

# Pender County Planning and Community Development

## Planning Division

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## AGENDA

**Pender County Planning Board  
Tuesday, February 4, 2014 7:00 p.m.  
Pender County Public Meeting Room  
805 S. Walker Street, Burgaw, North Carolina**

**Call to Order:** Chairman Williams

**Roll Call:** Chairman Williams

Pender County Planning Board Members:

Williams: \_\_\_ McClammy: \_\_\_ Baker: \_\_\_ Boney: \_\_\_ Edens: \_\_\_ Marshburn \_\_\_ Nalee: \_\_\_

**1. Adoption of the Agenda:**

**2. Adoption of the Minutes: (January 7, 2014)**

**3. Public Comment:**

**4. FOCUS:**

Mr. Al Sharp, Project Director, will provide the Board an update as to the progress of the HUD Sustainable Communities Grant (FOCUS).

*\*(Public Hearings Open)\**

**5. Adoption of the Maple Hill Small Area Plan:**

The Pender County Planning Board will hold a public hearing for the adoption of the Maple Hill Small Area Plan.

**6. Master Development Plan:**

OPV Development, LLC, applicant and owner, is requesting the approval of a Master Development Plan for a 2-phased Mixed Use Subdivision. The request consists of developing 95-98 single family residential units and commercial square footage to be located on approximately ±45.87 acres. The proposed project is located on the north side of Country Club Drive (SR 1565) approximately one (1) mile from the intersection of US Highway 17 and Country Club Drive; north of Captain Beam Boulevard and west of Emerald Ridge Drive in Hampstead. The property is zoned PD, Planned Development Zoning District and may be identified by Pender County PIN(s) 4203-14-3306-0000; 4203-05-8711-0000.

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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.

**7. Zoning Text Amendment:**

Pender County, applicant, is requesting an amendment to the Pender County Unified Development Ordinance. The request consists of creating an Appendix E titled Conditional Rezoning Districts; as well as administrative updates to references throughout the document associated with Conditional Zoning Districts.

*\*(Public Hearings Closed)\**

**8. Discussion Items:**

**a. Planning Staff Items:**

- i. Collector Street Plan update for revised WMPO boundary

**b. Planning Board Members Items:**

**9. Next Meeting:** March 4, 2014

**10. Adjournment:**

## **PLANNING STAFF REPORT**

### **Maple Hill Small Area Plan**

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**Hearing Date:** Planning Board – February 4, 2014  
Board of County Commissioners – February 18, 2014

**Proposal:** The request is to hold a public hearing and adopt the Maple Hill Small Area Plan, recently completed by the Pender County Planning Board, Planning Staff, the Small Area Plan Steering Committee, citizens and stakeholders of the Maple Hill community.

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**Background:** A Small Area Plan is a document where a group of individuals analyzes, evaluates, reviews the constraints and opportunities, and develops goals and policies beyond the 2010 Pender County Comprehensive Plan within a specified geographic area. The primary purpose of the Small Area Plan is to develop a vision and subsequent actions for implementation that will realize the needs and uniqueness of a specific community.

On January 7, 2013, the Board of Commissioners authorized Planning Staff to move forward with the development of a Small Area Plan for the Maple Hill community. A public kickoff meeting was held on January 26, 2013; the plan was developed over the following 12 months through various community and stakeholder meetings.

On December 9, 2013 the Pender County Board of Commissioners opened a 30 day public comment period for the completed draft plan. The public comment period was closed on January 10, 2014.

A critical component to the Small Area Plan are the goals which will assist the community, planning staff, elected and appointed officials, and community stakeholders. Also included within the Maple Hill Small Area Plan are the Neighborhood Goals and Implementation Steps which are a comprehensive summary of the goals and implementation steps for the community to accomplish the desired outcome. Both documents are included with this report.

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#### **Executive Summary:**

Envision the future of the Maple Hill community; a community that is safe, clean and attractive, offers quality housing, improved infrastructure, ample recreational and open space opportunities, with convenient access to public transit, shopping, services and jobs. These desired qualities are the vision of the Maple Hill Community.

Maple Hill is an unincorporated community located on the northeastern side of Pender County, North Carolina and is the northeastern gateway into Pender County. As one of the oldest and most remote areas in the County, Maple Hill has managed to retain its rural, agricultural nature. The continued growth and vitality of this community is important to the community residents, as well as to Pender County.

