districts: PD, RP, RM, GB, OI, IT, IG (Reference Article 4 for Zoning District Descriptions).

### **Application**

Except as provided herein, all applications to establish a conditional zoning district must follow the regulations prescribed in this section in addition to the standard rezoning process as described in Section 3.3, Rezoning of this Ordinance.

### **Public Input Meeting**

Prior to scheduling a public hearing on the rezoning application, **the applicant must conduct one public input meeting and file a report of the results with the Administrator.**

1. The report for the public hearing will include a summary of the public input meeting.
2. The applicant shall mail a notice for the public input meeting to adjoining property owners not less than ten (10) days prior to the scheduled meeting.
3. The notice shall include the time, date and location of the meeting as well as a description of the proposal.
4. The applicant's report of the meeting shall include:
  - a. A copy of the letter announcing the meeting.
  - b. A list of adjoining property owners contacted.
  - c. An attendance roster.
  - d. A summary of the issues discussed.
  - e. The results of the meeting including changes to the project's proposal, if any.

### **Review**

When evaluating an application for the creation of a conditional zoning district, the Planning Board and Board of Commissioners shall consider the following:

1. The application's consistency to the general policies and objectives of the adopted Land Use Plan.
2. The potential impacts and/or benefits on the surrounding area, adjoining properties.
3. The report of results from the public input meeting.

## APPLICATION FOR CONDITIONAL REZONING

THIS SECTION FOR OFFICE USE			
Application No.	ZMA-CD	Date	
Application Fee	\$	Receipt No.	
Pre-Application Conference		Hearing Date	
<b>SECTION 1: APPLICANT INFORMATION</b>			
Applicant's Name:	Integra Water - Old North State Water Co.	Owner's Name:	Corbett Package Company
Applicant's Address:	PO Box 670	Owner's Address:	PO Box 210
City, State, & Zip	Bailey, NC 27807	City, State, & Zip	Wilmington, NC 28401
Phone Number:		Phone Number:	
Legal relationship of applicant to land owner: Acquisition of approximately 60 acres from land owner			
<b>SECTION 2: PROJECT INFORMATION</b>			
Property Identification Number (PIN):	3282-15-9252-0000	Total property acreage:	1260.65
Current Zoning District:	RA	Proposed Zoning District:	RP
Project Address or Location:	17 Hwy off		
<b>Proposed Uses to be Considered (Include NAICS Code):</b>			
Wastewater Treatment and Effluent Utilization on approximately 55 acres to be subdivided			
55 acre portion is only part to be rezoned out of entire tract.			
<b>Proposed Uses to be Eliminated from Consideration (Include NAICS Code):</b>			
<b>SECTION 3: SIGNATURES</b>			
Applicant's Signature		Date:	6/18/12
Owner's Signature		Date:	6/21/12
<b>NOTICE TO APPLICANT</b>			
<ol style="list-style-type: none"> <li>1. Applicant must also submit the information described on the Rezoning Checklist.</li> <li>2. Applicant or agent authorized in writing must attend the public hearing.</li> <li>3. Once the public hearing has been advertised, the case will be heard unless the applicant withdraws the application or unless the Planning Board or other authorized person agrees to table or delay the hearing.</li> <li>4. All fees are non-refundable.</li> <li>5. A complete application packet must be submitted prior to the deadline in order to be placed on the next Planning Board Agenda.</li> </ol>			

## Conditional (Zoning Map) Amendment Checklist

<input checked="" type="checkbox"/>	Signed application form
<input checked="" type="checkbox"/>	Application fee
<input checked="" type="checkbox"/>	A list of names and addresses, as obtained from the county tax listings & tax abstract, all adjacent property owners, including property owners directly across any road or road easement, & owners of the property under consideration for rezoning.
<input checked="" type="checkbox"/>	Two (2) business size envelopes legibly addressed with <b>first class</b> postage for each of the adjacent and abutting property owners on the above list.
<input checked="" type="checkbox"/>	Accurate legal description or a map drawn to scale showing the property boundaries that are to be rezoned, in sufficient detail to for the rezoning to be located on the Official Zoning Map.
<input checked="" type="checkbox"/>	12 (11"x17") map copies to be distributed to the Planning Board
<input checked="" type="checkbox"/>	20 (11"x17") map copies to be distributed to the Board of Commissioners
<input checked="" type="checkbox"/>	Digital (.pdf) submission of all application materials
<input type="checkbox"/>	Public Input Meeting Report (Section 3.4.3 or see Public Input Meeting on the first page of this application)
<input type="checkbox"/>	A description and/or statement of the present and proposed zoning regulation or district boundary and stating why the request is being made and any information that is pertinent to the case. If the owner and applicant are different, the letter must be signed by both parties.
<input checked="" type="checkbox"/>	All applications which specify an intended use must include a generalized site development plan drawn to a suitable scale, supporting information and text which specifies the use or uses intended for the property and any development standards to be approved concurrently with the rezoning application
<input checked="" type="checkbox"/>	A generalized site development plan shall include the following items: <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> A vicinity map drawn to a suitable scale which illustrates adjacent or nearby roadways, railroads, waterways &amp; public facilities.</li> <li><input checked="" type="checkbox"/> A (metes and bounds) boundary of the parcel or portion of the parcel to be rezoned and developed.</li> <li><input checked="" type="checkbox"/> All existing easements, reservations and rights of way.</li> <li><input checked="" type="checkbox"/> Delineation of all Areas of Environmental Concern including but not limited to federal jurisdictional wetlands.</li> <li><input checked="" type="checkbox"/> For residential uses, the number of units, heights and a generalized location. For non-residential uses, the height, approximate footprint and location of all structures.</li> <li><input type="checkbox"/> If a known use is proposed: Traffic impact report, parking and circulation plans illustrating dimensions, intersections and typical cross sections.</li> <li><input checked="" type="checkbox"/> All proposed setbacks, buffers, screening and landscaping.</li> <li><input checked="" type="checkbox"/> Phasing.</li> <li><input checked="" type="checkbox"/> Signage.</li> <li><input type="checkbox"/> Outdoor lighting.</li> <li><input checked="" type="checkbox"/> Current zoning district designation and current land use status.</li> <li><input checked="" type="checkbox"/> Other information deemed necessary by the Administrator, Planning Board, or Board of Commissioners, including but not limited to a Traffic Impact Analysis or other report from a subject matter expert.</li> </ul>

### Office Use Only

**ZMA-CD Fees:** (\$500.00 for first 5 acres; \$10/acre thereafter up to 1,000 acres; \$5/acre thereafter)      **Total Fee Calculation:** \$ 1000.00

#### Attachments Included with Application: (Please include # of copies)

CD /other digital version	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets <u>12/20</u>	# of large <u>—</u>	# of 11X17 <u>32</u>	Other documents/Reports	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
---------------------------	---	------------------------	---------------------	----------------------	-------------------------	---

<b>Payment Method:</b>	Cash : <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> MasterCard <input type="checkbox"/> Visa	Check: <input checked="" type="checkbox"/> Check # <u>1013</u>
------------------------	---	--	---

<b>Application received by:</b> <u>KYLE M. BREUER</u>	<b>Date:</b> <u>6/4/12</u>
---	----------------------------

<b>Application completeness approved by:</b> <u>KMB</u>	<b>Date:</b> <u>6/4/12</u>
---	----------------------------

Dates scheduled for public hearing: <u>7/10/12 8/20/12</u>	<input checked="" type="checkbox"/> <b>Planning Board:</b> <u>7/10/12</u>	<input type="checkbox"/> <b>Board of Commissioners:</b> <u>8/20/12</u>
---	--	---

Print Form



Integra Water LLC  
2110 3rd Avenue North  
Suite 920  
Birmingham, Alabama 35204

Mailing Address:  
P.O. Box 10127  
Birmingham, Alabama 35202

Telephone: (205) 326-3200  
Fax: (205) 326-6856

[www.integrawater.com](http://www.integrawater.com)

June 8, 2012

Mr. Kyle Breuer  
Planning Director  
Pender County  
PO Box 1519  
Burgaw, NC 28425

Re: Corbett Track Conditional Zoning

Dear Mr. Breuer:

This letter is to request the conditional zoning of 55 acres of the parcel 3282-15-9252-000 which is a 1261 acre parcel owned by Corbett Packaging.

The need for the rezoning is to bring property up to code for the construction of a 2.0 million gallon per day wastewater treatment plant with high rate infiltration ponds for effluent utilization.

Regards,

A handwritten signature in blue ink, appearing to read "John McDonald".

John McDonald

Regards,

A handwritten signature in blue ink, appearing to read "Eddie Corbett".

Eddie Corbett

## Corbett Tract Conditional Zoning

### Project Narrative

This project includes the construction of a 2.0 MGD Extended Aeration wastewater treatment plant (WWTP), nine (9) infiltration ponds with a ground water lowering system. The WWTP will be a tertiary treatment facility and will include the following major components: manually cleaned bar screen, and Equalization Tank, two Aeration basins with Anaerobic Chambers, Pre-Anoxic zones and post anoxic zones, two Secondary Settling Basins, one aerobic digester, two gravity tertiary filters, and a Chlorine Contact Chamber for disinfection.



**NORTH CAROLINA  
PUBLIC STAFF  
UTILITIES COMMISSION**

May 25, 2012

Karen M. Kemerait  
Styers & Kemerait  
Attorneys & Counselors at Law  
1101 Haynes Street, Suite 101  
Raleigh, NC 27604

RE: Old North State Water Company, LLC  
Docket No. W-1300, Sub 1  
Application for Certificate of Public Convenience and Necessity (sewer service)  
Coastal Plantation Subdivision, Pender County

TO WHOM IT MAY CONCERN:

The Public Staff has received the application for a certificate of public convenience and necessity to provide sewer utility service in Coastal Plantation Subdivision in Pender County, North Carolina. The Public Staff anticipates that approval will be granted upon investigation and review of the submitted application.

Please feel free to call if you have any questions or if I can be of further assistance.

Sincerely,

A handwritten signature in cursive script, appearing to read "William E. Grantmyre".

William E. Grantmyre, Staff Attorney  
Public Staff - Legal Division

c: Ron Brown

Executive Director  
733-2435

Communications  
733-2810

Economic Research  
733-2902

Legal  
733-6110

Transportation  
733-7766

Accounting  
733-4279

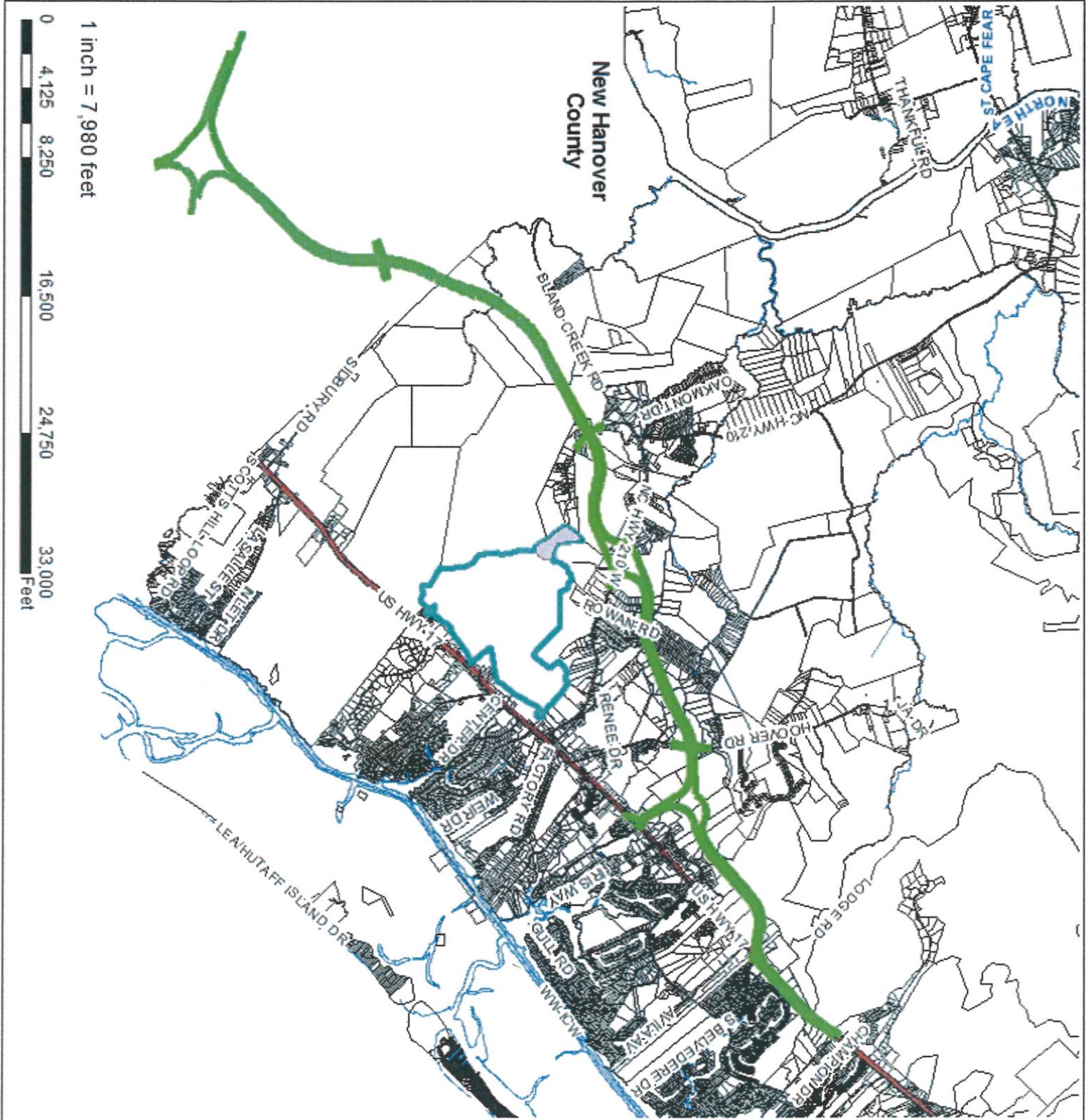
Consumer Services  
733-9277

Electric  
733-2267

Natural Gas  
733-4326

Water  
733-5610

6B



1 inch = 7,980 feet

0 4,125 8,250 16,500 24,750 33,000 Feet



**Applicant**  
 Integra Water Co.  
 Old North State Water Co.

**Conditional  
 Rezoning**

**RA to  
 RP-CD**

**Case # 10745**

**Legend**

-  EH Corridor
-  Subject Property



**VICINITY MAP**

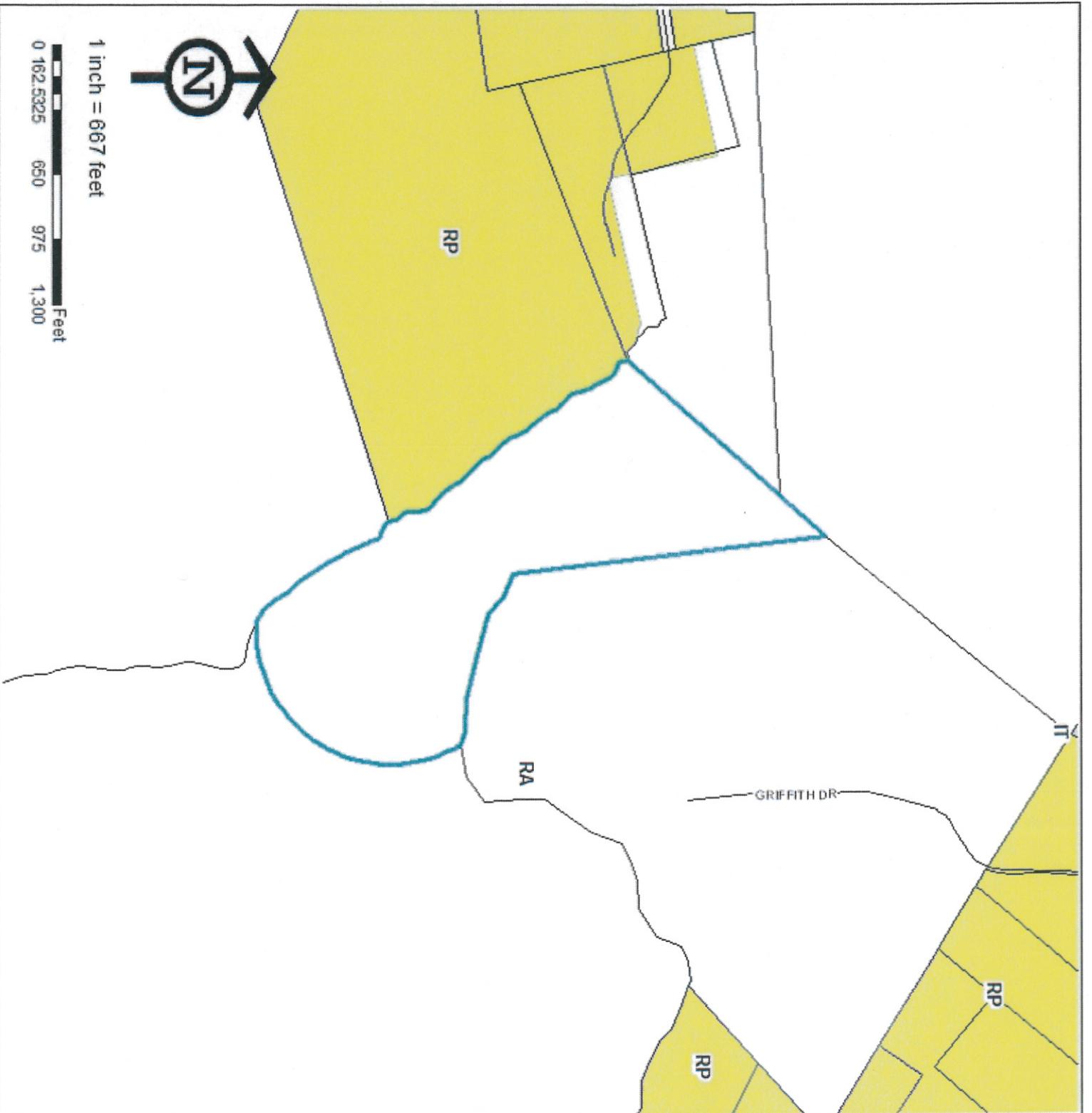


**Applicant**  
**Integra Water Co.**  
**Old North State Water Co.**

**Zoning Map**  
**Amendment**

**Conditional Rezoning**  
**RA to**  
**RP-CD**

**Case # 10745**



1 inch = 667 feet



Legend	
	Subject Property
Zoning Classification	
	General Business (GB)
	General Industrial (GI)
	Industrial Transition (IT)
	Office & Institutional (OI)
	Rural Agricultural (RA)
	Planned Development (PD)
	Residential Performance (RP)
	Environmental Conservation (EC)
	Incorporated Areas (INCOA)
	Amalgamated Home Park (AHP)
	Residential Medium Density (RM-90)