The Maple Hill Small Area Plan is intended to help Pender County stakeholders address many of the challenges facing the Maple Hill neighborhood and chart a path to meeting these challenges. To accomplish this, the Plan not only documents existing conditions, but also provides goals and action items to help guide County officials and staff with future policy making, development decisions, and capital infrastructure investments in the Maple Hill community.

The planning effort was spearheaded by the members of the Maple Hill Small Area Steering Committee, who were appointed by the Board of Commissioners. The Committee's stated mission was: to plan, implement, and collaborate on matters related to Maple Hill as a potential growth area. Specifically:

1. Concentrate commercial zoning in the Hwy 53 section of the community;

2. Improve existing infrastructure, proper drainage, and transportation;
3. Strengthen a partnership with local government officials by meeting regularly with County Commissioners; and
4. Showcase the area's unique natural resources, cultural arts, and community sportsmanship.

This Plan is divided into eight major sections; Section I, has provided an introduction to the Plan, the planning process, and the reasoning behind the development of the Plan. Section II sets the stage for the Plan by providing the history and context of the Maple Hill neighborhood. Section III, Plan Development and Community Outreach, documents the efforts that went in to the creation of this Plan and the outreach that was conducted to engage neighborhood residents in the planning process. Section IV provides evaluations of the existing conditions of the neighborhood and documents the current situation of the neighborhood, focusing on the following seven topics:

1. Land Use;
2. Economic Development;
3. Housing,
4. Transportation;
5. Services and Utilities;
6. Parks and Recreation; and
7. Community Heritage and Sense of Place

Section V—Neighborhood Assets and Issues—summarizes the major assets of the Maple Hill community, as well as the most significant challenges the neighborhood faces. Sections VI, VII and VIII then look to the future—identifying the goals designed to meet the identified challenges (Section VI) and outlining the specific action steps that will be taken to accomplish these goals (Section VII).

Finally in order to achieve the neighborhood vision established at the beginning of the planning process, Maple Hill residents and County Planning Staff identified 18 goals necessary to address the neighborhood's most pressing issues, while simultaneously preserving and enhancing the neighborhood assets and qualities that residents are most proud of. These goals, in turn, then provide the basis for the action items identified in Section VII of this Plan.

The Maple Hill Small Area Plan is intended for use as a policy document to provide additional guidance to supplement the Pender County Comprehensive Land Use when the County receives future requests for development approval within the Maple Hill Community.

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**Evaluation:** As outlined in the 2010 Pender County Comprehensive Plan; 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 following goals and policies within the 2010 Pender County Comprehensive Land Use Plan may be relevant to the goals develop within Maple Hill Small Area Plan:

- **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.1.5:** 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 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 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 5A.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 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 10A.1.4:** Support agricultural extension efforts to support existing farming operations and to expand agri-business opportunities.

**Staff Recommendation:** Staff respectfully recommends approval of the Maple Hill Small Area Plan as described in the staff report and attachments.

**Planning Board**

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

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

Williams: \_\_\_ McClammy: \_\_\_ Boney: \_\_\_ Baker: \_\_\_ Edens: \_\_\_ Marshburn: \_\_\_ Nalee: \_\_\_



# Maple Hill Small Area Plan

Pender County Department of Planning and  
Community Development

February 18, 2014

**DRAFT**



# **Maple Hill Small Area Plan**

Adopted February 18, 2014 by the Pender County Board of Commissioners

## **Acknowledgements**

### **Pender County Board of Commissioners**

J. David Williams – Chairman  
Fred McCoy – Vice Chairman  
George R. Brown  
Jimmy T. Tate  
Chester Ward

### **Pender County Planning Board**

Hiram Williams – Chairman  
Theo McClammy – Vice Chairman  
Walter Baker  
Malcolm Boney  
Sonya Edens  
William “Bill” Marshburn  
Elaine Nalee

### **County Manager**

Dr. Mickey N. Duvall

### **County Attorney**

Carl “Trey” Thurman III

### **Maple Hill Small Area Plan Steering Committee**

Erica Bannerman  
Gerald James Sr.  
Perry James  
Ava Lane  
DeMarrio Lee  
Sherri Lee  
Natiera Lofton  
Cindy Moore  
Shirley Sharpless  
Sandy Shepard  
\* Malcolm Boney – Planning Board Delegate  
\* William Marshburn – Planning Board Delegate  
\* Chester Ward – Board of Commissioners Delegate