**ZONING MAP**



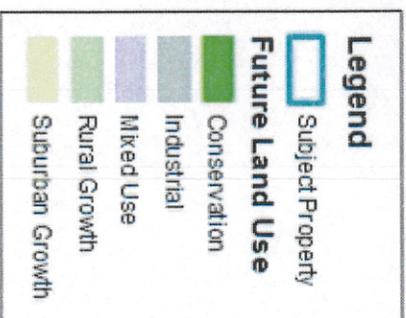
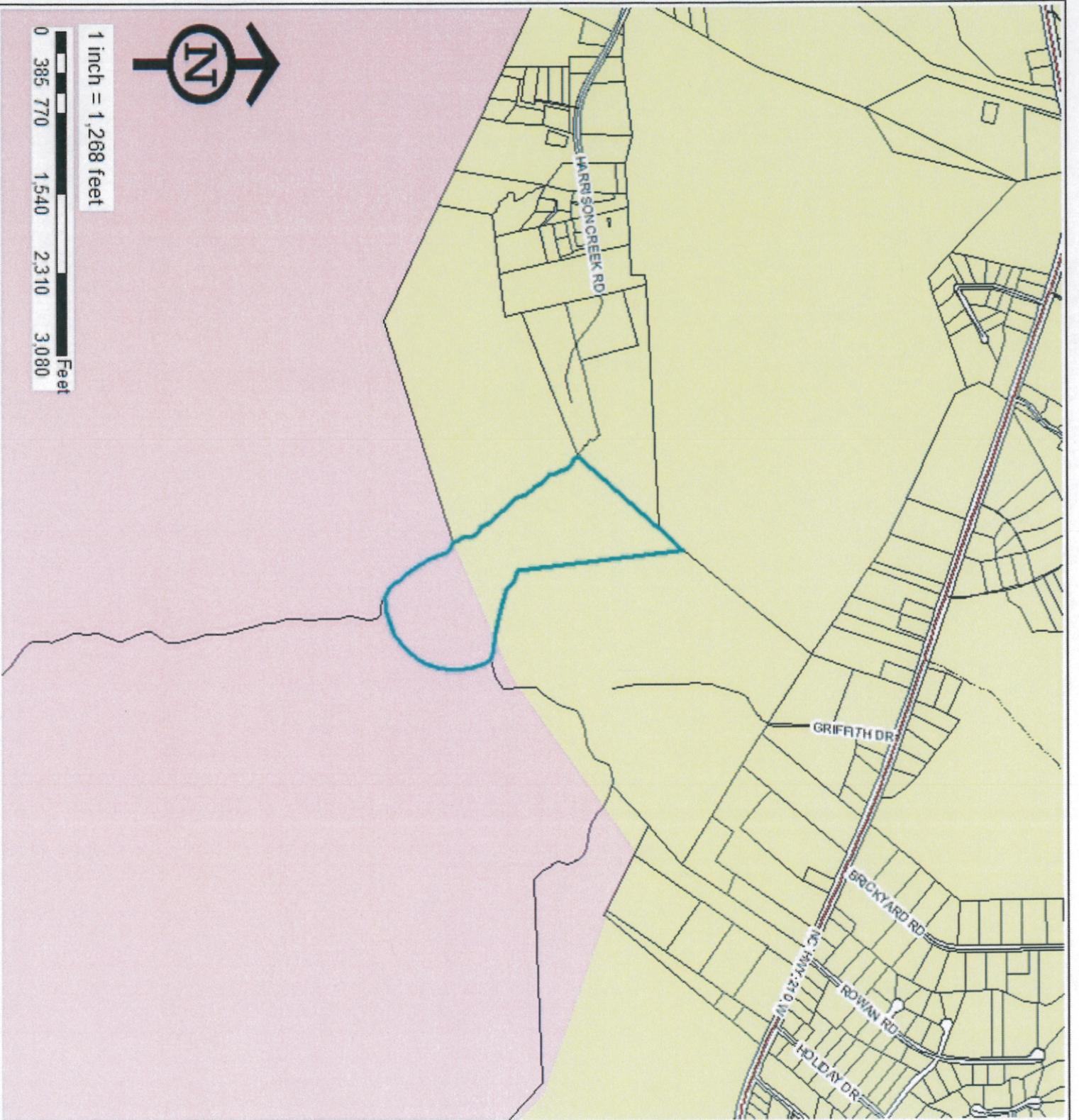
**Applicant**  
Integra Water Co.  
Old North State Water Co.

**Zoning Map**  
Amendment

**Conditional Rezoning**

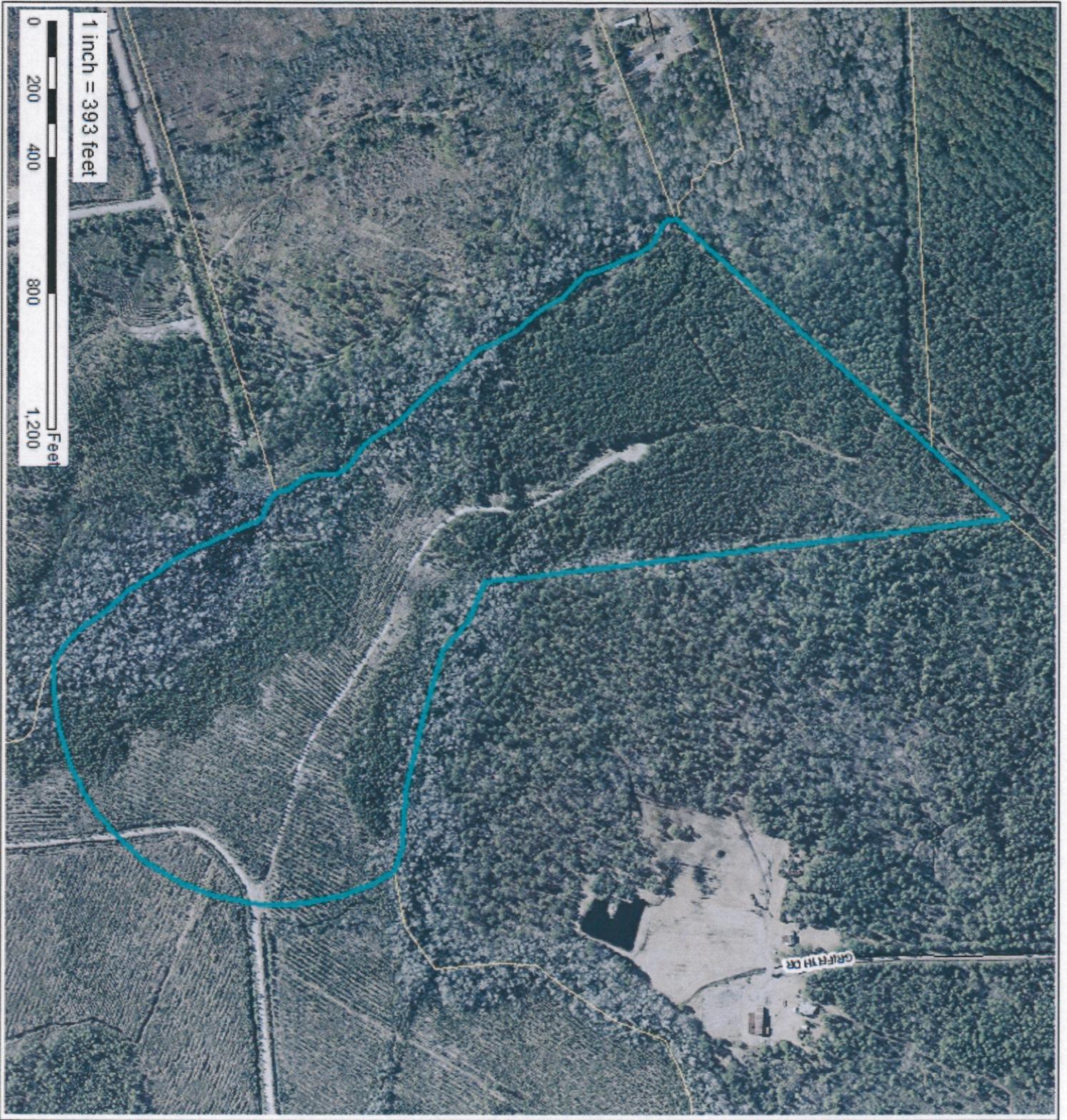
RA to  
RP-CD

**Case # 10745**



**2010**  
**Comprehensive**  
**Future Land Use**

6B



**Applicant**  
 Integra Water Co.  
 Old North State Water Co.

**Zoning Map**  
 Amendment

**Conditional Rezoning**  
 RA to  
 RP-CD

**Case # 10745**

**Legend**  
 Subject Property



**Aerial Map**

# OLD NORTH STATE WATER CO. WWTF SITE PLAN

HAMPSTEAD  
PENDER COUNTY, NORTH CAROLINA

**OWNER**  
CORBETT PACKAGE COMPANY  
P.O. BOX 210  
WILMINGTON, NC 28401

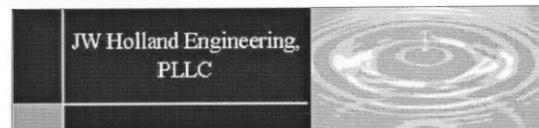
**DEVELOPER**



Old North State Water Company  
(A Subsidiary of Integra Water)

OLD NORTH STATE WATER CO.  
P.O. BOX 670  
BAILEY, NC 27807  
PHONE - (252) 235-4900  
FAX - (252) 235-2132

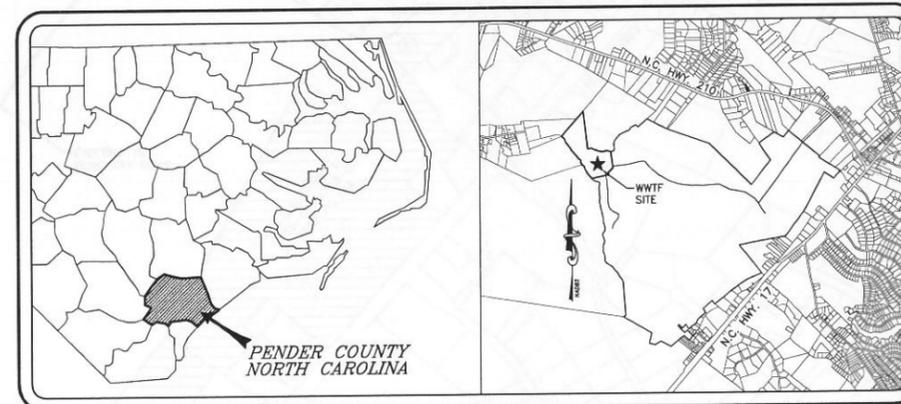
**ENGINEER**



JW HOLLAND ENGINEERING, PLLC  
P.O. BOX 2928  
SURF CITY, NC 28445  
PHONE - (910) 238-2759  
FAX - (910) 238-2760

**SHEET INDEX  
CIVIL DRAWINGS**

C1.0	COVER SHEET
C1.1	EXISTING CONDITIONS
C1.2	WWTF OVERALL SITE PLAN



VICINITY MAP  
NOT TO SCALE

LINETYPE	EXISTING			PROPOSED			FUTURE (NIC)		
	EXISTING	PROPOSED	FUTURE (NIC)	EXISTING	PROPOSED	FUTURE (NIC)	EXISTING	PROPOSED	FUTURE (NIC)
LIMIT OF DISTURBANCE	---	---	---	---	---	---	---	---	---
MAJOR CONTOURS	---	---	---	---	---	---	---	---	---
MINOR CONTOURS	---	---	---	---	---	---	---	---	---
PROPERTY LINE	---	---	---	---	---	---	---	---	---
SETBACK	---	---	---	---	---	---	---	---	---
CHAIN-LINK FENCE	---	---	---	---	---	---	---	---	---
SEDIMENT FENCE	---	---	---	---	---	---	---	---	---

SYMBOLS		EXISTING	PROPOSED	FUTURE (NIC)
BASIS OF BEARING	(W/ARROW) OR TITLE IDENTIFICATION SYMBOL (W/O ARROW)	⊙	⊙	⊙
TEMPORARY CONSTRUCTION ENTRANCE		⊘	⊘	⊘
YARD HYDRANT		⊕	⊕	⊕
GATE/PLUG VALVE		⊖	⊖	⊖
INVERT		INV.	INV.	INV.

DETAIL CALL-OUT AND DETAIL TITLE IDENTIFICATION SYMBOL	1 C1.0	DETAIL IDENTIFICATION NUMBER	1	SHEET NUMBER WHERE DETAIL IS DRAWN	1	SECTION CUT SYMBOL (W/ARROW) OR TITLE IDENTIFICATION SYMBOL (W/O ARROW)	1	SECTION IDENTIFICATION	1
--	-----------	------------------------------	---	------------------------------------	---	---	---	------------------------	---

PROJECT LEGEND

NAME \_\_\_\_\_ DATE \_\_\_\_\_  
APPROVED BY PENDER COUNTY UNIFIED  
DEVELOPMENT ADMINISTRATOR  
(SITE PLAN VALID FOR 2 YEARS FROM APPROVAL DATE)



Know what's below.  
Call before you dig.

DATE: MAY 18, 2012

PROJ. NO.: 2012-04

SHEET C1.0



7A

**PLANNING STAFF REPORT**  
**Comprehensive Plan Text Amendment**

---

**SUMMARY:**

**Hearing Date:** Planning Board – July 10, 2012  
Board of County Commissioners – July 23, 2012

**Applicant:** Administrator, Division of Planning

**Application Number:** ZTA 10755 Pender County

**Text Amendment Proposal:** The specific request consists of amending the 2010 Comprehensive Land Use Plan by making 11 specific revisions as required to meet CAMA Land Use Planning requirements.

**Background:** In June, 2010, the Pender County Board of Commissioners adopted the Pender County Comprehensive Land Use Plan as a policy document used as a guide in developing and approving land development proposals and for setting capital improvement plans and priorities.

Being a coastal county, as defined by the Coastal Area Management Act, Pender County is required to have a land use plan which is certified by the Coastal Resources Commission. At the time of adoption of the Comprehensive Plan, the required CAMA items were not included but had been anticipated to be incorporated in to the document at a future date. Staff has been evaluating projects with the Comprehensive Plan as well as the 2005 CAMA Land Use Plan, rendering minor inconsistencies in project review. The incorporation of the required CAMA Land Use Plan guidelines will eliminate the adopted 2005 land use plan and combine the adopted Comprehensive Plan and CAMA required items in to one cohesive document. This will be the first plan in the state to combine a comprehensive plan and CAMA land use plan elements.

**Comprehensive Plans and Policies Committee (CPPC) Recommendation:** The Pender County CPPC recommends approval of amending the 2010 Comprehensive Land Use Plan.

**Administrator Recommendation:** Administrator respectfully recommends **amending** the 2010 Comprehensive Land Use Plan as described in the staff report and supplemental information provided herein:

---

After reviewing the 2010 Comprehensive Land Use Plan, Division of Coastal Management staff provided staff with 11 items which needed to be included in order for the plan as adopted to meet CAMA Land Use Planning requirements. Staff then addressed these items, which ranged from text revisions to analyses using current census, land use, and infrastructure data. Staff has filed a formal Intent to Certify the Plan with the Division of Coastal Management, and pending local approval of the proposed changes, the Plan will be reviewed by the Coastal Resources Commission for approval on August 28 and 29, 2012.

The following list summarizes the changes that are proposed. A detailed packet including all changes and their location within the updated Plan is included in the informational packet which has been distributed to accompany this report.

1. Revisions to Introduction
2. Summary of missing items from the CLUP as it was adopted in June 2010 based off DCM's review of the plan. This summary includes the staff action and status to address the missing items.
3. Matrix identifying the location of CAMA required elements within the CLUP;
4. Composite Map of Environmental Conditions and analysis;
5. Projections of future land use needs;
6. Descriptive data for Future Land Use designations;
7. Acreage totals for Future Land Use designations;
8. Consistency comparisons between Zoning Districts and Future Land Use designations;
9. Land area allocations and analysis;
10. Land Suitability Map and analysis;
11. Land Use Planning Management policies;
12. Policy Impact Analysis

**Evaluation:**

**As prescribed in the Pender County Unified Development Ordinance (UDO) Article 3.18.5** in evaluating any proposed ordinance text amendment, the Planning Board and the County Commissioners shall consider the following:

- 1) The extent to which the proposed text amendment is consistent with the remainder of the Ordinance, including, specifically, any purpose and intent statements;
- 2) The extent to which the proposed text amendment represents a new idea not considered in the existing Ordinance, or represents a revision necessitated by changing circumstances over time;
- 3) Whether or not the proposed text amendment corrects an error in the Ordinance; and
- 4) Whether or not the proposed text amendment revises the Ordinance to comply with state or federal statutes or case law.

In deciding whether to adopt a proposed Zoning Text Amendment, the central issue before the County Commissioners is whether the proposed amendment advances the public health, safety or welfare and is consistent with any adopted County Land Use Plan documents, the CAMA Land Use Plan, and the specific intent of this Ordinance.

**Staff Recommendation:**

The proposed text amendment is consistent with the Ordinance, including, specifically, any purpose and intent statements; therefore, staff is recommending approval of the amendment as presented.

**Comprehensive Plans and Policies Committee Recommendation:**

Staff met with the CPPC on May 29, 2012 to provide a detailed overview of the updates. The CPPC has unanimously recommended approval of the request.

**Planning Board**

Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_

Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Unanimous: \_\_\_\_\_

Boney: \_\_\_ Williams: \_\_\_ Edens: \_\_\_ Garrett: \_\_\_ Marshburn: \_\_\_ Millette: \_\_\_ Nalee: \_\_\_

7B

# Pender County Comprehensive Land Use Plan

## TABLE OF CONTENTS

### Section I - Executive Summary

### Section II – Issues, Goals and Policies

Introduction .....	II-1
Goals and Policies .....	II-1
Issue 1: Growth Management .....	II-3
Issue 2: Infrastructure and Community Services .....	II-7
Issue 3: Preferred Development Pattern / Community Appearance .....	II-23
Issue 4: Small Area Plans .....	II-27
Coastal Pender Small Area Plan .....	II-29
Rocky Point Small Area Plan .....	II-30
US 421 South Corridor Small Area Plan .....	II-35
Issue 5: Housing and Community Development .....	II-35
Issue 6: Natural Resource, Historic and Cultural Preservation .....	II-37
Issue 7: Parks, Recreation, Open Space, and Waterway Access .....	II-39
Issue 8: Agricultural Conservation .....	II-43
Issue 9: Hazard Mitigation .....	II-45
Issue 10: Economic Development .....	II-47
Issue 11: Procedure for Amendments to the Comprehensive Plan .....	II-49

### Section III - Future Land Use Classification / Future Land Use Maps

#### Future Land Use Classifications

1. Conservation .....	III-1
2. Rural Growth .....	III-2
3. Suburban Growth .....	III-3
4. Mixed Use .....	III-4
5. Office/Institutional/Commercial .....	III-5
6. Industrial .....	III-5

#### Future Land Use Maps

Countywide Plan .....	III-7
Coastal Pender Small Area Plan .....	III-9
Rocky Point Small Area Plan .....	III-11
US 421 South Corridor Plan .....	III-13
US 421 North Corridor Plan .....	III-15

# Pender County Comprehensive Land Use Plan

---

## Appendix A. - Review of Current Plans and Ordinances

I. Introduction.....	A-1
II. Plans	
A. 2020 Growth Management Plan .....	A-2
B. CAMA Land Use Plan .....	A-32
C. Thoroughfare Plan .....	A-37
D. Coastal Pender Collector Street Plan .....	A-38
E. Recreation and Open Space Plan.....	A-52
F. Waterfront Access Plan.....	A-56
G. NC Waterfront Access Study .....	A-57
H. Public Library Long Range Plan .....	A-58
I. Hazard Mitigation Plan .....	A-59
III. Ordinances	
A. Zoning Ordinance .....	A-61
B. Subdivision Ordinance .....	A-61
C. Flood Damage Prevention Ordinance.....	A-62
D. Mobile Home / Travel Trailer Ordinance .....	A-62
E. Cell Tower Ordinance .....	A-63

## Appendix B. - Inventory and Analysis of Existing Conditions

General Location and Description of Pender County .....	B-1
Brief History of Pender County .....	B-5
Pender County Planning Jurisdiction .....	B-6
Municipal Jurisdictions .....	B-7
Town of Atkinson .....	B-7
Town of Burgaw .....	B-7
Village of St. Helena .....	B-7
Town of Topsail Beach .....	B-8
Town of Surf City .....	B-8
Town of Watha.....	B-8
Unincorporated Areas .....	B-8
Currie .....	B-8
Hampstead .....	B-8
Malpass Corner .....	B-9
Maple Hill .....	B-9
Penderlea .....	B-9
Rocky Point.....	B-9
Scotts Hill.....	B-9
Willard.....	B-9
Population Growth – Pender County.....	B-10
Comparison with Surrounding Counties.....	B-12

# Pender County Comprehensive Land Use Plan

---

General Population Characteristics: Pender County and the Region .....	B-12
Net Migration Rate .....	B-13
Population Density .....	B-14
Urban and Rural Populations .....	B-16
Population by Race .....	B-17
Age Distribution.....	B-17
Median Age .....	B-19
Housing Characteristics .....	B-21
Housing by Year Structure Built .....	B-21
Occupied by Vacant Housing Units.....	B-21
Average Household Size.....	B-22
Median Household Income .....	B-23
Housing by Structure Type.....	B-23
Housing Tenure – Owner-Occupied versus Renter-Occupied .....	B-26
Economic Indicators.....	B-28
Commuting Patterns .....	B-28
Employment.....	B-30
Agricultural Economy .....	B-33
Retail Trade .....	B-37
Educational Attainment.....	B-39
Pender County Public School System .....	B-40
Existing Land Use/Current Zoning .....	B-42
Residential Building Permits .....	B-43
Physical Conditions.....	B-45
The Natural Environment .....	B-45
Hydrology .....	B-45
Wetlands .....	B-45
Floodplains.....	B-48
Cape Fear River Basin .....	B-48
Water Quality.....	B-49
Public Water Supply Watershed .....	B-49
Hazards.....	B-50
Soil Suitability.....	B-51
Prime Farmland.....	B-54
Results of Soil Disturbance and Erosion.....	B-55
North Carolina Natural Heritage Program .....	B-59
Endangered Species.....	B-60
Game Lands .....	B-60
Angola Bay.....	B-61
Holly Shelter .....	B-61
Manmade Environment.....	B-63
Public Water and Wastewater .....	B-63
Water Master Plan .....	B-63
Wastewater Master Plan.....	B-69
Transportation Infrastructure.....	B-75
North Carolina Transportation Improvement Program (TIP).....	B-79

# Pender County Comprehensive Land Use Plan

---

Parks and Recreation.....	B-82
---------------------------	------

## Appendix C – Comprehensive Land Use Planning Process

Introduction.....	C-1
Committees.....	C-1
Planning Workshop.....	C-2
Project Website.....	C-2
Comprehensive Plans and Policies Committee .....	C-3
Committee Meetings.....	C-3
Public Input Meetings.....	C-6
Opinion Survey .....	C-7
Planning Board .....	C-8
Review and Input by Other Agencies.....	C-8
Board of Commissioners.....	C-9
Issues – SWOT Analysis .....	C-10
Opinion Survey Results .....	C-17

## Appendix D – CAMA Land Use Planning Requirements

Introduction.....	D-1
Projections of Future Land Use Needs .....	D-1
Allocations of Land to Land Use Classifications .....	D-2
Environmental Composite and Land Suitability Mapping .....	D-3
Policy Impact Analysis .....	D-4
Future Land Use Designations .....	D-10

## List of Tables

### Appendix A

Table A-1: 2020 Growth Management Plan.....	A-3
Table A-2: Park Sites Used for Recreation Programs.....	A-54
Table A-3: School Sites Used for Recreation Programs.....	A-55

### Appendix B

Table B-1: Acreage within Municipal Jurisdictions including ETJ's .....	B-7
Table B-2: Population Growth in Pender County 1970-2030 .....	B-10
Table B-3: Comparison of Population Growth Rates 1980-2000 .....	B-13
Table B-4: Comparison of Net Migration Rates 1990-2000 .....	B-13
Table B-5: Comparison of Population Density/Square Mile .....	B-14
Table B-6: Population by Race .....	B-17
Table B-7: Comparison of Age Projections 2000 vs. 2030.....	B-18
Table B-8: Comparison of Historical and Projected Median Age 1990-2030 .....	B-19
Table B-9: Average Household Size .....	B-22
Table B-10: Housing by Structure Type.....	B-24
Table B-11: Commuting Patterns – Persons Residing in Pender .....	B-28

# Pender County Comprehensive Land Use Plan

---

Table B-12: Commuting Patterns – Persons Working in Pender .....	B-29
Table B-13: Workforce by Industry.....	B-31
Table B-14: Top 10 Largest Employers in Pender County.....	B-32
Table B-15: Industry Employment Projections .....	B-32
Table B-16: Pender County Farm Cash Receipts.....	B-33
Table B-17(a): Pender County Crops – 2007.....	B-33
Table B-17(b): Pender County Crops – Fruits and Berries .....	B-34
Table B-18: Pender County Livestock Inventory – 2007 .....	B-34
Table B-19: Census of Agriculture .....	B-35
Table B-20: Census of Agriculture- Farms by Size .....	B-36
Table B-21: Farm Operators by Principal Occupation.....	B-36
Table B-22: Retail Sales in Pender County.....	B-38
Table B-23: Comparison of Housing Units vs. School Enrollment .....	B-43
Table B-24: Percent Growth Pender County Public Schools .....	B-41
Table B-25: 2009 Zoning Acreage .....	B-42
Table B-26: Soil Suitability .....	B-51
Table B-27: Prime Farmland.....	B-54
Table B-28: State Protected Species .....	B-58
Table B-29: NC Transportation Improvement Program.....	B-80

<b>Appendix C</b>	
Table C-1: SWOT Analysis .....	C-11

<b>Appendix D</b>	
Table D-1: Projections of Future Land Needs.....	D-2
Table D-2: Allocations of Land to Future Land Use Classifications .....	D-2
Table D-3: Policy Impact Analysis.....	D-5
Table D-4: Future Land Use Designations.....	D-10

## List of Graphs

<b>Appendix B</b>	
Graph B-1: Pender County Population.....	B-11
Graph B-2: Projected Growth – Pender and Surrounding Counties.....	B-12
Graph B-3: Projected Persons/Square Mile .....	B-15
Graph B-4: Rural vs. Urban Population 1970-2000.....	B-16
Graph B-5: Projected Median Age 1990-2030 .....	B-20
Graph B-6: Year Structure Built .....	B-21
Graph B-7: Occupied vs. Vacant Housing Units .....	B-22
Graph B-8: Median Household Income .....	B-23
Graph B-9: Comparison of Housing by Structure Type.....	B-25
Graph B-10: Housing Ownership vs. Rental .....	B-26
Graph B-11: Total Number of Farms 1987-2002 .....	B-35
Graph B-12: Total Number of Acres in Farms.....	B-36
Graph B-13: Analysis of Pender County Revenue.....	B-37

# Pender County Comprehensive Land Use Plan

---

Graph B-14: County Gross Retail Sales .....	B-38
Graph B-15: Educational Attainment Comparison .....	B-39
Graph B-16: Pender County Schools Growth Rate.....	B-41
Graph B-17: Residential Building Permits.....	B-43
Graph B-18: Manufactured Homes 1970-2000 .....	B-44

## List of Maps and Figures

### Section II

Future Public Facilities Map .....	II-15
Figure II-1 Conventional vs. Conservation Subdivision.....	II-25

### Section III

Countywide Future Land Use Map.....	A-7
Coastal Pender Future Land Use Map.....	A-9
Rocky Point Future Land Use Map .....	A-11
US 421 South Corridor Future Land Use Map .....	A-13
US 421 North Corridor Future Land Use Map.....	A-15

### Appendix A

CAMA Land Use Plan Map .....	A-35
US 17 Preliminary Corridor Build Alternates Plan (NCDOT).....	A-39
Coastal Pender Figure 4.9 Village Boulevard Concept.....	A-41
Coastal Pender Figure 4.10 Village Boulevard Concept.....	A-42
Coastal Pender Figure 4.1 New Roadways .....	A-43
Coastal Pender Figure 4.2 New Connections .....	A-45
Coastal Pender Figure 4.3 Avenue Cross-section .....	A-47
Coastal Pender Figure 4.4 Main Street Cross-section .....	A-48

### Appendix B

General Location Map.....	B-3
Hydrology Map .....	B-46
Prime Farmland .....	B-57
Master Water Plan Exhibit A: Water and Sewer Districts.....	B-65
Master Water Plan Exhibit F: Potential Growth Corridors .....	B-67
Master Water Plan Exhibit 2: 2030 Township Wastewater Flows .....	B-71
Master Water Plan Exhibit 6: Recommended Wastewater System .....	B-73
Transportation Map.....	B-77

### Appendix D

Land Suitability Analysis Map .....	D-11
Composite Map of Environmental Conditions .....	D-12

**GUIDE OF REQUIRED PLANNING ELEMENTS  
CAMA CORE LAND USE PLAN**

	<b>Page (s)</b>
<b>Organization of the Plan.</b> If document does not follow the outline of Rules, a matrix shall be included showing the exact location of required elements.	Matrix: 1
<b>Community Concerns and Aspirations:</b> Key issues & Vision statement:	Sec.1:1-4
<b>Analysis of Existing and Emerging Conditions within the planning jurisdiction.</b> <u>Population, Housing, and Economy.</u> Including 5 - 10 – 20 year) projections.	Appendix B B 13-39
<u>Natural systems analysis.</u>	
○ Mapping and analysis of natural features.	B 48-54
○ Composite map of environmental conditions: Breaks community into 3 classes of developability based on environmental conditions.	Appendix D B 48-54
○ Description of Environmental conditions:	Appendix D
<u>Analysis of Land Use and Development: Existing Land Use Map</u>	
○ Analysis of conflicts, trends, and areas expected to grow within next 5 years and areas of any potential conflicts w/composite map.	D 1-2
○ <u>Projections of future land needs.</u> Short term (5-10-20 year) projections population & land needs. May be increased up to 50%. Low or no growth projections of land needs may consider economic strategies.	Figure D.1
<u>Analysis of Community Facilities.</u> Existing/planned capacity, location, & adequacy of key facilities that serve community's existing/planned population and economic base including:	Appendix B B 75-86
○ Public and private water supply and wastewater systems.	B 87-93
○ Transportation systems.	Appendix B
○ Stormwater systems & other systems & services	Appendix D
<u>Land Suitability Analysis &amp; Map</u>	A 32-33
<u>Review of Current CAMA Land Use Plan.</u>	
<b>Plan for the Future:</b> Land use and development goals & Policies	Section II
<b>Land Use Plan Management Topics</b>	Section II:1
<b>Public Access:</b> <u>Goal:</u> Maximize public access/ <u>Objective:</u> Access opportunities for the public	II.7.C.1
○ <u>Requirements:</u> Establish local criteria for frequency and type of access facilities & criteria for areas targeted for beach nourishment.	N/A
<b>Land Use Compatibility:</b> <u>Goal:</u> Ensure development/use of resources or preservation minimizes direct & secondary environmental impacts, avoids risks to public health, safety & welfare & is consistent w/capability of the land based on considerations of interactions of natural & manmade features.	
○ <u>Objective:</u> Policies balancing protection of natural resources/fragile areas w/economic development; provides clear direction for local decision-making, consistency findings for zoning, divisions of land, & projects.	II.9A.1
○ <u>Requirements:</u> Establish building intensity & density criteria for each land use designation on the FLUP Map; Establish local mitigation criteria and concepts.	
<b>Infrastructure Carrying Capacity:</b> <u>Goal:</u> Ensure public infrastructure systems are appropriately sized; located & managed so quality & productivity of AECs/fragile areas are protected or restored.	Section III
○ <u>Objective:</u> Establish level of service policies/criteria for infrastructure consistent w/Projections of Future Land Needs.	

<ul style="list-style-type: none"> <li>○ <u>Requirements</u>: Identify/establish service area boundaries; Correlate FLUPM categories w/existing and planned infrastructure.</li> </ul>	II.1A.1.1-6
<p><b>Natural Hazard Areas:</b> <u>Goal</u>: Conserve/maintain barrier dunes, beaches, flood plains, &amp; other coastal features for natural storm functions &amp; their natural resources w/recognition to public health, safety, and welfare issues.</p>	II.6A, 9A
<ul style="list-style-type: none"> <li>○ <u>Objective</u>: minimize threats to life, property, &amp; natural resources from development located in/adjacent to hazard areas.</li> </ul>	6A.1.2, 9A.1-13
<ul style="list-style-type: none"> <li>○ <u>Requirements</u>: density/intensity criteria for new/existing development &amp; redevelopment including public facilities and infrastructure to better avoid or w/stand natural hazards; Correlate existing and planned development with existing and planned evacuation infrastructure.</li> </ul>	II.6A.1
<p><b>Water Quality:</b> <u>Goal</u>: Maintain/protect where possible enhance WQ in all coastal wetlands, rivers, streams &amp; estuaries.</p>	
<ul style="list-style-type: none"> <li>○ <u>Objective</u>: help ensure that WQ is maintained if not impaired &amp; improved if impaired.</li> </ul>	II.6A.1
<ul style="list-style-type: none"> <li>○ <u>Requirements</u>: Policies that help prevent or control nonpoint source discharges; policies &amp; land use categories aimed at protecting open shellfishing waters/restoring closed or conditionally closed.</li> </ul>	II.6A.1
<p><b>Local Areas of Concern:</b> <u>Goal</u>: Integrate local concerns with the overall goals of CAMA.</p>	Section II
<ul style="list-style-type: none"> <li>○ <u>Requirements</u>: Evaluate local concerns and issues for the development of goals, policies and implementation strategies.</li> </ul>	Section II:1-11
<p><b>Future land use map.</b> Depicts policies application for growth and development, desired future patterns of land use/development with consideration given to natural system constraints &amp; infrastructure policies. Shall include at a minimum:</p>	
<ul style="list-style-type: none"> <li>○ 14-digit hydrological units encompassed by the planning area;</li> </ul>	Section III
<ul style="list-style-type: none"> <li>○ areas/locations planned for conservation/open space w/description of compatible uses</li> </ul>	Section III
<ul style="list-style-type: none"> <li>○ areas/locations planned for future growth/development w/descriptions of: <ul style="list-style-type: none"> <li>○ predominant &amp; supporting land uses that are encouraged in each area;</li> <li>○ overall density/development intensity planned for each area;</li> </ul> </li> </ul>	Section III
<ul style="list-style-type: none"> <li>○ areas for infill, preservation, and redevelopment;</li> </ul>	Section III
<ul style="list-style-type: none"> <li>○ existing/planned infrastructure, including major roads, water, and sewer.</li> </ul>	B 77-78
<p><b>Tools for Managing Development.</b> (initial five-year action plan for implementation)</p>	
<ul style="list-style-type: none"> <li>○ <u>Guide for land use decision-making</u></li> </ul>	Section I:3
<ul style="list-style-type: none"> <li>○ <u>Existing development program.</u> This description of community's approach to coordinating these codes and rules to implement the LUP.</li> </ul>	Section I:3-4
<p><b>Policy Impact Analysis</b></p>	Appendix D
<ul style="list-style-type: none"> <li>○ Contain description of type/extent of analysis to determine the impact of Plan policies on management topics; both positive &amp; negative; description of policies/methods/programs &amp; processes to mitigate negative impacts on applicable management topics.</li> </ul>	N/A
<ul style="list-style-type: none"> <li>○ If local policies exceed the State and Federal requirements, such policies must be identified &amp; to what extent. If the local body intends to rely on Federal/State laws &amp; regulations it shall reference in the plan.</li> </ul>	N/A
<ul style="list-style-type: none"> <li>❖ If development patterns/uses are not consistent w/natural systems analysis, or the LSA, then includes description of steps local government will take to mitigate the impacts.</li> </ul>	N/A
<ul style="list-style-type: none"> <li>❖ Include estimate/cost of any facilities or services that shall be extended or developed.</li> </ul>	D:2
<ul style="list-style-type: none"> <li>❖ Amount of land allocated to various uses shall be calculated and compared to the projection of land needs. The amount of land area thus allocated to various uses may not exceed projected needs; except for slow growth communities.</li> </ul>	

70

**ATTACHMENT A**  
**Pender County Comprehensive LUP Comments**  
**February 26, 2010**

The following are detailed comments based on the information included in the Pender County Comprehensive Land Use Plan document submitted to DCM. The comments follow the 7B CAMA Land Use Plan Guidelines as a formal outline. The comments include both missing/required elements as well as suggestions that may make the document stronger or more user-friendly.

(a) Organization of the Plan

*Introduction to the Plan*

Missing/Needed:

1. Within the Introduction to the Plan (may be added as a forward), include language to serve as a “how to use the document” for readers. Include language that notes that the Comp. Plan is also used as the Certified Plan for consistency purposes for CAMA Permits. Also, include some language on how and when this plan may be amended, as well as note plan amendments also require CRC certification. Within this section also note G.S. 160A-382, G.S. 160A-383, G.S. 160A-341 and G.S.160A-342 which requires statements of consistency with other locally adopted plan(s) before adopting or rejecting any local code, ordinance or zoning changes or amendments. Consider language such as the following:

*“Effective January 1, 2006, state statutes require that all (not just CAMA) city and county planning boards comment in writing on any proposed zoning map or text amendment. The comment must address whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. When adopting or rejecting any proposed amendment, the city council or board of commissioners must also adopt a statement to address this issue (and also addressing why the board believes the action taken is reasonable and in the public interest). G.S. 160A-383; 153A-341. It is also important to note that other state statutes (G.S. 160A-382 and 153A-342) specifically require that a statement be prepared analyzing the reasonableness of all CUP, conditional zoning or other small-scale rezoning. The statutes allow substantial flexibility as to how these statements are prepared. Many jurisdictions have a staff analysis on this issue, often including a draft statement, prepared for planning board and governing board consideration, amendment and adoption.”*

**STAFF ACTION – Revision of language in “Comprehensive Plan and Zoning Significance of the Plan on Decision Making” on page 1:3, or insert as introduction into new “Appendix D: CAMA Additional Requirements.”**

**STATUS –Complete; draft text to revise page 1:3 completed on 12/29/10.**

2. A matrix is needed at the beginning of the document illustrating where required plan elements are located within the document. See **Attachment B** for an example. **Note, this matrix recognizing missing plan elements was completed by Pender County staff. \* Notes missing items as completed by Pender County staff.**

STAFF ACTION – Complete matrix when missing elements are to be inserted into plan, and insert matrix following Table of Contents or into new “Appendix D: CAMA Additional Requirements.”

STATUS – Complete; matrix located after List of Acronyms and Abbreviations.