### **Pender County Department of Planning and Community Development**

Kyle Breuer, Planning Director  
Ashley Frank, Senior Planner  
Ed McCarthy, Planner II  
Dorothy Ariail, Planner II  
Megan O’Hare, Planner I

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## Section I. Introduction

Maple Hill is an unincorporated community located on the northeastern side of Pender County, North Carolina. Generally, the community is bounded by Duplin County, North Carolina to the north, the Angola Bay Game Lands to the west, the Holly Shelter Game Lands to the South and the southwestern portion of Onslow County, North Carolina, to the east, with a portion of the Maple Hill neighborhood extending into Onslow County.

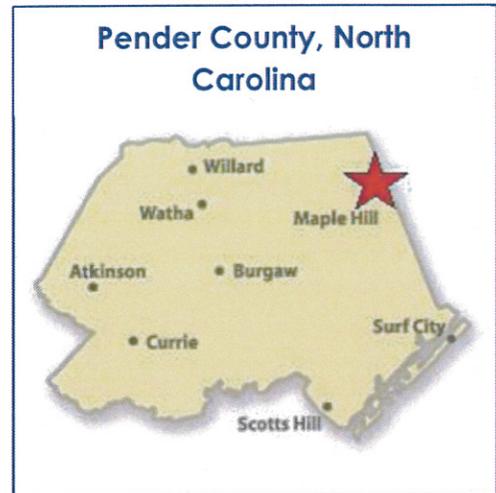
Like many areas in Pender County, the Maple Hill neighborhood is largely defined by its rural character, but it is the community's strong emphasis on family, faith, and heritage that sets it apart. There are a few commercial establishments in the community, including three grocery stores, Maple Hill Medical Services, an auto repair center and a Scotchman gas station. However, the area is predominantly low density, single family homes, surrounded by agricultural lands and natural areas.

In recent years, the Maple Hill community has experienced a fair amount of disinvestment, due not only to tough economic conditions but to local environmental and geographical challenges as well, especially compared to other areas of Pender County. Residents are concerned about a lack of economic opportunities in the area and the deficit of public and private services in close proximity to the neighborhood. The neighborhood is also in need of capital infrastructure improvements as well as recreational opportunities and programming.

### **Purpose of this Small Area Plan**

Given these challenges, County stakeholders, including the Board of Commissioners, recognized that the Maple Hill neighborhood could benefit from a focused planning effort to help the community proactively address issues moving forward. Since County support for Small Area Plans is identified not only in the Comprehensive Land Use Plan, but also in the 2010-2012 Priority Implementation Plan, the Board approved a resolution for the creation of the Maple Hill Small Area Plan in January 2013.

Specifically, The Maple Hill Small Area Plan is intended to help Pender County stakeholders address many of the challenges facing the Maple Hill neighborhood and chart a path to meeting these challenges. To accomplish this, the Plan not only documents existing conditions, but also provides goals and action items to help guide County officials and staff with future policy making, development decisions, and capital infrastructure investments in the Maple Hill community.



Maple Hill is a rural, family-oriented community, empowered by a sense of self-reliance, togetherness and faith.

--Maple Hill Steering Committee



*Materials for a Maple Hill Community Outreach meeting in January, 2013*

## The Planning Process

The key to every plan is a thoughtful public involvement strategy that is integrated into the planning process. Accordingly, this Plan was developed using an inclusive process with a significant amount of local input. Area residents were engaged throughout the planning process and exhibited a great sense of ownership over the goals and implementation strategies outlined in this document. The planning process, including the community outreach that was conducted to create this Plan, is outlined below, and then explained in more detail in Section III.

The planning effort was spearheaded by the members of the Maple Hill Small Area Steering Committee, who were appointed by the Board of Commissioners, after a rigorous application process. The Committee's stated mission was: to plan, implement, and collaborate on matters related to Maple Hill as a potential growth area. Specifically:

- ❖ Concentrate commercial zoning in the Hwy 53 section of the community;
- ❖ Improve existing infrastructure, proper drainage, and transportation;
- ❖ Strengthen a partnership with local government officials by meeting regularly with County Commissioners; and
- ❖ Showcase the area's unique natural resources, cultural arts, and community sportsmanship.