*Other missing items that must be addressed:*

3. **Composite Map of Environmental Conditions.** The map and analysis breaks the community into 3 classes of areas to be developed based on environmental conditions. See **Attachment C.**

STAFF ACTION – Obtain needed data set from DCM. Create new analysis by collaborating with other Pender County departments (GIS) or outside agencies (DCM). Software availability may be issue.

STATUS – Complete; Composite Map completed 9/27/2011 and located in Appendix D.

4. **Projections of future land needs.** Short term (5-10-20 year) projections population and land needs. May be increased up to 50%. Low or no growth projections of land needs may consider economic strategies. The rule specifically states, “*The analysis shall include short term and long term projections of residential land area needed to accommodate the planning area’s projected future permanent and seasonal population...*” Further, “*the amount of land allocated to various uses (future land use classifications) shall be calculated and compared to the future land needs.*” The projected land need should be directly associated with the projected population found in the existing conditions section of the plan. Once the amount of land needed is calculated, the County must then compare those acreages with the amount of land that has been allocated to the Future Land Use Map. See **Attachment D.**

STAFF ACTION – Locate Future Land Needs discussion (pg 94/95) and chart (pg 44) in certified May 2006 Pender County CAMA LUP. These items may be inserted in new “Appendix D: CAMA Additional Requirements” to satisfy this item.

STATUS – Complete; analysis undertaken with 2010 census data and added to Appendix D.

5. Provide descriptions for each designation (land classes) on the Future Land Use Map to include the following under each designation:
  - Predominant and supporting land uses that are encouraged, as well as incompatible uses.
  - Overall density in units per acre, as applicable – a maximum density range is acceptable (this would include density for all designations that allow residential development).
  - Intensity planned in terms of maximum lot coverage and maximum building heights- a maximum lot coverage range is acceptable.
  - Existing and planned infrastructure.
  - Estimated cost of community facilities or services to be extended or developed. **See Attachment E.**

STAFF ACTION – Create chart similar to Caswell Beach model (Attachment E). Insert at end of “Section III: Future Land Use Classifications.”

STATUS – Complete; draft chart created on 3/22/10 and finalized in Winter 2012. Item summarized in Table D-4.

6. Provide acreage totals for each designation on the Future Land Use Map.

STAFF ACTION – Obtain GIS shapefile of Future Land Use Classifications and perform appropriate analysis to calculate data. Collaborate with Pender County GIS Administrator if necessary. Software availability may be issue.

STATUS – Completed 9/27/2011, located in Tables D-1,2,4.

7. A chart is needed to illustrate general consistency comparisons between County Zoning Districts and the Future Land Use Map designations. Be sure the Future Land Use Map designations are clear in terms of development allowed and at what density and intensity. Generally, make good descriptions of what is allowed under each designation on the map. **See Attachment F.**

STAFF ACTION – Replace column #3 in chart addressing Item 5 with “Compatibility with Corresponding Zoning Districts.” Determine compatibility value for each cell. Insert chart at end of “Section III: Future Land Use Classifications.”

STATUS – Draft chart created on 3/22/10, completed Winter 2012. Item summarized in Table D-4.

8. The amount of land area to be allocated to various uses on the Future Land Use Map is to be calculated and compared to the projected future land needs. The

amount of land area allocated to various uses on the Future Land Use Map may not exceed the projected needs. Please provide the calculation/comparison.

**STAFF ACTION** – Locate Future Land Needs discussion (pg 94/95) and chart (pg 44) in certified May 2006 Pender County CAMA LUP. These items may be inserted in new “Appendix D: CAMA Additional Requirements” to satisfy this item.

**STATUS** – GIS analysis complete in Spring 2012 using 2010 Census data, item located in Appendix D.

9. **Land Suitability Analysis and LSA Map:** Missing.

**STAFF ACTION** – Obtain needed data set from DCM. Create new analysis by collaborating with other Pender County departments (GIS) or outside agencies (DCM). Software availability may be issue.

**STATUS** – LSA Map and analysis completed 9/27/2011, located in Appendix D.

10. **LUP Management Topics:** Public Access Management Topic missing. Also, all policies need cross-referencing per corresponding management topic. There are three (3) policies under Section II: 40-41, Topic C: Water Access Facilities which speak to only boat ramp facilities. Some of the public access policies from the current certified LUP need to be incorporated into the Comprehensive Plan to satisfy the Public Access Management Topic. Nearly all of Section II, page 37 is empty. Additional policies may be added without creating pagination problems.

**STAFF ACTION** – Add/transfer additional policies from certified May 2006 CAMA LUP to Section II: 40-41, Topic D: Public Access Management to adequately address Public Management Topics. Create chart cross referencing CAMA Public Access Management Topics with policies and insert in Section II or in new “Appendix D: CAMA Additional Requirements.”

**STATUS** – Draft of “Section II, Issue 7, Topic D ‘Public Access Management’” created on 1/12/11. Cross referencing policies with management topics completed as described in item 11.

11. **Policy Impact Analysis:** Missing. Part of the analysis contains description of type/extent of analysis to determine the impact of Plan policies on management topics; both positive & negative; description of policies/methods/programs & processes to mitigate negative impacts on applicable management topics. Also, if local policies exceed the State and Federal requirements, such policies must be identified & to what extent. If the local body intends to rely on Federal/State laws & regulations it shall be referenced in the plan. Much of this analysis can be accomplished through a matrix... a policy analysis matrix which specifies how each policy within this plan relates to the Land Use Plan management topics defined by NCAC 7B. The matrix shall be compiled by reviewing each policy,

and making a determination on how each policy impacts the required management topics. See **Attachment G**.

**STAFF ACTION** – Create chart similar to Caswell Beach model (Attachment G). Insert in new “Appendix D: CAMA Additional Requirements.”

**STATUS** – Draft chart completed on 3/25/10, located in Table D-3.

# Pender County Comprehensive Land Use Plan

## Section II: Issues, Goals, and Policies

### Introduction

Plan goals and policies are intended to influence the timing, type, location and quality of future development within Pender County. By establishing and adhering to goals and policies, County leaders and staff working in concert with citizens, property owners and developers can ensure quality growth that meets the needs of current and future residents. Plan goals and policies presented in this section are based on planning principles in use by local governments in North Carolina and throughout the United States but are fashioned to specifically address the unique land use planning issues and concerns of Pender County.

### Goals and Policies

Goals and policies are organized into eleven (11) categories:

1. Growth Management
2. Infrastructure and Community Services
3. Preferred Development Pattern / Community Appearance
4. Small Area Plans
5. Housing and Community Development
6. Natural Resource, Historic and Cultural Preservation
7. Parks, Recreation, Open Space, and Waterway Access
8. Agricultural Conservation
9. Hazard Mitigation
10. Economic Development
11. Procedure for Amendments to the Comprehensive Plan

# Pender County Comprehensive Land Use Plan

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# Pender County Comprehensive Land Use Plan

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## Issue 1: Growth Management

### Topic A: Growth Management - Timing, Location and Intensity

The private market is the primary driver of growth; however, local governments can affect the market through the adoption and enforcement of land use regulations and through the provision of services. Local governments are charged with protecting the health, safety, and public welfare (G.S. 153A 342-349.11) and for providing for the public good. As such, local governments have an interest in ensuring that the timing, location and intensity of growth are sustainable.

Local governments can affect growth by the private market by zoning adequate, properly located land that is served by water and sewer services, schools, police and fire protection, and a transportation network. Local governments, as providers of these services, have an interest in ensuring that their public investments in water and sewer service, schools, police and fire protection and transportation are used to support growth in an efficient and sustainable manner. For instance, growth that is located adjacent to or near existing water and sewer service lines does not require the same cost to extend those lines as would be true of development located farther away.

Extending service lines into undeveloped areas often encourages development which will reduce the longer term supply of developable land and affect the community's ability to provide services in a sustainable manner. For instance, development of suburban or urban densities within a primarily agricultural community can create problems for those who depend on working lands for their living.

Pender County can enhance its ability to direct growth through coordinated planning and extension of infrastructure, primarily water and sewer services.

Pender County has several areas with distinctly different characteristics. The western portion of the County – west of the I-40 /US 117 corridor – is largely rural and undeveloped with a strong agricultural tax base. The towns of Burgaw, Watha and Saint Helena are located along the I-40/US 117 corridors which run essentially north-south through the middle of the County.

East of the I-40 corridor, much of Pender County's land area is contained in two protected areas – Holly Shelter and Angola Bay. These two gamelands which are owned by the Wildlife Resources Commission comprise over 77,000 acres and represent about 14% of the total land area within the County.

The most intensely residential-commercial developed areas of the County are located in the southeast along and near the Intracoastal Waterway. The towns of Surf City and Topsail Beach along with the unincorporated Hampstead and Scotts Hill communities comprise a large portion of the County property tax base. Another unincorporated area of the County that is experiencing economic development is the Rocky Point area just

# Pender County Comprehensive Land Use Plan

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west of the interchange of NC 210 with I-40 at Exit 408 just north of the Pender County/New Hanover County line.

Some of the issues discussed by the CPPC included:

- ▶ possibility of incorporation of urbanizing communities
- ▶ concerns about the cost to property owners in potentially annexed areas
- ▶ sprawl and strip development patterns
- ▶ future of US 17 - planned bypass and current alignment
- ▶ proximity to Wilmington/New Hanover County which provide most employment opportunities
- ▶ encouraging more employment opportunities versus remaining primarily a bedroom community to New Hanover and Onslow Counties
- ▶ impact of build out in New Hanover County on Pender County
- ▶ impact of growth at Camp Lejeune in Onslow County
- ▶ balancing density - single family, multi-family and mixed use
- ▶ meeting rental housing demand
- ▶ perception quality of schools varies within the County
- ▶ appropriate types of growth for rural areas
- ▶ lack of services in rural areas

## Growth Management Goal 1A.1

Manage the physical growth and development of Pender County by promoting more intensive land uses in key locations identified for such growth while preserving and protecting the unique physical character and social assets of the predominant rural lifestyle and coastal environment that makes the County a unique place to live.

**Policy 1A.1.1** Encourage development in and around municipal corporate limits and other developed areas within the County to yield a more compact pattern of development that will reduce suburban/rural sprawl.

**Policy 1A.1.2** Encourage development in areas where the necessary infrastructure – roads, water, sewer, and schools - are available, planned or can be most cost effectively provided and extended to serve existing and future development.

**Policy 1A.1.3** The County shall actively direct growth towards suitable land areas and away from fragile natural resources areas, conservation areas, and hazardous areas.

**Policy 1A.1.4** The County should develop and utilize innovative and flexible land planning techniques that encourage developments to efficiently use land resources that result in more compact urban areas, infill development, redevelopment, and the adaptive re-use of existing buildings.

# Pender County Comprehensive Land Use Plan

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**Policy 1A.1.5** The County supports a pro-business/pro-growth attitude, balanced by a concern for preserving the natural assets and quality of life factors that make the area attractive to visitors and permanent residents alike.

**Policy 1A.1.6** Use conditional zoning process to enable developers to contribute to addressing the impact of developments on capital facilities and other resources; incorporate regulations into new Unified Development Ordinance to enable a small project to address specific impacts to an existing adjacent community.

## Topic B: Growth Management - Intergovernmental Coordination

The actions of one local government affect others, and local governments can enhance their ability to manage growth by working together in a coordinated manner. Even if a local government is planning and managing its own growth well, some issues can be effectively addressed only through strong coordination and cooperation among neighboring units of government. Transportation, water quality, water supply, air quality, and habitat protection usually must be addressed regionally as well as locally. Common goals such as infrastructure improvements, business recruitment strategies, and identifying industrial sites will also require combined efforts.

NC local governments have extensive authority to plan together and coordinate with one another. There is authority for voluntary interlocal coordination on planning and management issues. Even with intergovernmental cooperation, it is imperative that each local government remain autonomous and strengthen positions within the local planning jurisdiction

### Growth Management Goal 1B.1

Continue existing and develop new partnerships among Pender County local governments and with surrounding communities to better address growth management in a coordinated manner.

**Policy 1B.1.1** Continue participation in the Wilmington MPO and Cape Fear RPO.

**Policy 1B.1.2** Create regular forums for local government officials to promote intergovernmental cooperation within Pender County and with surrounding counties on topics of mutual interest.

**Policy 1B.1.3** Coordinate and plan public investment decisions and extraterritorial jurisdictions to prevent duplication of efforts among local government

# Pender County Comprehensive Land Use Plan

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# Pender County Comprehensive Land Use Plan

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## Issue 2: Infrastructure and Community Services

Investments in infrastructure, including water and sewer, transportation, schools, parks, solid waste management, stormwater management and emergency and public safety services can encourage development and guide the timing and location of development. It is a proper function of governments to provide public services and infrastructure and it is a responsibility of government to ensure that it is able to continue to provide services and infrastructure in a sustainable manner as growth continues to occur.

### Topic A: Infrastructure and Community Services - Water and Sewer

Water and sewer improvements are necessary for property to be developed to urban densities. Extensions of water and sewer lines significantly affect the timing and density of development and it is imperative that land use and utility extensions be coordinated in order to achieve the desired land use patterns identified in the Comprehensive Land Use Plan. Through utility planning, development required to use public water and sewer will occur in a more orderly pattern adjacent to existing developed areas.

Utility extension policies directly impact the cost, timing and spatial distribution of development. Utility extension policies should address:

- ▶ Contribution a developer must make for the extension;
- ▶ Location, alignment and capacity of facilities to be extended;
- ▶ Potential and process for recouping costs for providing excess capacity;
- ▶ Areas where facilities may or may not be extended; and
- ▶ Timing of facility extensions.

The conditions under which utilities may or must be extended to a project should be consistent with comprehensive plan policies discouraging sprawl, premature subdivision, conversion of agriculturally viable land and inefficient infrastructure investments. The coordination of utility extension and land use policies is critical to avoid creating incentives for growth that are inconsistent with the land use plan or creating disincentives for desired growth.

### Water Services in Pender County

At present, unincorporated areas of Pender County do not have a centralized water supply and distribution system; however, in 2006 the County established six (6) Water & Sewer Districts to serve various population areas in the County. To date, two (2) Districts (Rocky Point/Topsail WSD and Maple Hill WSD) provide water service to over 4,600 residential and commercial customers. Each of the County's municipalities, with the exception of Watha, has its own water system.

# Pender County Comprehensive Land Use Plan

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In 1999 Pender County started a program to extend water service to existing residential and commercial areas with sufficient densities to support voluntary connection to the system. After completing five (5) phases of construction, Pender County Utilities currently serves over 4,600 residential and commercial customers. In 2009, the County began design of a new 4 million gallon per day water treatment plant at the new county commerce park on US 421 to serve water and sewer districts in the County.

The County is also exploring regional cooperation with Cape Fear Public Utility Authority, Lower Cape Fear Water and Sewer Authority, Onslow Water and Sewer Authority (ONWASA), and the Town of Surf City to more effectively, timely and cost-efficiently expand water and sewer services.

**Sewer Services in Pender County:** The unincorporated area of Pender County lacks centralized sewage treatment services and there are increasing pressures for development of centralized sewage. The County received a \$757,000 State grant in 1999 for developing a sewer system to serve industrial/business development in the Rocky Point area. A “regional” pump station was constructed near the intersection of Highway 117 S and Highway 133 and currently serves 15 industrial and commercial customers. The pump station sends wastewater via a 6” force main across the Pender County line into New Hanover County, eventually discharging into the Cape Fear Public Utility Authority’s Northside Wastewater Treatment Plant (WWTP). Other sewer service areas are being explored. (See Water and Wastewater Master Plans.)

**Package Sewage Treatment Plants in Pender County:** Package plants have been discouraged for many years by the State largely due to challenges involved in proper operation and maintenance. New package plant treatment technologies and recommended operational organizations are being developed that offer hope in use of package sewage treatment plants. Package treatment plants have the potential to fill a technological void. For instance, in sensitive environmental areas, package sewage treatment plants may offer the best hope of allowing for greenspace residential development. Pender County has elected to allow package treatment plants, but only where centralized public sewer is not feasible.

## Water and Sewer Goal 2A.1

Manage the timing, location and intensity of growth by locating water and sewer improvements in accordance with the Comprehensive Land Use Plan and Water and Wastewater Master Plans.

**Policy 2A.1.1** Develop a countywide plan for the expansion and extension of water and sewer improvements and develop a capital improvements program, using revenue from water and sewer utilities, to finance those improvements.

**Policy 2A.1.2** Allow the use of package treatment plants only in areas where development is desirable but public sewer service is not feasible. If package treatment plants are use they should be designed to enable, at minimum public

# Pender County Comprehensive Land Use Plan

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cost, the conversion of the system to public ownership, operation and maintenance in the future when public sewer service is viable, and cost effective.

**Policy 2A.1.3** Encourage systems to be designed and located such that expansion to serve future development is feasible.

**Policy 2A.1.4** Seek regional cooperation and coordination to maximize service delivery while minimizing duplication of infrastructure and services.

**Policy 2A.1.5** The County shall vigorously pursue grants to expand the sewer and water system to serve 1) priority economic development areas and 2) areas that have inadequate or degraded service levels or environmental concerns with onsite systems.

## **Topic B: Infrastructure and Community Services - Transportation Improvements**

In North Carolina, the State has the primary responsibility for improvements to major and minor thoroughfares that comprise the backbone of the transportation system. Counties within North Carolina generally do not spend local tax funds on transportation system improvements or maintenance.

Pender County participates in two regional transportation planning organizations. The southern and eastern portions of the County are included within the urban transportation planning area for the Wilmington Urban Area Metropolitan Planning Organization (Wilmington MPO). The County also participates in the Cape Fear Rural Planning Organization (Cape Fear RPO) which covers Pender, Brunswick and Columbus counties.

### **Private Streets**

Private streets have a role to play in urbanizing areas of the County. However, the resistance of developers and property owners to extending or connecting private streets to other private streets or to public streets decreases public access and alternative vehicular routes. Lack of interconnectivity forces vehicular traffic back to public collector streets and major thoroughfares which increases traffic volumes and decreases traffic carrying capacities of public streets.

# Pender County Comprehensive Land Use Plan

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## Transportation Goal 2B.1

Manage the timing, location and intensity of growth by coordinating transportation improvements in accordance with the Comprehensive Land Use Plan and the Coastal Pender Collector Street Plan.

**Policy 2B.1.1** Ensure that the Pender County Comprehensive Transportation Plan is updated and that it is coordinated with the Comprehensive Land Use Plan.

**Policy 2B.1.2** Ensure that Pender County's transportation needs are adequately addressed through the Wilmington MPO and Cape Fear RPO Transportation Improvement Program requests.

**Policy 2B.1.3** The County should utilize and promote a hierarchical, functional transportation system, that prioritizes needed improvements, and promotes the proper arrangement of land use patterns to ensure and determine the proper levels of service (LOS) to reduce any associated negative impacts to the overall transportation network.

**Policy 2B.1.4** Adopt regulations that require new developments and individual sites throughout the County to provide vehicular and pedestrian interconnectivity to existing or planned adjacent sites and adjoining developments.

**Policy 2B.1.5** The County should utilize the legislatively enabled authority vested them to work with public and private partners to explore and implement an array or innovative techniques for financing new surface transportation projects as well as providing improvements to current facilities.

**Policy 2B.1.6** The County shall work with the NCDOT, MPO, and the RPO to encourage alternative forms of transportation including regional rail, local transit, Transportation Demand Measures such as van-pooling and ride sharing, and an inter-modal transportation system.

**Policy 2B.1.7** Ensure that the Coastal Pender Collector Street Plan, adopted on May 21, 2007, is used consistently when reviewing and approving new development proposals within the Hampstead and Scotts Hill areas of the County. Consider applying Plan recommendations for roadway connectivity to all new developments countywide.

**Policy 2B.1.8** As recommended in the Coastal Pender Collector Street Plan, develop a system to track and monitor all future right-of-way dedications, "paper streets", and stub-outs. Research recorded documents to expand the database

# Pender County Comprehensive Land Use Plan

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to include existing / paper streets to ensure maximum coordination and connectivity.

**Policy 2B.1.9** As recommended in the Coastal Pender Collector Street Plan, all new streets that have the potential to connect to adjacent developments should be constructed to NCDOT secondary road standards and accepted for public maintenance to ensure future connectivity.

**Policy 2B1.10** Allow and encourage flexible road design standards, incorporating low impact development and smart growth principles.

**Policy 2B.1.11** Within the UDO, incorporate recommended "Regulatory and Policy Tools" set out in the Coastal Pender Collector Street Plan.

**Policy 2B.1.12** The County should consider conducting studies and engaging in special planning initiatives for major transportation corridors within its jurisdiction to implement supportive plans and ordinances to assist in accomplishing the following objectives:

- preserving and maintaining existing and future transportation facilities and corridors;
- improving safety, site access and design standards;
- enabling continuity and community identity;
- enhancing aesthetic appearances of non-residential developments using reasonable architectural standards;
- enhancing landscaping regulations, and flexible yard, bulk, and area requirements.

## Topic C: Infrastructure and Community Services - Schools



South Topsail Elementary School

Parents will usually consider the quality of schools in deciding where to buy a home. School systems can better plan for the need and location of new schools if they are kept up to date on population growth, especially with regards to proposed residential developments. School systems may be able to identify needed sites for new schools within new developments if they are involved in the development review process. Sometimes school systems negotiate with property owners to purchase land which exceeds their needs. If other local governments are advised of the potential availability of land on or

near a school site, they may be able to satisfy some of their need for community facilities, such as parks and libraries.

Rapid growth in Pender County, particularly in the 1990s, has placed a severe strain on capacity of the County's public school system, especially as the composition of new

# Pender County Comprehensive Land Use Plan

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residents has changed from a significant number of retirees toward more families with school-age children. Paying for school facilities and traffic circulation and safety near schools are important issues.

The Pender County School system actually lost enrollment during early 1980s, during the latter part of the “baby bust” period in America. However, just 5 years later, rapid growth and an increasing birth rate pushed student enrollment up by over 700 to nearly 5,000 students.

In 1996, voters approved a \$25 million school bond and in 2005 approved a \$52 million bond to address crowded conditions. Capital budgets were set to build new schools and complete much needed renovations to others:

- ▶ Two new elementary schools, North Topsail and South Topsail, were built in the Hampstead community as the first two projects under the bond referendum and a state grant.
- ▶ Two new elementary schools were built in Rocky Point. They were intended to alleviate crowded conditions at Malpass Corner Elementary and Rocky Point Elementary.
- ▶ A new middle school will house students for West Pender Middle and Burgaw Middle Schools.
- ▶ A new Topsail high school and Trask high school were built to relieve crowding of the existing high schools in the county.

## School Traffic - Access, Management, and Circulation

Concerns have been expressed regarding adequacy of traffic management and site planning at County schools. There are a greater number of high school students driving, and a greater number of elementary students are being chauffeured to school by parents. Most campuses were not designed to address the vehicular traffic volumes and turning movements found at these schools today. Traffic tie-ups can be routinely lengthy and motor vehicle accidents are a constant concern.

### Schools Goal 2C.1

Ensure adequate enrollment capacity in Pender County Public Schools and encourage co-location of community facilities.

**Policy 2C.1.1** Create a process for all local governments, including the Technical Review Committee, to advise public school officials of pending large developments and population growth in general so that they may adequately plan to increase capacity.

**Policy 2C.1.2** As Pender County Public Schools purchase properties for new schools, consider having other local governments participate in the land

# Pender County Comprehensive Land Use Plan

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purchase in order to co-locate other public facilities, such as parks and libraries, on or near school sites.

**Policy 2C.1.3** In approving new development, particularly large residential developments, work with the developer and the public school system to identify sites to be reserved for future schools pursuant to the requirements in NC General Statutes §153A-331.

**Policy 2C.1.4** Ensure that capital improvements to schools adequately address the needs of different areas of the County, including improvements to existing schools update the facilities to modern standards of newer schools.

**Policy 2C.1.5** Address traffic access and circulation issues through physical improvements and operating procedures.

## **Topic D: Infrastructure and Community Services - Libraries**

The Pender County Public Library system is presently developing a building program to address existing and future library facility needs and to seek funding necessary to implement a countywide building program. The plan includes a three phase expansion plan over a 20-year period. The public library system has identified three 7-mile boundary search areas for potential future library branches as shown on the Future Public Facilities Map.

The Plan recognizes that the best opportunity for a partnership with a developer for land donation for a regional library facility will probably be in the southwestern portion of the County. The Plan recommends that the County consider offering a density credit or bonus to encourage developers to support the library capital building program through a site donation or reservation.

### **Public Libraries Goal 2D.1**

Support Pender County Public Library building funding and program.

**Policy 2D.1.1** In approving new development, particularly large residential developments, work with the developer and the public library system to identify sites to be reserved for future libraries.

**Policy 2D.1.2** Ensure that capital improvements for libraries adequately address the needs of different areas of the County, including improvements to existing libraries.

# Pender County Comprehensive Land Use Plan

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# Pender County Comprehensive Land Use Plan

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*Insert Future Public Facilities Map*

# Pender County Comprehensive Land Use Plan

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# Pender County Comprehensive Land Use Plan

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## Topic E: Infrastructure and Community Services - Emergency Services

The ability of law enforcement, fire and emergency medical services to respond in a timely manner to an emergency can be affected by the transportation system, the patterns of land development, the availability of fire hydrants in the case of a fire, and the specific design of a development.

For instance, a development located in a rural or suburban area will take longer to access, which is compounded if a private road system is not adequate and the design of a development does not accommodate emergency vehicles. In the case of a fire, the lack of fire hydrants with sufficient residual pressure can impede fire suppression.



To reduce the amount of property in Pender County that is greater than six miles from a fire station, the following seven future station locations (as shown on the Future Public Facilities Map) are proposed:

1. Rocky Point substation in the Carver Drive area;
2. Rocky Point substation on Shaw Highway near NC 210;
3. Long Creek substation within new development on Blueberry Road;
4. Atkinson substation in the area of NC 210 and Point Caswell Road;
5. Hampstead substation in Scotts Hill;
6. Hampstead substation on Island Creek Road near Cross Creek; and
7. Maple Hill substation near NC 53 and Shaw Highway.

To meet minimum state specifications, each substation would have to have two apparatuses: 1) a rated pumper with a minimum 750 GPM pump; and 2) a rated tanker with a total water capacity between the two trucks of 1500 gallons. The buildings are required to be heated, but living quarters are not required. The roster of each department would have to increase by eight (8) people (above a minimum of 20 for the primary station) for each substation added.

### Emergency Services Goal 2E.1

Ensure adequate response times and capabilities of Sheriff, Police, Fire and Emergency Medical Services.

**Policy 2E.1.1** Coordinate plans for Emergency Services, Fire and Emergency Medical Service facilities with the Comprehensive Land Use Plan, Transportation

# Pender County Comprehensive Land Use Plan

Plan and Metropolitan Planning Organization requests for Transportation Improvement Program funding.

**Policy 2E.1.2** Ensure that streets and parking lots within new developments are designed and constructed to accommodate the turning radius and load bearing requirements for emergency services vehicles and equipment.

## Topic F: Infrastructure and Community Services - Solid Waste Management

Solid waste management includes not only providing facilities or arrangements for disposal of solid waste, but also minimizing the amount of solid waste that must be disposed of in a landfill. The movement to recycling, reducing and reusing solid waste can provide economic opportunities for entrepreneurs who develop markets for solid waste.

Approximately 75% of Pender County's waste is residential, 19% non-residential and 4% from construction and demolition. Solid waste is collected and hauled by private enterprises. It is a concern that some County collection centers have unpaved surfaces and are prone to unpleasant, messy, and muddy conditions following rain events.

Pender County does not own or operate a sanitary landfill. Solid waste materials are collected at a transfer station in Hampstead then transported to a landfill in Sampson County.



Hampstead Trash Service, a private company in Pender County that provides recycling pick-up.

Currently, the County recycling program accepts ten recyclable materials but due to the current slow economy, there is less demand for recycled materials. The County does not have a litter or illegal household dumping prevention program, but the County code makes it illegal to do so, and establishes fines and provides for enforcement.

### Solid Waste Management Goal 2F.1

Ensure adequate capacity and proper management of solid waste, including reducing, reusing and recycling materials

**Policy 2F.1.1** Continue to enhance the County's recycling program by partnering with public schools to create a student-run recycling program.

# Pender County Comprehensive Land Use Plan

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**Policy 2F.1.2** Provide public education, focusing on school children, to encourage the public to reduce, reuse and recycle solid waste.

**Policy 2F.1.3** Encourage entrepreneurs to recycle and reuse solid waste through economic incentives, such as a grant program to provide gap financing, needed by an entrepreneur to start a recycling program.

**Policy 2F.1.4** When siting collection centers, consider surrounding land uses, traffic and aesthetics.

## **Topic G: Infrastructure and Community Services - Stormwater Management**

Stormwater runoff is the water that runs off streets, rooftops, parking lots and other impervious and partially impervious surfaces during and after a rain or snow event. As communities develop, more impervious surfaces are created which means more stormwater runoff and less rainfall can soak into the ground to recharge water tables. Nationally, non-point sources of pollution, such as stormwater runoff from roads and parking lots and from chemicals applied to lawns, golf courses, and crops are recognized as the principal cause of water quality degradation.

Stormwater management is of particular concern in Pender County due to the County's location in the NC Coastal Plain and the proximity of development to sensitive streams, lakes and rivers and to the Atlantic Ocean/Intracoastal Waterway. For instance, a rapid influx of freshwater can change the temperature and natural salinity of sound water and disrupt the biological balance of natural systems.

The lack of natural sloping ground elevations and poorly drained soils can also contribute to stormwater problems. Large ponds of stormwater that do not adequately drain can create hazardous driving conditions on roadways and can serve as breeding grounds for disease-carrying mosquitoes. Often drainage ditches that were installed in the past have not been maintained and have in some cases been filled in by property owners. Pender County has just recently appointed a drainage task force to study stormwater drainage issues.

In developing stormwater management goals and policies, the Business Alliance for a Sound Economy (BASE) and the North Carolina Coastal Federation jointly recommended that the County consider:

1. Developing policies and techniques that encourage the use of voluntary low impact development standards that can be applied to projects at the individual lot level or to major residential or commercial developments to mimic natural features and pre-development hydrology.
2. Developing policies and techniques that incorporate voluntary low impact development practices. The County should adhere to the guidance set forth from the Division of Water Quality for details on how to design, construct and maintain LID practices.

# Pender County Comprehensive Land Use Plan

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3. Implementing fee-based as well as land-based incentive packages for developers that utilize low-impact development (LID) techniques to manage the

## **Stormwater Management Goal 2G.1**

Protect the water quality of public trust waters in and around Pender County, particularly Class SA waters. (Class SA waters, as designated by the NC Division of Water Quality, are High Quality Waters (HQW) that are rated excellent based on biological and physical/chemical characteristics; SA waters are typically used for commercial shell fishing.)

HQW is a classification intended to protect waters that are 1) Water Supply I or II waters; 2) Shellfishing waters; 3) Outstanding Resource Waters; 4) Waters designated as Primary Nursery Areas or other functional nursery areas by the Marine Fisheries Commission; or 5) Native and Special Native (wild) Trout Waters as designated by the Wildlife Resources Commission.

The Outstanding Resource Waters (ORW) classification is intended to protect unique and special waters having excellent water quality and of exceptional state or national ecological or recreational significance. ORW classified waters are threatened by sediment and stormwater runoff from development.

To qualify for ORW designation, waters must be rated as having an "outstanding resource value." This resource value must be one of the following: 1) Outstanding fish habitat or fisheries; 2) Unusually high level of water-based recreation; 3) Special designation, such as North Carolina or National Wild/Scenic/Natural/Recreational River, National Wildlife Refuge, etc.; 4) Be an important component of a state or national park or forest; or 5) Be of special ecological significance.

potential impacts of stormwater runoff within the county.

**Policy 2G.1.1** Consider establishing a stormwater/ditch maintenance program coordinated through the County Public Works Department and with the NC Department of Transportation.

**Policy 2G.1.2** The UDO shall address the use of fill material to create building sites/lots by altering natural drainage patterns.

**Policy 2G.1.3** Pender County will consider developing policies and techniques that encourage the use of voluntary low impact development standards that can be applied to projects at the individual lot level or to major residential or commercial developments to mimic natural features and predevelopment hydrology.

7F

# Pender County Comprehensive Land Use Plan

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**Policy 2G.1.4** When considering developing policies and techniques that incorporate low impact development practices Pender County should adhere to the guidance set forth from the Division of Water Quality for details on how to design, construct and maintain LID practices.

**Policy 2G.1.5** Consider implementing fee-based as well as land-based incentive packages for developers that utilize low-impact development (LID) techniques to manage the potential impacts of stormwater runoff.

# Pender County Comprehensive Land Use Plan

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# Pender County Comprehensive Land Use Plan

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## Issue 3: Preferred Development Pattern / Community Appearance

### Topic A: Preferred Development Patterns

An essential part of any land use planning process is for the public to determine what type of community they want in the future. The predominant development pattern in much of Pender County is suburban. Most people living in Pender County work elsewhere. There also appears to be a preference for traditional single-family communities and for clean, modern industries that do not have negative environmental impacts.

#### Preferred Development Patterns Goal 3A.1

Develop a preferred growth pattern that includes traditional suburban communities but also allows for higher density residential development and for innovative mixed-use developments to encourage more compact, sustainable growth patterns.

**Policy 3A.1.1** Use the creation of the Unified Development Ordinance (UDO) as an opportunity to allow more development flexibility while setting higher standards for sustainable development.

**Policy 3A.1.2** To the extent possible, incorporate more flexible zoning categories that establish performance standards and do not exclude uses as much as encourage compatible co-location of uses to encourage sustainable land use patterns. Neo-traditional or traditional neighborhood planning standards should provide for a compatible mix of uses to encourage more livable communities.

**Policy 3A.1.3** Support the inclusion in the UDO of conditional zoning which provides more flexibility for the land owner/developer and the County to mutually agree upon specific development conditions and requirements. (Conditional zoning is a method that incorporates all the site-specific standards directly into the zoning district regulations and then applies that zoning district only to the property that is the subject of the rezoning petition.)

**Policy 3A.1.4** Consistently use the Comprehensive Land Use Plan, as well as other plans and studies, to determine if a rezoning request is appropriate and consistent with local policies.

### Topic B: Community Design and Appearance

Community established design standards can be used to ensure that new development is compatible with existing and planned development. Design standards shape the

# Pender County Comprehensive Land Use Plan

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location, scale and appearance of development – regulating height, bulk, setbacks, landscaping, buffering, building materials and/or architectural features. Design standards may be used to maintain the rural, historic, or other established character of an area. Performance-based design standards may be used to allow greater intensity of development in exchange for increased design amenities. Standards can be either mandatory standards or recommended guidelines.

Community design standards should address all types of land uses allowed within the County – residential, office, commercial and industrial uses. Specific standards for each zoning district should be included in the UDO.

Benefits include:

- ▶ Design standards can help soften the visual impacts of new development.
- ▶ Regulations can be tailored to the individual characteristics of the community.

Limitations include:

- ▶ Heightened regulations add a layer of complexity and cost to the development review process.
- ▶ Additional requirements can increase the cost of development.

Another key component in protecting community character and aesthetics is to provide for cluster development options. Cluster development standards allow for adjustments in the location and/or type of dwelling units and/or non-residential lots/units on a site. The technique is used to preserve environmentally sensitive areas, agricultural lands and upland sites for recreation / open space or to eliminate the need to develop portions of sites that, owing to wetlands, tree cover, or other factors, would more appropriately remain undeveloped. When applying cluster development standards:

- ▶ Reserve a combination of environmentally sensitive areas and upland sites to provide usable, consolidated open space;
- ▶ Density/intensity bonuses may be provided to encourage clustering;
- ▶ Clustering may be mandatory or voluntary; and
- ▶ Balance of property must be reserved for specified uses, as approved by County.

Benefits include:

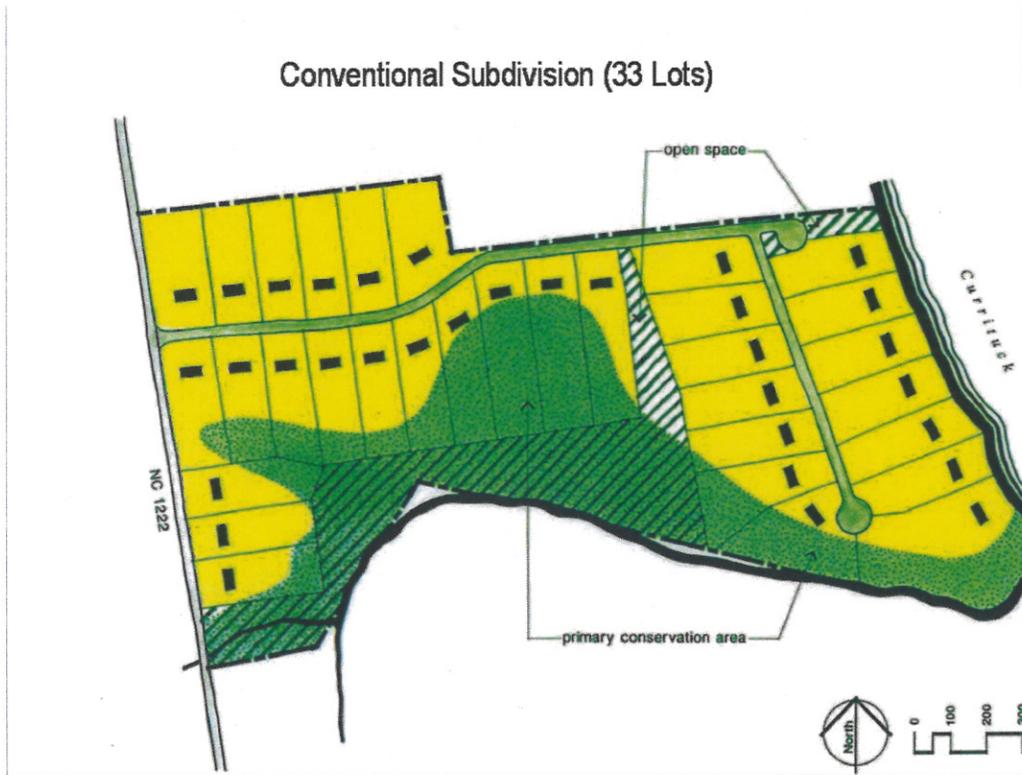
- ▶ Allows for flexibility in design to protect natural resource areas.
- ▶ Can result in preservation of substantial amounts of open space while not reducing densities.
- ▶ Construction and infrastructure costs are reduced.