Along with the Mission Statement, the Maple Hill Small Area Steering Committee drafted a Vision Statement to define how the neighborhood functions today and provide a vision of what the neighborhood can be in the decades to come:

*Maple Hill's vision is to celebrate its rural characteristics, togetherness and self-reliance while refining the quality of life for residents. Emphasis will be placed on stimulating economic development by increasing existing commercially-oriented areas and enhancing infrastructures services, producing improvements to residential areas, and continuing infrastructure maintenance and improvements to ensure adequate stormwater runoff control.*

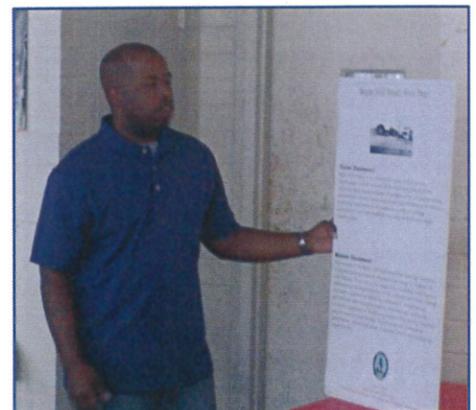
Using this vision as a compass, the Steering Committee, Maple Hill residents, and County stakeholders, created this Plan to help the neighborhood realize this vision and refine the quality of life for residents.

### WHAT IS A SMALL AREA PLAN?

A Small Area Plan (SAP) is a policy document that analyzes, evaluates, reviews the constraints and opportunities, and develops goals and policies beyond the Comprehensive Growth Management Plan within a specified geographic area.

The primary purpose of the SAP is to develop a vision and subsequent actions that will realize the needs and uniqueness of the specific community. This is done with the guidance of the planning staff and on-going input from project stakeholders.

*--Pender County Planning and  
Community Development*



*A member of the Steering Committee reading the Mission Statement and Vision Statement for the Committee*

## Relationship to Other County Plans

This Plan has been developed for a specific, delineated area in northeastern Pender County. It does not replace any of the County's current long range planning documents, but rather serves to augment the goals and policies of these existing plans, while providing more targeted analysis and planning for the Maple Hill community. Brief summaries of Pender County's current planning documents and a discussion of how each one is relevant to the Maple Hill Small Area Plan are provided below.

### ❖ COMPREHENSIVE LAND USE PLAN

The County's Comprehensive Land Use Plan is the main policy source for future land development within Pender County. Objectives of the Plan include: coordinating the planning and extension of infrastructure, accommodating the development of and placement of a variety of housing types, ensuring adequate recreation and opens space opportunities, and mitigating the effects of natural hazards. Future land use classifications and a Future Land Use Map for the County, including the Maple Hill community, are also included in the Plan. The Plan was last adopted in 2010, and is available on the County website.

### ❖ PARKS AND RECREATION MASTER PLAN

Along with the Comprehensive Plan, the County also adopted a Comprehensive Parks and Recreation Master Plan in 2010. While the Plan addresses needs throughout the County, it specifically notes the deficiency of parks and recreational opportunities in Maple Hill and provides specific recommendations for how recreational opportunities, programming, and open space may be improved in and around the Maple Hill area. The goals and policies identified in this Master Plan are included in the goals and action items of this Small Area Plan (Section VI and VII, respectively).

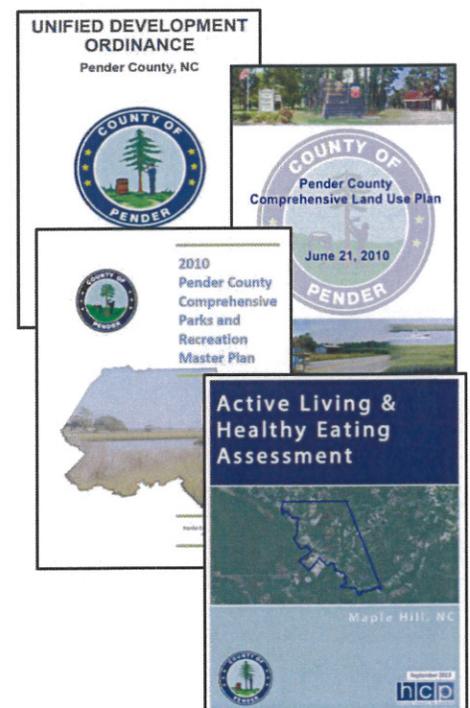
### ❖ ACTIVE EATING AND HEALTHY LIVING ASSESSMENT