Limitations include:

- ▶ If not well-designed and developed, cluster development can result in fragmented open space that makes agricultural uses difficult.
- ▶ Requires higher level of review to determine appropriate and feasible development layouts.
- ▶ Clustering is not often a popular option with developers.
- ▶ Long-term management of common open space may become problematic for homeowners.

# Pender County Comprehensive Land Use Plan

**Figure II-1 Conventional vs. Conservation Subdivision**  
from "Conservation Design for Subdivisions" by Randall G. Arendt



# Pender County Comprehensive Land Use Plan

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## Community Design and Appearance Goal 3B.1

Provide for thoroughfare buffer overlay districts as a means to provide for undisturbed vegetated and/or natural buffers along both sides of existing and planned controlled access or limited access highways.

**Policy 3B.1.1** Revise area and bulk regulations enabling flexible design standards and improved streetscape appearances.

**Policy 3B.1.2** Require existing significant vegetation (mature hardwood tree species) to remain undisturbed, where possible and encourage development to incorporate significant tree preservation.

## Community Design and Appearance Goal 3B.2

Improve community appearance by using cluster development options to preserve roadside views and open space.

**Policy 3B.2.1** Incorporate cluster development standards in the Unified Development Ordinance.

**Policy 3B.2.2** Consider providing incentives to encourage use of the cluster development option to preserve environmentally sensitive areas and upland sites as open space to protect community character.

## Community Design and Appearance Goal 3B.3

Increased code enforcement staff.

**Policy 3B.3.1** Increasing code enforcement staff and legal staff to support increased enforcement efforts and follow-up action.

# Pender County Comprehensive Land Use Plan

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## Issue 4: Small Area Plans

Pender County has experienced significant population growth over the past 30 years. Census data indicate that the County's population grew 85% between 1980 and 2000. Projections are that the County will grow another 33% by the year 2010 bringing the population of the County from 28,855 persons in 1990 to an estimated 54,764 by 2010 – a 90% growth rate. The NC State Data Center projects population growth for Pender County at 96.1% from 2000 to 2030 (see Appendix B Graph B-1)

Population growth has not been evenly spread across the county. Although the majority of the County's population in 2000 Census still lived in rural areas, the percent of the population living in urban areas grew from 8% to 18% between 1990 and 2000.

### **Coastal Pender**

Coastal Pender including the towns of Topsail Beach and Surf City and the unincorporated areas of Hampstead and Scotts Hill has experienced the highest population growth rates.

### **Rocky Point**

Another area experiencing rapid development is the Rocky Point area located near the intersections of I-40, US 117 and NC 210. Rocky Point has not experienced as much population growth but is experiencing significant non-residential growth serving the immediate area and the traveling public along the major highways.

### **US 421 South**

The US 421 corridor is a primary arterial running north-south in the western portion of the County. US 421 South leads into a developed industrial corridor in New Hanover County just over the county line to the south. In an effort to capture economic development in this expanding industrial area, Pender County has made plans to expand water and sewer services to serve industrial growth.

### **Why Small Area Plans?**

Small Area Plans are meant to supplement the larger context of the Comprehensive Land Use Plan. A Small Area Plan is appropriate for a specific area of the community that has special attributes to be protected, e.g., rural character, historic significance, downtown business district, or an area that is experiencing more significant growth pressures than the community at large. The edges or boundaries of Small Area Plans are not "hard" in that future land uses recommended at area boundary may also be appropriate for areas immediately adjacent to or just outside the Small Area Plan boundary.

#### **Benefits of Small Area Plans:**

- Infill development can strengthen traditional neighborhoods and already developed areas that are experiencing more rapid growth.

# Pender County Comprehensive Land Use Plan

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- Infill development is less expensive to service than development in fringe areas because of established infrastructure (roads, water, sewer, etc.) and more compact development patterns.
- Infill helps create diversity of housing types and mixed-use activity centers.
- Infill helps reduce urban sprawl.

## **Limitations of Small Area Plans:**

- Current market forces and financing systems favor development on vacant land over infill development.
- Infill can require significant public funding if infrastructure upgrades are needed.
- Affected neighbors can be vocal opponents of infill development.

In particular, the three Small Area Plans are intended to:

- address the unique character and issues and rapidly changing conditions within each area
- provide a more focused opportunity for residents to get involved in planning for their community
- address more specific issues relevant to each area in terms of growth and land use goals
- encourage and enable appropriate future growth within the boundaries of each area
- provide focus on the need for capital facilities investments that support land use policies for these areas

# Pender County Comprehensive Land Use Plan

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## 4A. Coastal Pender Small Area Plan

### Coastal Pender Goal 4A.1

The primary goal of the Coastal Pender Small Area Plan is to direct higher density residential and mixed use growth toward the Scotts Hill area, closer to the New Hanover/ Wilmington metro area. Development can be expected to continue in the Hampstead community but growth is to be focused more towards the southeastern edge of the Coastal Pender area. Coordinating future growth with the adjacent local governments of Surf City to the north and New Hanover County to the south and east are of prime importance.

Large scale developments should expect to be supported by public utilities and closely evaluated through coordinated development plan review. Commercial, office and mixed used infill, re-development of existing sites and development of new sites are expected to continue as market forces permit along the US Highway 17 corridor in Hampstead.

New land use proposals and approvals should closely consider the status of future transportation projects such as the US Highway 17 / Hampstead Bypass. Development should be encouraged and/or required to protect and support the integrity of historical and cultural sites within the area.

**Policy 4A.1.1** Direct and encourage future high density residential and mixed use planned development toward the Scotts Hill area. Growth in this area should be supported by public utilities in order to achieve higher densities and more compact development. Larger tracts of land should be required to submit master plans that indicate how development will be coordinated both on site and with existing or future development on adjacent properties.

**Policy 4A.1.2** The preference is for larger-scale developments that plan for and provide public utilities that serve on a regional basis or that can be expanded to serve a regional purpose. Individual on-site well and septic systems and small package plants that provide water or sewer service on a small scale should not be permitted.

**Policy 4A.1.3** Establish flexible development regulations which encourage a variety of mixed use infill and re-development along the US Highway 17 corridor.

**Policy 4A.1.4** Incorporate transportation recommendations from the Coastal Pender Collector Street Plan into the UDO including recommendations for improved roadway interconnectivity and shared driveways.

# Pender County Comprehensive Land Use Plan

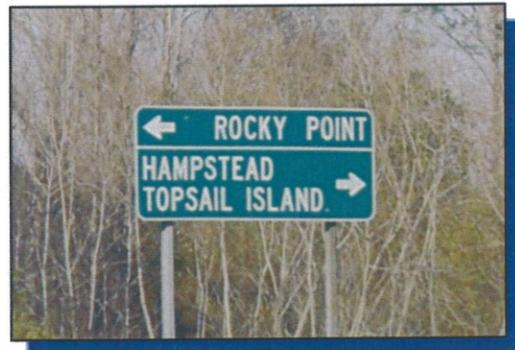
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**Policy 4A.1.5** The US 17 / Hampstead Bypass project has not yet designated a “corridor” in which a specific alignment will be designed and built. The process to designate a corridor should encourage maximum participation in gathering public input on selecting the final corridor and public support to fully fund the project. When the corridor is selected, revise the Coastal Pender Small Area Plan to reflect the proposed corridor and if necessary revise future land uses to the most appropriate category, depending on the final location of the corridor. Regulations should also be revised reflecting all legislative authority to protect the corridor from future development plans and to encourage approval of development proposals which are in harmony with the bypass project. Furthermore, adopt regulations that offer development incentives to projects that assist with right of way dedications or construction of portions of the bypass, as appropriate.

**Policy 4A.1.6** Special historical/cultural features present in the Coastal Pender Small Area Plan include Poplar Grove Plantation, Browntown School, Topsail Battery Earthworks, and Sloop Point post office, among others. Incorporate UDO regulations that enable future development projects that are adjacent to or near these sites to assist in their preservation and/or restoration. Encourage original “industries” such as seafood markets within the Hampstead area to continue as viable business and community icons.

## 4B. Rocky Point Small Area Plan

The focus of the Rocky Point Small Area Plan is the anticipated commercial development near the intersections of Interstate 40 / NC 117 and NC 210, the additional sewer capacity becoming available from the Cape Fear Public Utility Authority, and the future of the NCDOT ‘rail banked’ corridor from Wallace to Castle Hayne.



Other important issues within this small area include new and infill development along the US 117 Highway corridor. New large scale developments need to be compatible with existing development. A future regional park is being planned for the area behind Heidi Trask High School and other recently approved projects are planned within the area.

# Pender County Comprehensive Land Use Plan

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## Rocky Point Goal 4B.1

The primary goal of the Rocky Point Small Area Plan is to accommodate higher density mixed use growth in and around the I-40 / US 117 and NC 210 intersections. Coordinating future growth with already planned projects within the area will be of prime importance. Large scale developments should expect to be supported by public utilities and closely evaluated through coordinated development plan review. Commercial, office and mixed used infill is expected to occur along the major highway corridors, particularly close to major intersections.

**Policy 4B.1.1** Encourage and enable commercial and employment-related development to occur near the intersection of Interstate 40/US 117/NC 210 and along the US 117 corridor toward New Hanover County when additional sewer and water capacity is available.

**Policy 4B.1.2** Focus higher density residential and other mixed use development toward existing County facilities such as Heidi Trask High School and other developing areas being served by public water and sewer.

**Policy 4B.1.3** Encourage and support the re-establishment of rail-based freight and new passenger rail service along the 'rail-banked' Wallace to Castle Hayne railroad corridor. New development proposals should be carefully planned to either support this future service or not hinder future development of the railroad corridor.

**Policy 4B.1.4** New development within the small area should be compatible with existing residential uses.

**Policy 4B.1.5** Adopt new regulations which enable large scale residential developments to offset impacts to the County's capital facilities and to participate in future capital facilities construction.

# Pender County Comprehensive Land Use Plan

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## 4C. US 421 South Corridor Small Area Plan

The focus of the US 421 South Corridor Small Area Plan is the development of the Pender County Commerce Park and adjacent properties for major economic development projects that support the creation of new jobs and enable significant non-residential tax base growth. Once County utilities are available to this area, it is anticipated that the US 421 South corridor will receive significant interest in development of all types including market driven high intensity development which should be encouraged. Large scale developments should expect to be supported by public utilities and closely evaluated through appropriately coordinated plans.



The northern portion of the US 421 South corridor should be developed in a manner closely compatible with existing development where public utilities are not available. Major intersections within the area are expected to develop appropriately scaled commercial/office/institutional uses that support the local economy and the traveling public and transportation-related market demands.

### US 421 South Corridor Goal 4C.1

The primary goal of the US 421 South Corridor Small Area Plan is the development of the Pender County Commerce Park and adjacent properties for major economic development projects that support the creation of new jobs and enable significant non-residential tax base growth.

**Policy 4C.1.1** Encourage and support economic development projects of industrial, commercial and other employment-related construction in Pender Commerce Park and other properties in the vicinity.

**Policy 4C.1.2** Focus other large scale residential and mixed use development closer to the New Hanover County line and smaller residential and other site development toward the northern end of the Corridor.

**Policy 4C.1.3** Support the development of commercial/office/institutional land uses at major intersections along the US 421 South to serve the local economy and the traveling public and transportation-related market demands

**Policy 4C.1.4** New residential development within the area should be compatible with existing residential uses.

# Pender County Comprehensive Land Use Plan

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**Policy 4C.1.5** Adopt new regulations which enable large scale residential developments to offset impacts to the County's capital facilities and to participate in future capital facilities construction.

# Pender County Comprehensive Land Use Plan

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# Pender County Comprehensive Land Use Plan

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## Issue 5: Housing and Community Development

### Topic A: Low and Moderate Income Families and Neighborhoods



*\* Photo courtesy of Wilmington Metropolitan Planning Organization (wmpo.org)*

The housing and community development markets do not always address the needs of all residents, especially the needs of low and moderate income residents. In Pender County, there is a lack of workforce housing. Workforce housing is housing that is both affordable and available to essential workers such as teachers, nurses, firefighters, police officers, and retail clerks. In addition, the variety of housing options was identified as an issue that needs to be addressed.

Lack of sewer and lack of maintenance of on-site wastewater treatment facilities are a special concern in lower income portions of a community. Another concern is the age and appearance of manufactured housing (mobile homes) that are often the only cost appropriate choice for lower income households.

Low and moderate income residents and neighborhoods can be assisted by upgrading roads, water and sewer services and other community services and facilities as well as assisting in financing improvements to individual homes. The Federal Government provides funding through the Department of Housing and Urban Development (HUD) to assist local governments in funding improvements to low and moderate income communities and families. Pender County lacks staff to apply for and administer these grants but these services can be procured using specialized consulting services to oversee the programs.

# Pender County Comprehensive Land Use Plan

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## Housing and Community Development Goal 5A.1

Ensure that low and moderate income families and communities are adequately served by public facilities and that dwelling units in these communities meet acceptable housing standards.

**Policy 5A.1.1** Pender County shall seek to accommodate the development and appropriate placement of a variety of housing types, including site built homes, apartments, townhouses, garage apartments, accessory living units, and manufactured homes.

**Policy 5A.1.2** Provide resources to seek funding through the HUD Small Cities grant program to upgrade community services in low and moderate income communities.

**Policy 5A.1.3** Ensure that opportunities to improve substandard housing are available to low and moderate income homeowners and owners of rental housing serving low and moderate income families.

**Policy 5A.1.4** Apply for all appropriate Community Development Block Grant opportunities for housing and infrastructure project.

**Policy 5A.1.5** Provide incentives such as density bonuses to developers that offer established affordable/workforce housing programs through community land trusts such as the Cape Fear Housing Community Land Trust.

# Pender County Comprehensive Land Use Plan

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## Issue 6: Natural Resource, Historic, and Cultural Preservation

As communities develop, natural, historic and cultural resources can be damaged or eliminated through the development of private property. These resources often are quality of life resources which add to the community's character. Protection, maintenance and enhancement of these scarce resources are a legitimate function of local government as part of the government's role in protecting the public welfare and providing for the common good. The first step is to identify these resources and then to take steps to ensure that they are maintained or enhanced through acquisition, investment or regulation.

### Topic A: Natural Resources

Water quality, natural vegetation and areas of environmental importance can be adversely impacted by development patterns and practices. For instance, water quality can be affected by stormwater runoff from new developments and the canopy of natural vegetation can be affected by clearing needed to install septic tank drainage fields.

#### Natural Resources Protection Goal 6A.1

Ensure that natural resources are maintained or enhanced as development occurs.

**Policy 6A.1.1** Identify and maintain a database of significant natural resources such as floodplains, wetlands, areas of environmental concerns (AECs) and significant tree canopies.

**Policy 6A.1.2** Consider regulations that restrict or limit development in flood hazard areas, wetlands, and other identified hazardous or natural resource areas.

**Policy 6A.1.3** Require use of conservation subdivision and low impact development techniques to preserve natural resources on new development sites.

**Policy 6A.1.4** Consider establishing staff resources to manage and strengthen stormwater quality standards in addition to state minimum standards.

**Policy 6A.1.5** Adopt regulations that provide enhanced protection of groundwater resources where needed as appropriate.

# Pender County Comprehensive Land Use Plan

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## Topic B: Historic and Cultural Resources

Historic, cultural, or architecturally significant properties are often in private ownership and are subject to being eliminated as development occurs. It is necessary first to

### Historic and Cultural Resources Protection Goal 6B.1

Ensure that historic and cultural resources are maintained or enhanced as development occurs.

identify these properties and then apply appropriate designation for protection. Local designation as a historic landmark provides the property owner with tax benefits, but also allows a local historic landmarks commission to delay demolition of the landmark. Designation as a National Register Historic Landmark does not provide tax benefits or local control but does bring attention to valuable resources that need to be protected.

**Policy 6B.1.1** Coordinate with other county departments and historic preservation organizations to identify and map historic, cultural or architecturally significant properties in Pender County.

**Policy 6B.1.2** Designate historic, cultural or architecturally significant properties through National Register or local historic programs.

**Policy 6B.1.3** Consider prioritizing historic, cultural or architecturally significant properties for public acquisition / protection.



*Poplar Grove Plantation*

# Pender County Comprehensive Land Use Plan

## Issue 7: Parks, Recreation, Open Space and Waterway Access

### Topic A: Parks and Recreation Facilities and Services

As a community grows, informal open spaces, recreation areas and waterway access areas may be developed and then no longer be available for public use. In addition, the community will often demand passive as well as active recreation and open space areas.

Recognizing the need for parks and open spaces, the Board of Commissioners adopted the Pender County Recreation and Open Space Plan in 1998. The Plan identified 11 public school sites and 17 park locations available for recreation activities. The Plan identified on-going citizen involvement, formation of public-private partnerships, and the need to balance park improvements within the County as key to the Plan's successful implementation. Despite limited funding and staff resources to implement the 1998 Plan, the County has been able to provide considerable recreation activities through the Parks and Recreation Community Partnership Program.

The County plans to develop a new long range parks and recreation plan that will go further towards ensuring adequate recreation, open space and waterway access for County residents and visitors. Eleven potential new park and boat access locations have been identified as shown on the Future Public Facilities Map.

#### **Parks, Recreation, Open Space and Waterway Access Goal 7A.1**

Ensure adequate, appropriately located parks, recreation and open spaces to serve the needs of Pender County residents and visitors.

**Policy 7A.1.1** Prepare a new, updated Comprehensive Parks and Recreation Master Plan.

**Policy 7A.1.2** Ensure that the updated plan adequately reflects current and future recreation needs. Adopt implementation measures to acquire and develop parks, recreation areas and open spaces.

**Policy 7A.1.3** Coordinate with Pender County Board of Education and partner with civic groups to co-locate parks and recreation sites on or adjacent to school property as appropriate.

# Pender County Comprehensive Land Use Plan

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## **Topic B: Dedication of land or payments in lieu of dedication for parks and open space.**

The State allows counties to require new subdivisions to set aside or “dedicate” a certain proportion of a subdivision development for open space and recreation. Many local governments require a “*fee in lieu of land dedication*”. In this process, fees paid by a developer are deposited into a special fund set up by County specifically for the provision of parks, open space, and recreation. Monies available for park development are commensurate with the level of demand created by new development. This process is particularly good for a small subdivision which would not yield sufficient open space for public use. This process ensures that small subdivisions, not just larger ones, provide for their fair share of open space needs of area residents.

### **Parks, Recreation, Open Space and Waterway Access Goal 7B.1**

Increase the amount of land available and the funding for parks, recreation and open spaces to serve Pender County residents and visitors.

**Policy 7B.1.1** Adopt regulations requiring construction of appropriate recreational amenities for large residential developments and provide a “fee in lieu of” option to enable the enhancement of amenities of nearby park facilities.

**Policy 7B.1.2** Encourage the use of conservation subdivision development to preserve open amenities within new development.

**Policy 7B.1.3** If practical, require development plans to arrange open space/amenities adjacent to other open space areas, county parks and recreation facilities, or state, federal, or other protected lands.

**Policy 7B.1.4** If adjacency is not possible, require development plans to enable pedestrian and wildlife corridor connections to nearby open spaces.

**Policy 7B.1.5** Ensure that park and recreation set asides include usable upland open space.

**Policy 7B.1.6** Ensure UDO regulations include clearly defined open space standards, which include reasonable and quantifiable areas of open space to be provided outside of wetlands, stormwater ponds, and clustered or community sewage disposal areas.

## **Topic C: Water Access Facilities.**

Currently, no public boat ramps are available in unincorporated Pender County to access the sound and the Intracoastal Waterway.

7A

# Pender County Comprehensive Land Use Plan

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## **Parks, Recreation, Open Space and Waterway Access Goal 7C.1**

Increase the number of public boat ramps available within unincorporated Pender County.

**Policy 7.C.1.1** Pender County will encourage not only the State of North Carolina, but also area local governments to diligently pursue the acquisition and development of waterfront properties for public use, particularly regarding boating access.

**Policy 7C.1.2** Work with the NC Wildlife Resources Commission (WRC) Boating Infrastructure Program to identify and acquire land for public boat ramps and ancillary parking facilities to public trust waters.

**Policy 7C.1.3** Consider co-location of other appropriate recreational amenities at future boat ramps.

## **Topic D: Public Access Management.**

The County recognizes the need to ensure access points to valuable natural resource and areas for all citizens and visitors. These areas can be utilized and preserved for recreational, educational, economic, and social factors to improve the overall quality of life in the County.

## **Public Access Management Goal 7D.1**

Pender County will support expansion of public access locations based on CAMA Site Classification Standards, through public and private actions as a high priority.

**Policy 7.D.1.1** – Investigate use of property currently owned by public agencies for access sites

**Policy 7.D.1.2** - When publicly owned property is suitable for development of an access site, the county will seek financial assistance for making required improvements, using the value of the property to satisfy local match requirements.

**Policy 7.D.1.3** - Encourage property owners to dedicate sites for public access.

# Pender County Comprehensive Land Use Plan

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**Policy 7.D.1.4** - Work cooperatively with Pender County's barrier island communities and the state to locate and develop access sites.

**Policy 7.D.1.5** - Encourage municipalities within the County to develop community access sites where appropriate.

**Policy 7.D.1.6** – Design and operate all facilities in a manner that minimizes any negative impacts on water quality and that minimizes any conflicts with other natural resources and surrounding land uses and where feasible, providing for universal accessibility.

**Policy 7.D.1.7** - Encourage developers of residential projects to provide neighborhood public access sites for the residents of the area where opportunities are present.

# Pender County Comprehensive Land Use Plan

## Issue 8: Agricultural Preservation

As communities develop, prime agricultural land is often the most sought-after land for development. Loss of this land to development could affect the community's character, make agricultural products less accessible, and where land is developed in an agricultural area, could result in land use disputes between those who depend on working lands for their living and those who move into new developments.

### Agricultural Preservation Goal 8A.1

Ensure that those who depend upon working lands for their living are able to continue working the land.

**Policy 8A.1.1** Develop an agricultural preservation program to help farmers preserve large tracts of prime agricultural land from premature development and to ensure that farming remains a viable part of the local economy. This could range from a Voluntary Agriculture District program to more restrictive zoning regulations.

**Policy 8A.1.2** Consider consequences of traditional development practices which are not compatible with agricultural operations and the extension of utility infrastructure into identified prime agricultural areas.

**Policy 8A.1.3** Establish and/or expand local farmers' markets that support local farmers by marketing products to local consumers.

**Policy 8A.1.4** Encourage agri-tourism business and on-site sale of agricultural products and related services.

**Policy 8A.1.5** Encourage alternative energy development as a viable land use and standards, as necessary, to ensure minimal impact on surrounding land uses.

**Policy 8A.1.6** Identify and preserve agricultural and open space areas that provide an appropriate buffer between non-compatible uses.

**Policy 8A.1.7** Provide resources to help develop, promote, and support alternative farming methods in identified prime agricultural areas.

**Policy 8A.1.8** Support NC Cooperative Extension efforts in development of alternative crops including promoting new farm crops, developing alternate farming methods, making effective use of farmlands; encouraging local restaurants to utilize local crops, and supporting farmers' markets and heritage tourism.

# Pender County Comprehensive Land Use Plan

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# Pender County Comprehensive Land Use Plan

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## Issue 9: Hazard Mitigation

Natural Hazards, such as flooding, can pose a significant risk to life and property. The potential impact of these hazards can be mitigated by identifying areas subject to hazards and ensuring that people do not build in harm's way. Several areas of Pender County have high risk threats from flood, wind, and wildfire. The county has recently experienced damage from these hazards.

Pender County operates four primary emergency shelters. These are located at Malpass Corner Elementary School, Burgaw Middle School, Cape Fear Middle School, and Topsail Middle School (this facility became Topsail Elementary School in August 2009).

### Hazard Mitigation Goal 9A.1

Ensure that the effects of natural hazards on people and property are mitigated by coordinating hazard mitigation planning with other elements of the Comprehensive Land Use Plan.

**Policy 9A.1.1** Incorporate implementation measures from the Pender County Hazard Mitigation Plan into relevant Pender County plans, programs and regulations.

**Policy 9A.1.2** Discourage the extension of public water and sewer that would significantly increase new development in flood hazard areas.

**Policy 9A.1.3** Within the UDO, revise standards to encourage arrangement of lots to avoid flood prone areas.

**Policy 9A.1.4** Consistently use updated FEMA Flood Insurance Rate Maps (FIRMs) when reviewing proposed new development to discourage development within or near flood prone areas.

**Policy 9A.1.5** Ensure that the County's Disaster Damage Assessment Teams are properly trained to inspect and collect data on flood and wind damaged structures and that data inventories are readily available.

**Policy 9A.1.6** Continue to participate in the Community Rating System (CRS) program to reduce flood insurance premiums for property owners.

# Pender County Comprehensive Land Use Plan

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**Policy 9A.1.7** Use GIS and building permit records to inventory structures located within 100-year floodplain and to identify repetitive flood loss properties. Pursue grant funding to assist in elevation or acquisition of repetitive loss properties.

**Policy 9A.1.8** Provide alternative power and heat sources for secondary as well as primary emergency shelter locations.

**Policy 9A.1.9** Establish a program to maintain continuity of government operations during emergencies by setting up alternative office locations.

**Policy 9A.1.10** Using GIS, identify series of interconnecting secondary roads that could be used as alternate evacuation routes.

**Policy 9A.1.11** Place flood protection and other hazard education materials in all branches of the public library system.

**Policy 9A.1.12** Continue program of visiting sites to advise property owners about problems associated with drainage, erosion and flooding.

**Policy 9A.1.13** Coordinate with NC Forestry officials to identify wildfire hazard areas and adopt "Firewise" development and building standards in wildfire prone areas.

# Pender County Comprehensive Land Use Plan

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## Issue 10: Economic Development

Communities depend on a mix of residential and non-residential development in order to keep residential tax rates affordable. In addition, economic development can provide nearby jobs for community residents, and provided the jobs pay well, economic development can provide good wages for residents.

### Economic Development Goal 10A.1

Promote economic development which meets the needs of the County for expanding the non-residential tax base and providing well-paying jobs

**Policy 10A.1.1** Continue participation in regional economic development organizations, such as Wilmington Industrial Development (WID), Committee of 100, Southeast Regional EDC, etc.

**Policy 10A.1.2** Commit County resources to improve and expand efforts to retain and recruit industries. Place emphasis on re-use of vacant buildings, recruitment of clean industries, and creation of jobs. (Clean industries are generally defined as sustainable businesses that participate in environmentally-friendly activities to ensure that all processes, products, and manufacturing activities adequately address environmental concerns.)

**Policy 10A.1.3** Provide water and sewer infrastructure on a priority basis to locations suitable for industrial and business development.

**Policy 10A.1.4** Support agricultural extension efforts to support existing farming operations and to expand agri-business opportunities.

**Policy 10A.1.5** Encourage and support legislative efforts to address adverse effects of large-scale livestock farms, such as odor and potential groundwater pollution from waste lagoons.

**Policy 10A.1.6** New and expanding industries and businesses shall be encouraged to 1) diversify the local economy, 2) train and utilize a more highly skilled labor force and 3) increase per capita income.

**Policy 10A.1.7** Protect, enhance and encourage a high quality of life, including the conservation and management of natural and man-made resources, as an effective component of an economic development and diversification strategy.

# Pender County Comprehensive Land Use Plan

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**Policy 10A.1.8** The County shall seek to foster a travel and tourism (including ecotourism) industry that is compatible with a high quality of life—as a means to facilitate diversification in the local economy.

**Policy 10A.1.9** Promote coordination of economic development resources among various local institutional agencies and seek regional cooperation and interaction among areas with shared economic interests.

**Policy 10A.1.10** Support on-going efforts to retain and enhance private as well as commercial passenger air service at Wallace Airport / Henderson Field.

**Policy 10A.1.11** Support maritime-related industries by exploring opportunities to make commercial fishing more profitable and viable.

**Policy 10A.1.12** Cultivate relationships with universities, community colleges, local schools, non-profits, and the NC Employment Security Commission to underwrite job training programs.\

**Policy 10A.1.13** Support apprenticeship programs to improve the link between educational and vocational opportunities. Seek industry / business support for apprenticeship programs.

# Pender County Comprehensive Land Use Plan

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## Issue 11: Procedure for Amendments to the Comprehensive Plan

The Comprehensive Land Use Plan serves as the adopted guide for public policy makers concerning the use of land. The Plan considers not only appropriate land use classifications and locations but also the provision of public services to support the preferred land use pattern.

The Plan will also be used by the public as a guide in making the largest investment decision they will ever make, their home. Therefore, any changes to the Plan should be subjected to the same public scrutiny that was used to develop the adopted Plan. In addition, no decisions affecting land use, such as a rezoning, should be made if those decisions would be against or in violation of Plan principles. If circumstances arise that would justify a change to the Plan, the proposed revision should be evaluated carefully before making the decision to amend the Plan.

The County can use the Comprehensive Plan most effectively if:

- ▶ The plan is reviewed and updated on a regular basis;
- ▶ The plan and implementing ordinances (unified development ordinance, capital improvements program) are consistent with each other; and
- ▶ The plan is used consistently as a guide in making land use decisions such that the community as a whole has more confidence in the plan.

The Plan should be used by the Planning Board and the Board of Commissioners on a regular basis as a guide when rendering decisions on land use issues. Local officials, public agencies, land owners, developers, and citizens should consult the plan and be able to rely on decision-making to consistently follow the plan.

The Comprehensive Plan is not meant to be static. The planning process must recognize that situations change, that growth demands may not follow the anticipated pattern, and that one or more approved zoning changes may negate or impact implementation of parts of the Plan.

### Plan Amendments Goal 11A.1

Ensure that the process for plan amendments allows for public participation.

**Policy 11A.1.1** Maintain the Comprehensive Plan and Policies Committee as an advisory group on proposed amendments to the Comprehensive Plan including amendments to small area plan components. The Committee should consider all proposed amendments and provide a recommendation to the Planning Board regarding the approval or denial of each proposed amendment.

# Pender County Comprehensive Land Use Plan

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**Policy 11A.1.2** Ensure that the public has the opportunity to be informed of and participate in the process to amend the Comprehensive Plan. Provide adequate public notice and information for the public to understand the proposed changes and adequate opportunity for the public to express opinions about the proposed revision.

**Policy 11A.1.3** Ensure that land use decisions are made in accordance with the Comprehensive Land Use Plan by denying proposals which would violate the plan. If such a proposal merits consideration because of changed conditions, an amendment to the Plan should be considered prior to considering the proposal.

**Policy 11A.1.4** A request to amend either the written text and/or the maps within the Plan shall follow the same process as a text or map amendment as described in the Unified Development Ordinance.

**Policy 11A.1.5** Maintain a database of all proposed plan amendments tracking information on applicant, description of amendment, and action taken.

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# Pender County Comprehensive Land Use Plan

## Appendix D: CAMA Planning Requirements

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### Introduction

As this Plan was being developed, Pender County staff worked with staff from the Division of Coastal Management to incorporate CAMA Land Use Planning requirements within. The inclusion of these items enables this Plan to serve as the County's required CAMA Land Use Plan, eliminating the need for a separate long range land use plan for the County. The matrix of required items and their location within this Plan is located in the beginning of the document, subsequent to the List of Acronyms and Abbreviations.

### Projections of Future Land Needs

Between 1990 and 2010, Pender and Brunswick were the fastest growing counties in the Cape Fear Region. Pender's growth during this period was 55%. The total population for Pender County in the 2010 Census was 52, 217. Population forecasts place Pender County's population at 80,558 in 2030, a 65% increase totaling 28,341 new residents from the 2010 Census. An analysis of the 13 individual census tracts within the County determined the total number of residents living in the unincorporated areas of Pender County to be 47,530.

The individual census tracts were analyzed to calculate the total population, number of households, and acres allotted to each land use classification in the unincorporated areas of the County. In order to determine the 2030 projected population for each land use classification, an increase of 65% was applied to be consistent with the projected growth rate of the County from 2010 to 2030. This increase was not applied to the Conservation and Industrial classifications as no additional residential uses are permitted within these.

Using an average multiplier of 2.22 persons per household among the 13 census tracts, the amount of acres needed to accommodate the 2030 projected population within each classification was then calculated based on the number of dwelling units or minimum lot sizes allowed, as referenced in Table D-4.

Table D.1 shows the estimate of land needed for planned future land uses and development. The estimate is based upon the projected population growth and related increases in households between 2010 and 2030 as well as the housing units per acre and minimum lot size estimated within each of the future land use classifications.

# Pender County Comprehensive Land Use Plan

2010 - 2030 Projected Population Increase	28,341						
2010 - 2030 Projected Household Increase (2.22 persons/household)	28,882						
Classifications	Conservation	Rural Growth	Suburban Growth	Mixed Use	Office/Institutional/Commercial	Industrial	Incorporated or other Areas
Population	198	10,001	13,747	16,764	332	83	8,405
Households	99	4,706	6,026	8,065	144	45	4,589
Projected Population Adjustment (+ 65%)	198	16,502	22,683	27,661	548	83	13,868
Acres Needed	198	7,433	3,518	1,557	716	83	N/A
Acres Allocated to Classification	143,264.11	233,548.32	97,383.11	36,567.60	1,573.48	10,281.62	N/A

The projected population increase between 2010 and 2030 is 28,341 while the increase in households is estimated at 28,882, using an average household size of 2.22 persons. The County is able to meet the acres needed for future development with its existing acreage, land use, and development patterns.

Due to the vast amount of rural land within Pender County and the general low density single-family development pattern, the land area allocated to each land use classification significantly exceeds the acreage needed to support anticipated population growth. The Suburban Growth and Mixed Use classifications are the only classifications that support multi-family development; other classifications require a range of 15,000 square feet to 1 acre per dwelling unit. In addition, thousands of acres within the County are reserved or otherwise limited to development through conservation, timber, farming or other extraction activities, or environmental features.

## Allocations of Land to Land Use Classifications

The CAMA planning guidelines require an analysis of the amount of land allocated to each of the land use classifications shown on the future land use map and a comparison with the land needs analysis shown in the previous section. Table D.2 shows that the total land allocated to each classification is consistent with the projected need.

Land Classification	Total Acres Allocated	% of Total	Projected Need
Conservation	143,264.11	25.96%	198
Rural Growth	233,548.32	42.33%	7,433
Suburban Growth	97,383.11	17.65%	3,518
Mixed Use	36,567.60	6.63%	1,557
Office/Institutional/Commercial	1,573.48	0.29%	716
Industrial	10,281.62	1.86%	83
Incorporated Areas	27,208.99	4.93%	N/A
Right-of-Way and Water	1,937.47	0.35%	N/A
Total	551,764.70	100%	13,505

# Pender County Comprehensive Land Use Plan

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## Environmental Composite and Land Suitability Mapping

The Composite Map of Environmental Conditions classifies Pender County into 3 classes of areas that can be developed based on environmental conditions. Each class is defined below:

- Class 1 – land containing only minimal hazards and limitations that may be addressed by commonly accepted land planning and development practices;
- Class 2 – land containing development hazards and limitations that may be addressed by methods such as restrictions on types of land uses; special site planning; or the provision of public services; and
- Class 3 – land containing serious hazards for development or lands where the impact of development may cause serious damage to the functions of natural systems.

A significant percentage of the County (509,047 acres) is designated as Class 3 due to large portions of the County within Holly Shelter Gameland, Angola Bay Gameland, other conservation areas, hydric soils, coastal wetlands and jurisdictional wetlands. Class 2 makes up 3.6% (18,991 acres) and is generally located within Special Flood Hazard Areas and Areas of Environmental Concern. The remaining .2% (992 acres) is within a Class 1 and represents the highest suitable land for development. These areas are located along the major highway corridors where transportation is most efficient. In addition, water and wastewater infrastructure is either in place or planned within these areas, further increasing suitability for development.

The Land Suitability Analysis is a process for identifying land in the county that is most suitable for development. However, the analysis is not intended to exclude any land or site from development. It is intended to provide information to local decision-makers on land that may have fewer environmental and regulatory restrictions, land where services can be provided at lower cost, or land that is most attractive given its proximity to existing development or to the waterfront areas.

The Composite Map of Environmental Conditions is located on page D-11 while the Land Suitability Analysis is located on page D-12 of this section.

# Pender County Comprehensive Land Use Plan

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## Policy Impact Analysis

Each policy within this plan was cross-referenced with the five Land Use Management topics required within a CAMA Land Use Plan to determine the extent of the policy's impact on each respective topic. The evaluation of each policy results in a determination of a positive, negative, neutral, neutral-positive, or neutral-negative impact on each management topic, as defined in below:

**Positive** – Implementation of the policy will more than likely have an immediate or long-range positive impact on the Management Topic goals. The policy could foster the attainment of other goals.

**Negative** – Implementation of the policy will more than likely have an immediate or long-range negative impact on the Management Topic goals. The policy could conflict with the attainment of other goals.

**Neutral** – Implementation of the policy will more than likely not have any impact on the Management Topic goals. The policy will probably not affect the attainment of other goals.

**Neutral-Positive** – Implementation of the policy could range from no impact to an immediate or long-range positive impact on the Management Topic goals. The policy may have no effect on the attainment of other goals or the policy could foster the attainment of other goals if actions are coordinated or expanded.

**Neutral-Negative** – Implementation of the policy could range from no impact to an immediate or long-range negative impact on the Management Topic goals. The policy may not affect the attainment of other goals if carried-out with other policies or goals in mind, or the policy could conflict with the attainment of other goals if carried-out without mitigation or management activities.

Among all the policies within this Plan analyzed, none were determined to have a negative or neutral-negative impact on any of the management topics. A complete summary of the Policy Impact Analysis is displayed in Table D-3 below.