In 2013, Pender County received funding assistance from the North Carolina Community Transformation Grant Program (Region 8) to conduct a health assessment of the Maple Hill Community. The Assessment was written by Holland Consultant Planners, and coordinated with the Pender County Planning Staff and the Maple Hill Small Area Steering Committee. The Assessment identifies barriers to accessing healthy foods and active living in the community and identifies opportunities to improve these topic areas in the community. The goals and policies identified in this report are included in the goals and action items of this Plan (Section VI and VII, respectively).

### 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; and
- provide focus on the need for capital facilities investments that support land use policies for these areas.

--Pender County Comprehensive Plan



**Plan Layout**

This Plan is divided into eight major sections. This section, Section I, has provided an introduction to the Plan, the planning process, and the reasoning behind the development of the Plan. Section II sets the stage for the Plan by providing the history and context of the Maple Hill neighborhood. Section III, Plan Development and Community Outreach, documents the efforts that went in to the creation of this Plan and the outreach that was conducted to engage neighborhood residents in the planning process. Section IV provides evaluations of the existing conditions of the neighborhood and documents the current situation of the neighborhood, focusing on the following seven topics:

- ❖ Land Use;
- ❖ Economic Development;
- ❖ Housing,
- ❖ Transportation;
- ❖ Services and Utilities;
- ❖ Parks and Recreation; and
- ❖ Community Heritage and Sense of Place.

Based on the analysis provided in Section IV, Section V—Neighborhood Assets and Issues—summarizes the major assets of the Maple Hill community, as well as the most significant challenges the neighborhood faces. Sections VI, VII and VIII then look to the future—identifying the goals designed to meet the identified challenges (Section VI) and outlining the specific action steps that will be taken to accomplish these goals (Section VII). Finally, a future land use map illustrates how development might be anticipated over the next decade (Section VIII). At the end of the Plan, Appendix A provides full page copies of the maps referenced throughout the document.

<b>Maple Hill Small Area Plan Layout</b>	
<b>Section I:</b>	<b>Introduction</b>
<b>Section II:</b>	<b>History</b>
<b>Section III:</b>	<b>Plan Development and Community Outreach</b>
<b>Section IV:</b>	<b>Existing Conditions</b>
<b>Section V:</b>	<b>Neighborhood Assets and Issues</b>
<b>Section VI:</b>	<b>Neighborhood Goals</b>
<b>Section VII:</b>	<b>Maple Hill Action Plan</b>
<b>Section VIII:</b>	<b>Future Land Use Map</b>

## Section II. History

Maple Hill is said to have received its name from a large grove of Maple trees standing on a hill, which were both uncommon in this typically low-lying area. Located high on that ridge, it was those trees that first served as a landmark for the explorers traveling up the Northeast Cape Fear River in the 1600s, and who eventually first called this place home.

While the Maple Trees are no longer on that ridge, the core values of the people who first settled here remain the same. Built on faith, family, and community, the descendants of these settlers, who still live in the area today, continue to emphasize these principles. Much has changed in Maple Hill over the last 200 years, but over the duration, the residents of this quiet neighborhood have continued to focus on those three founding values.

### Beginning Settlements

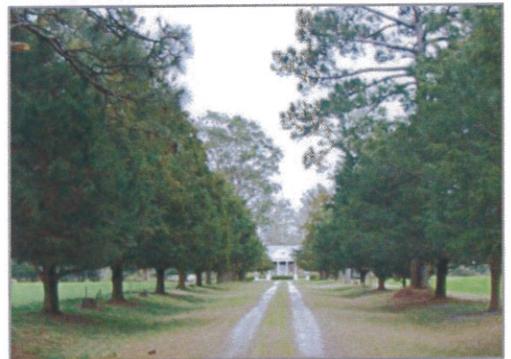
The first recorded settlements began in the Maple Hill area around 1750, preceding the creation of Pender County. At that time, the Maple Hill area was still part of New Hanover County and the earliest settlements in Maple Hill can be found recorded in the New Hanover Register of Deeds. One of the first known and largest settlements in the area was the James Family Settlement known as Sycamore Spring Plantation, located along present day Cypress Road. The James Family played a very instrumental role in the development and evolution of the community. Similar to other present day residents of Maple Hill, the James Family has owned the same tract of land since 1774. The James Family and the slaves that tirelessly worked the fields of the Sycamore Springs Plantation played a large role in the development and settlement of the Maple Hill community. With their hard work, a local economy in Maple Hill originated, and more people began settling in Maple Hill. The new settlers that moved in were also able to successfully farm a variety of crops including tobacco, corn, cotton, sweet potatoes, and wheat, and by the start of the 19<sup>th</sup> century, the local Maple Hill economy was growing and thriving.

### Historical Development

In 1804, the first church in the area was also established and constructed. The church, originally constructed for the Quaker faith, was the first community-cooperative-enterprise undertaken and it was open for any faith to utilize. The church was also used for secular functions, including square dances and Sunday lunches, helping unite the community and providing a focal point for community activities and events.



*The Maple Hill Community -- 2013*



*Sycamore Springs Plantation - 2013.*

The small economy continued to grow, subsisting mostly on farming, until the mid-1800s, when the locals, including Joseph Blossom and Gibson James, two of the area's most successful property owners, opened sawmills and turpentine distilleries along Shaken and Shelter Creek. While this production was successful at diversifying the local economy, traveling to the Wilmington market at that time was limited to land, and the trip was long, limiting the amount of commerce for Maple Hill locals. To decrease travel time, the locals established a boat landing along Holly Shelter Creek, which gave the locals a new, critical way to travel to Wilmington, relatively quickly. By the time Pender County was formed in 1875, the Maple Hill area was flourishing with a variety of local sources for production and an accessible travel way to get their goods to market.

The community faced its first major weather-related setback in 1908, when the area was left devastated from a severe storm and impending floodwaters. Floodwater records were broken throughout the community along Holly Shelter Creek, devastating crops, destroying homes, and making Highway 53, the only travel way into the area at that time, impassable. The Post Office was cut off for five weeks following the storm.

Residents and farmers alike, however, worked across racial boundaries to rebuild the community, and as the years progressed, farming, production, trade and population continued increasing. In the 1920s, the area saw the addition of three Rosenwald schools including the Laurel School in 1921, Lee's Chapel School in 1923, and Maple Hill School in 1926. These schools were part of thousands constructed across the nation for rural communities. Today, however, only the Laurel School and Maple Hill School buildings are still in existence, though neither are operational and both are in need of substantial structural improvements.

### ***Hurricanes and Weather-Related Challenges***

Over the years Maple Hill has continued to face the power and destruction of many significant hurricanes, including Hurricane Hazel in October 1954 and Hurricane Fran in 1996. Both of these storms brought strong winds and rainfall that flooded the rural landscape and destroyed hundreds of homes and businesses in the process. However, the impacts of Hazel and Fran were relatively mild compared to the destruction Maple Hill faced after Hurricane Floyd in 1999. A category 4 hurricane, Floyd swept across southeastern North Carolina, dropping over twenty inches of rain on the region, flooding the entire community. Not only did the rushing water ruin crops, kill livestock, and destroy homes, but the stagnant water became contaminated which created health concerns and illnesses in Maple Hill, and hundreds of homes in the



*The Rochelle House located at NC Highway 50 and Old Maple Hill Road was the location of the local general store.*

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#### **HISTORIC FAMILIES IN MAPLE HILL:**

The end of the Civil War brought a number of new families to Maple Hill, many of them African American. Many of these same families still live in Maple Hill today, including the Rochelles, Laniers, and Holms, Wootens, Watkins, Shepards and Marshburns, Farriors, Picketts, Nixons, Newtons, Batts, Foys, Powers, and others

*--A Brief History of the Maple Hill Community, Mr. Bryant Shepard*

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community were determined to be uninhabitable. The lasting impacts of Hurricane Floyd are still seen today. Since then, the Maple Hill community has struggled to rebuild; but while progress has been slow, the community, as always, has rebounded. With County help, residents have worked together to get the funding needed to make the necessary repairs and improvements and help those who needed it the most.