# Pender County Comprehensive Land Use Plan

Management Topics	Land Use Compatibility	Infrastructure	Public Access	Water Quality	Natural Hazards
	<i>Reduction in Habitat Loss and Fragmentation Related to Impacts of Land Use and Development Reduction of Water Resource and Water Quality Degradation</i>	<i>Water, Sewer and Other Key Community Facilities and Services Being Available in Required Locations at Adequate Capacities to Support Planned Community Growth and Development Patterns</i>	<i>More Planned Access Locations Upgrades to Existing Access Locations</i>	<i>Land Use and Development Criteria and Measures that Abate Impacts that Degrade Water Quality</i>	<i>Land Uses and Development Patterns that Reduce Vulnerability to Natural Hazards Land Uses and Development Patterns that Take Into Account the Existing and Planned Capacity of Evacuation Infrastructure</i>
<b>LUP Policies</b>					
1A.1.1	Positive	Positive	Neutral	Positive	Positive
1A.1.2	Positive	Positive	Neutral	Positive	Positive
1A.1.3	Positive	Neutral	Neutral	Neutral	Positive
1A.1.4	Positive	Neutral-Positive	Neutral	Positive	Positive
1A.1.5	Neutral-Positive	Neutral	Neutral	Neutral-Positive	Neutral-Positive
1A.1.6	Neutral	Neutral	Neutral	Neutral	Neutral
1B.1.1	Neutral	Neutral	Neutral	Neutral	Neutral
1B.1.2	Neutral	Neutral	Neutral	Neutral	Neutral
1B.1.3	Neutral	Neutral	Neutral	Neutral	Neutral
2A.1.1	Neutral	Positive	Neutral	Neutral	Neutral-Positive
2A.1.2	Neutral	Positive	Neutral	Neutral	Neutral-Positive
2A.1.3	Neutral	Positive	Neutral	Neutral	Neutral-Positive
2A.1.4	Neutral	Positive	Neutral	Neutral	Neutral-Positive
2A.1.5	Neutral	Positive	Neutral	Neutral	Neutral-Positive
2B.1.1	Neutral	Positive	Neutral	Neutral	Neutral
2B.1.2	Neutral	Positive	Neutral	Neutral	Neutral
2B.1.3	Neutral	Positive	Neutral	Neutral	Neutral
2B.1.4	Neutral	Positive	Neutral	Neutral	Neutral-Positive
2B.1.5	Neutral	Positive	Neutral	Neutral	Neutral
2B.1.6	Neutral	Positive	Neutral	Neutral	Neutral
2B.1.7	Neutral	Positive	Neutral	Neutral	Neutral
2B.1.8	Neutral	Neutral	Neutral	Neutral	Neutral
2B.1.9	Neutral	Positive	Neutral	Neutral	Neutral
2B.1.10	Neutral	Positive	Neutral	Neutral	Neutral
2B.1.11	Neutral	Positive	Neutral	Neutral	Neutral
2B.1.12	Neutral	Neutral	Neutral	Neutral	Neutral

# Pender County Comprehensive Land Use Plan

Management Topics	Land Use Compatibility	Infrastructure	Public Access	Water Quality	Natural Hazards
2C.1.1	Neutral	Positive	Neutral	Neutral	Neutral
2C.1.2	Neutral	Positive	Neutral	Neutral	Neutral
2C.1.3	Neutral	Positive	Neutral	Neutral	Neutral
2C.1.4	Neutral	Neutral	Neutral	Neutral	Neutral
2C.1.5	Neutral	Neutral	Neutral	Neutral	Neutral
2D.2.1	Neutral	Positive	Neutral	Neutral	Neutral
2D.2.2	Neutral	Neutral	Neutral	Neutral	Neutral
2E.1.1	Neutral	Neutral	Neutral	Neutral	Neutral
2E.1.2	Neutral	Neutral	Neutral	Neutral	Neutral
2F.1.1	Neutral	Neutral	Neutral	Neutral	Neutral
2F.1.2	Neutral	Neutral	Neutral	Neutral	Neutral
2F.1.3	Neutral	Neutral	Neutral	Neutral	Neutral
2F.1.4	Neutral	Positive	Neutral	Neutral	Neutral
2G.1.1	Positive	Neutral	Neutral	Positive	Neutral
2G.1.2	Positive	Neutral	Neutral	Positive	Positive
2G.1.3	Positive	Neutral	Neutral	Positive	Positive
2G.1.4	Positive	Neutral	Neutral	Positive	Positive
2G.1.5	Positive	Neutral	Neutral	Positive	Positive
3A.1.1	Positive	Positive	Neutral	Positive	Positive
3A.1.2	Positive	Positive	Neutral	Positive	Positive
3A.1.3	Neutral	Neutral	Neutral	Neutral	Neutral
3A.1.4	Neutral	Neutral	Neutral	Neutral	Neutral
3B.1.1	Neutral	Neutral	Neutral	Neutral	Neutral
3B.1.2	Positive	Neutral	Neutral	Neutral	Neutral
3C.1.1	Positive	Positive	Neutral	Positive	Positive
3C.1.2	Positive	Positive	Neutral	Positive	Positive
3D.1.1	Neutral	Neutral	Neutral	Neutral	Neutral
4A.1.1	Neutral	Positive	Neutral	Neutral	Positive
4A.1.2	Neutral	Positive	Neutral	Neutral	Positive
4A.1.3	Neutral	Neutral	Neutral	Neutral	Neutral

# Pender County Comprehensive Land Use Plan

Management Topics	Land Use Compatibility	Infrastructure	Public Access	Water Quality	Natural Hazards
4A.1.4	Neutral	Neutral	Neutral	Neutral	Neutral
4A.1.5	Neutral	Positive	Neutral	Neutral	Neutral
4A.1.6	Neutral	Neutral	Neutral	Neutral	Neutral
4B.1.1	Neutral	Positive	Neutral	Neutral	Positive
4B.1.2	Neutral	Positive	Neutral	Neutral	Positive
4B.1.3	Neutral	Neutral	Neutral	Neutral	Positive
4B.1.4	Positive	Neutral	Neutral	Neutral	Neutral
4B.1.5	Neutral	Neutral	Neutral	Neutral	Neutral
4C.1.1	Neutral	Neutral	Neutral	Neutral	Neutral
4C.1.2	Neutral	Positive	Neutral	Neutral	Positive
4C.1.3	Neutral	Neutral	Neutral	Neutral	Neutral
4C.1.4	Positive	Neutral	Neutral	Neutral	Neutral
4C.1.5	Neutral	Neutral	Neutral	Neutral	Neutral
5A.1.1	Neutral	Neutral	Neutral	Neutral	Neutral
5A.1.2	Neutral	Neutral	Neutral	Neutral	Neutral
5A.1.3	Neutral	Neutral	Neutral	Neutral	Neutral
5A.1.4	Neutral	Neutral	Neutral	Neutral	Neutral
5A.1.5	Neutral	Neutral	Neutral	Neutral	Neutral
6A.1.1	Neutral-Positive	Neutral-Positive	Neutral-Positive	Neutral-Positive	Neutral-Positive
6A.1.2	Positive	Neutral	Neutral	Positive	Positive
6A.1.3	Positive	Positive	Neutral	Positive	Positive
6A.1.4	Positive	Neutral	Neutral	Positive	Neutral
6A.1.5	Positive	Neutral	Neutral	Positive	Neutral
6B.1.1	Neutral	Neutral	Neutral	Neutral	Neutral
6B.1.2	Neutral	Neutral	Neutral	Neutral	Neutral
6B.1.3	Neutral	Neutral	Neutral	Neutral	Neutral
7A.1.1	Neutral	Neutral	Neutral-Positive	Neutral	Neutral
7A.1.2	Neutral	Neutral	Neutral-Positive	Neutral	Neutral
7A.1.3	Neutral	Neutral-Positive	Neutral-Positive	Neutral	Neutral
7B.1.1	Neutral	Neutral	Positive	Neutral	Neutral
7B.1.2	Positive	Neutral	Neutral-Positive	Neutral-Positive	Neutral
7B.1.3	Positive	Neutral	Neutral-Positive	Neutral-Positive	Neutral-Positive

# Pender County Comprehensive Land Use Plan

Management Topics	Land Use Compatibility	Infrastructure	Public Access	Water Quality	Natural Hazards
7B.1.4	Positive	Neutral	Neutral-Positive	Neutral-Positive	Neutral-Positive
7B.1.5	Neutral	Neutral	Neutral	Neutral	Neutral
7B.1.6	Neutral	Neutral	Neutral	Neutral	Neutral
7C.1.1	Neutral	Neutral	Positive	Neutral	Neutral
7C.1.2	Positive	Positive	Positive	Positive	Positive
7D.1.1	Neutral	Neutral	Positive	Neutral	Neutral
7D.1.2	Neutral	Neutral	Positive	Neutral	Neutral
7D.1.3	Neutral	Neutral	Positive	Neutral	Neutral
7D.1.4	Positive	Positive	Positive	Neutral	Positive
7D.1.5	Neutral	Neutral-Positive	Positive	Neutral	Neutral
7D.1.6	Positive	Neutral	Positive	Positive	Neutral-Positive
7D.1.7	Neutral	Neutral-Positive	Positive	Neutral	Neutral-Positive
8A.1.1	Positive	Neutral	Neutral	Neutral-Positive	Neutral
8A.1.2	Positive	Positive	Neutral	Neutral	Neutral
8A.1.3	Neutral	Neutral	Neutral	Neutral	Neutral
8A.1.4	Neutral	Neutral	Neutral	Neutral	Neutral
8A.1.5	Positive	Positive	Neutral	Neutral	Neutral
8A.1.6	Positive	Neutral	Neutral	Positive	Neutral-Positive
8A.1.7	Neutral	Neutral	Neutral	Neutral	Neutral
8A.1.8	Neutral	Neutral	Neutral	Neutral	Neutral
9A.1.1	Positive	Neutral	Neutral	Positive	Positive
9A.1.2	Neutral-Positive	Positive	Neutral	Positive	Positive
9A.1.3	Positive	Neutral	Neutral	Positive	Positive
9A.1.4	Positive	Neutral	Neutral	Positive	Positive
9A.1.5	Neutral	Neutral	Neutral	Neutral	Positive
9A.1.6	Neutral	Neutral	Neutral	Neutral	Neutral-Positive
9A.1.7	Neutral	Neutral	Neutral	Neutral	Neutral-Positive
9A.1.8	Neutral	Neutral	Neutral	Neutral	Neutral
9A.1.9	Neutral	Neutral	Neutral	Neutral	Positive
9A.1.10	Neutral	Positive	Neutral	Neutral	Positive
9A.1.11	Neutral	Neutral	Neutral	Neutral	Neutral
9A.1.12	Neutral	Neutral	Neutral	Neutral	Neutral
9A.1.13	Positive	Neutral	Neutral	Neutral	Positive
10A.1.1	Neutral	Neutral	Neutral	Neutral	Neutral

# Pender County Comprehensive Land Use Plan

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Management Topics	Land Use Compatibility	Infrastructure	Public Access	Water Quality	Natural Hazards
10A.1.2	Neutral	Neutral	Neutral	Neutral	Neutral
10A.1.3	Neutral	Positive	Neutral	Neutral	Neutral
10A.1.4	Neutral	Neutral	Neutral	Neutral	Neutral
10A.1.5	Positive	Neutral	Neutral	Positive	Neutral
10A.1.6	Neutral	Neutral	Neutral	Neutral	Neutral
10A.1.7	Positive	Neutral	Neutral	Positive	Neutral
10A.1.8	Neutral	Neutral	Neutral	Neutral	Neutral
10A.1.9	Neutral	Neutral	Neutral	Neutral	Neutral
10A.1.10	Neutral	Neutral	Neutral	Neutral	Neutral
10A.1.11	Neutral	Neutral	Neutral	Neutral	Neutral
10A.1.12	Neutral	Neutral	Neutral	Neutral	Neutral
10A.1.13	Neutral	Neutral	Neutral	Neutral	Neutral
11A.1.1	Neutral	Neutral	Neutral	Neutral	Neutral
11A.1.2	Neutral	Neutral	Neutral	Neutral	Neutral
11A.1.3	Neutral	Neutral	Neutral	Neutral	Neutral
11A.1.4	Neutral	Neutral	Neutral	Neutral	Neutral
11A.1.5	Neutral	Neutral	Neutral	Neutral	Neutral

# Pender County Comprehensive Land Use Plan

## Future Land Use Designations

Section 3 of the Plan contains detailed descriptions of the Future Land Use Classifications as well as the predominant and supporting land uses encouraged within each classification. The chart located in Table D-4 provides supporting data, including acreage within each classification area, compatible corresponding zoning districts, permitted uses allowed, minimum lot size/units per acre, residential structure types allowed, maximum structure height, and percent of lot footprint within setback area.

Classification Area	Total Acres in Classification Area	Compatible Corresponding Zoning Districts	Permitted uses Allowed	Minimum Lot Size/Units per acre	Residential Structure Types Allowed	Maximum Structure Height	Percent of Lot Footprint Within Setback Area
Conservation	158,696.64 Acres	Environmental Conservation	Open Space and water dependent uses	1 Acre	No residential uses allowed	N/A	N/A
<b>TOTAL Conservation</b>	<b>158,696.64 Acres</b>						
Rural Growth	236,095.60 Acres	Rural Agricultural, Manufactured Home	Low density residential, agricultural, very limited office, institutional and commercial	1 acre	Single family	35'	40% of minimum lot size
Suburban Growth	97,878.57 Acres	Residential Performance, Residential Mixed, General Business	Medium to high density residential, limited office, institutional and commercial	15,000 SF	Single family	35'	39-49% of minimum lot size
Mixed Use	36,912.33 Acres	Planned Development	High density residential, high impact office, institutional and commercial	8 dwelling units/acre	Single and multi-family	40'	Dependent upon approved setbacks at Master Plan stage
<b>TOTAL Residential</b>	<b>370,886.5 Acres</b>						
Mixed Use	36,912.33 Acres	Planned Development	High density residential, high impact office, institutional and commercial	8 dwelling units/acre	Single and multi-family	40'	Dependent upon approved setbacks at Master Plan stage
Office/Institutional/Commercial	1,573.47 Acres	Office and Institutional, General Business, Planned Development	Small to large scale commercial, office and institutional, higher density residential	15,000 SF	Apartment/condominium over commercial/office	40'	39% of minimum lot size
<b>TOTAL Non-Residential</b>	<b>38,485.8 Acres</b>						
Industrial	10,339.79 Acres	Industrial Transition, General Industrial	Major industrial, wholesale, office and institutional, limited commercial	1 Acre	No residential uses allowed	50'	57.5% - 58.6% of minimum lot size
<b>Total Industrial</b>	<b>10,339.79 Acres</b>						

\*Acreage totals in this table include rights-of-way and water features and therefore differ from the totals in Tables D-1 and D-2.

# Pender County Comprehensive Land Use Plan

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Page Reserved for Land Suitability Map

# Pender County Comprehensive Land Use Plan

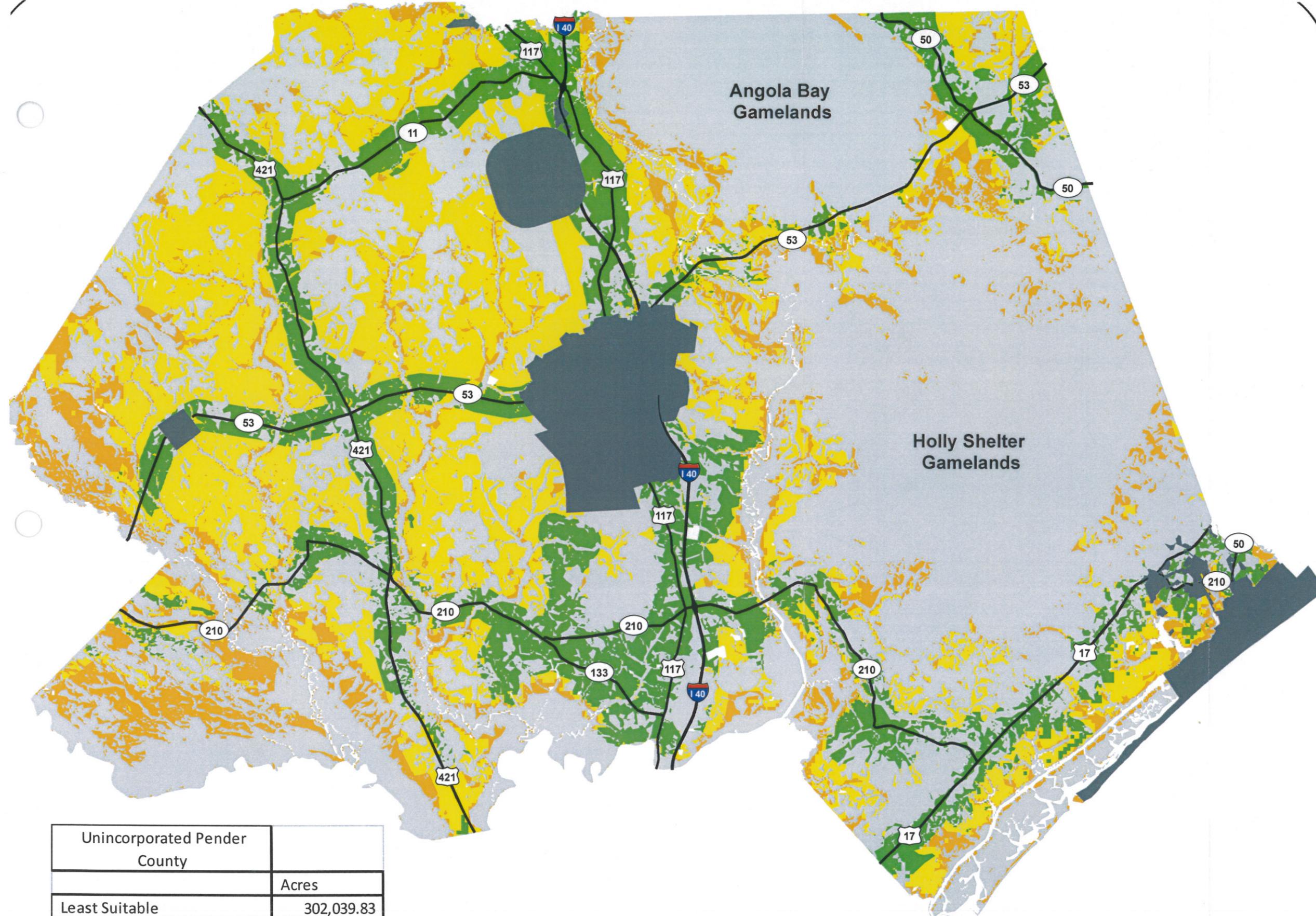
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Page Reserved for Composite Map of Environmental Conditions



# 2010 Comprehensive Land Use Plan

## Land Suitability Analysis Map



**Legend**

- Municipal Jurisdictions
- Major Highways

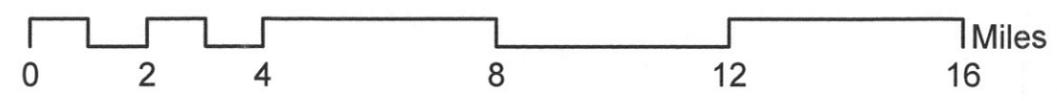
**Land Suitability Analysis**

- Least Suitable
- Low Suitability
- Moderate Suitability
- High Suitability

1 inch = 16,500 feet



Unincorporated Pender County	
	Acres
Least Suitable	302,039.83
Low Suitability	41,881.40
Moderate Suitability	110,520.43
High Suitability	71,292.06





2010 Comprehensive  
Land Use Plan

Environmental  
Composite  
Map

**Legend**

-  Municipal Jurisdictions
-  Major Highways

**Environmental Composite**

-  1
-  2
-  3

1 inch = 16,500 feet



Environmental Composite	
Unincorporated Pender County	
	Acres
Class 1	991.81
Class 2	18,991.25
Class 3	509,046.98