### ***Modern Day Maple Hill***

Since its founding, Maple Hill has experienced its share of loss; from the loss of the farms, sawmills, and turpentine distilleries that first dotted the rural landscape, to the loss of the celebrated Rosenwald schools, and the property damages suffered after all of the many Hurricanes, the effects and struggles of these losses remain visible to the families that—for decades—have called Maple Hill home.

Maple Hill's story is one of resilience and rebirth. Just as the community worked together in 1908 to rebuild the area's farms and industries, the neighborhood also came together as a community almost a century later to overcome the effects of Hurricane Floyd. That commitment to faith, family and community continues today, evidenced by the yearly family reunions, resilient church spirit, and the yearly Maple Hill Fall Festival and Parade. In the years to come, Maple Hill will no doubt continue to face a number of economic and geographical challenges, but the strong ties and spirit of the neighborhood residents ensure that the community is prepared for the challenge.



*Hurricane Floyd, as seen from space – September, 1999*

## Section III. Plan Development and Community Outreach

The Maple Hill Small Area Plan was drafted over a period of 14 months—a process which included a variety of public participation opportunities. Multiple avenues were available for residents, landowners, and others to become involved and share their enthusiasm and ideas for their community. Specifically, the public participation process included the formation of a Steering Committee, a number of community outreach meetings, and the distribution and analysis of a neighborhood survey. Each of these public participation elements is described in more detail below.



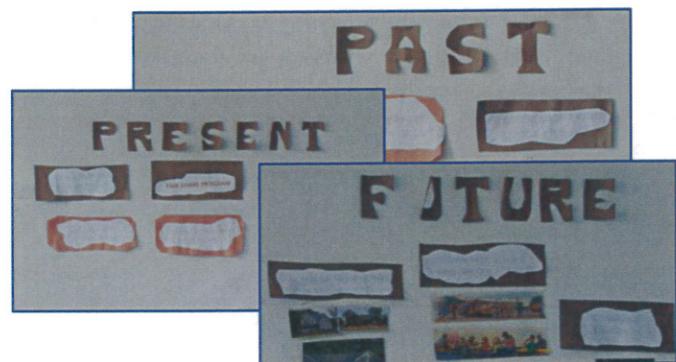
*Members of the Maple Hill neighborhood at a Community Outreach meeting in January, 2013*

### Community Outreach Meetings

County Planning Staff began the planning process for the Maple Hill Small Area Plan by holding a community outreach meeting on January 26, 2013 to introduce the small area planning process to the Maple Hill community. Three other outreach meetings were held throughout the 14-month process: two to collect public input on key neighborhood issues and to discuss plan goals and strategies, and one final meeting, in December 2013 to present and discuss the final plan. These meetings also provided opportunity for members of the study area to review the plan and provide feedback.

### Maple Hill Steering Committee

The Pender County Board of Commissioners appointed ten members of the neighborhood to serve on the Maple Hill Steering Committee, alongside the Planning Staff, to actively engage residents in the Small Area Plan. These members were chosen from a rigorous application process to ensure a broad and diverse Steering Committee. Throughout the process, the Committee played an instrumental role in determining the study area, developing a vision statement, and drafting the goals and policies for the Plan. Along with the scheduled meetings, the Steering Committee also met

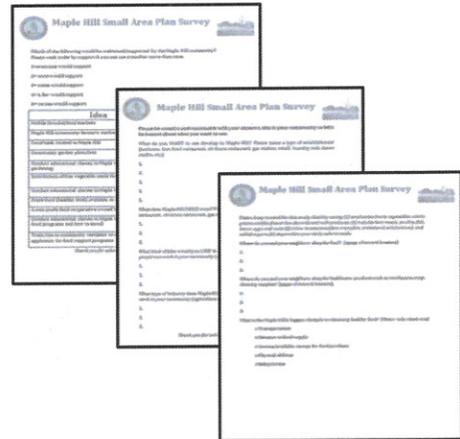


*Public Input from the Maple Hill residents at one of the Public Outreach Meetings*

several times independent of the Planning Staff to discuss relevant planning issues and strategies. The Committee's leadership in the process and knowledge of the Maple Hill community were essential in creating a Plan that was reflective of the area.

### **Maple Hill Small Area Plan Survey**

In addition to the community outreach meetings and formation of a Steering Committee, the County Planning Staff also distributed a survey in order to encourage public participation in the process. The survey included 29 questions and assessed citizens' views on the local economy, land use, housing, services, community pride, and future vision of Maple Hill. In total, 95 surveys were completed by community members. The information and input collected from the surveys were used in conjunction with the ideas and material gathered at the community outreach meetings, to develop the goals and policies outlined later in the Plan.



*Pages from the Neighborhood Survey*

### **Public Review and Comment**

Throughout the process, the County Planning Staff and the Maple Hill Steering Committee members communicated regularly with the County Planning Board and Board of Commissioners, providing opportunities for public input and comment. A final draft of the Plan was made available to the Pender County Planning Board and the Board of Commissioners on December 9, 2013, and Planning Staff held a community meeting in Maple Hill on December 14, 2013 to present the final draft Plan to the community. The Plan was then published and opened for public review and comment through January 24, 2014. After final revisions and edits, the Maple Hill Small Area Plan was submitted to the Pender County Board of Commissioners and was formally adopted by the Board on February 18, 2014.



*Members of the Maple Hill neighborhood at a Community Outreach meeting in January, 2013*

## Section IV. Existing Conditions

### Community Profile

As one of the oldest and most remote areas in the County, Maple Hill has managed to retain its rural, agricultural nature. Economic growth has been slow, and the area remains mostly pastoral, with a number of natural and forested parcels. Houses are modest in size, and there are a number of vacant units scattered throughout the area. Aside from a few single-lot projects, there are no large redevelopment efforts taking place in the area.

### Land Use and Economic Development

Maple Hill’s localized economy is relatively small. Most lots are zoned for agricultural and residential uses, with a few parcels zoned for General Business use. The business parcels tend to be clustered around the intersection of NC Hwy 50 and NC Hwy 53, and non-residential development consists primarily of three convenience stores, Maple Hill Medical Services, and an auto repair center. The majority of land in Maple Hill is zoned Rural Agricultural, and occupied by single family homes and farmland.

Zoning Class	Acreage	Percent
Rural Agricultural	11546.08	84.3%
Environmental Conservation	1326.26	9.7%
Residential Performance	490.53	3.6%
General Industrial	216.19	1.6%
Office and Institutional	76.43	0.6%
General Business	39.53	0.3%
<b>TOTAL:</b>	<b>11,931</b>	<b>100%</b>

The limited economic development is largely attributed to the area’s landscape and environmental features. Situated in the North Carolina Tidewater Region, Maple Hill’s topography consists primarily of low lying, non-riverine flatlands. There is some higher ground, but a significant portion of the study area is located within a Special Flood Hazard Area, in which development is not recommended due to the high possibility that the land will be inundated during a major storm event. While development is not prohibited in identified Flood Hazard Areas, it may be more expensive since homes and businesses must be built above Base Flood Elevation to qualify for flood insurance.

The shallow topography and poorly draining soils in other parts of the study area also present development limitations, as providing underground infrastructure, including sewer and water lines, is simply not possible. The section below explains these factors in more detail.

#### ❖ 100 YEAR FLOOD PLAIN

Moore’s Creek and Holly Shelter Creek are valuable natural assets for the community; however, these two Creeks and their tributaries pose substantial flooding concerns for the residents. Due to the prevalence of these water bodies within the community, a significant portion of the Maple Hill area lies within the 100-Year Floodplain. Most recently, floods of this magnitude occurred in this area in 1984 (Hurricane

#### BASE FLOOD ELEVATION:

Base Flood Elevation is a determination of the water surface elevations of the base flood as published in the Flood Insurance Study. The

BFE is the regulatory requirement for the elevation or floodproofing of structures.

BFEs are shown on Flood Insurance Rate Maps. In Maple Hill, the Special Flood Hazard Area are shown on Map Numbers 3720338400K, 3720338200J, and 3720430200K.

Diana), 1985 (Hurricane Gloria), 1996 (Hurricane Bertha), 1996 (Hurricane Fran), 1998 (Hurricane Bonnie) and 1999 (Hurricane Floyd – which reached 500-year floodplain levels). While mitigation efforts have been made to decrease the impact of future hurricanes, many properties remain highly susceptible to flooding, which could potentially impact future development, as could insurance costs.

#### ❖ **SOILS**

Further compounding flooding concerns are the three most prevalent and some of the most poorly draining soils in the Maple Hill community, which include the Woodington Fine Sandy Loam, Muckalee Loam, and Grifton Loamy Fine Sand. According to the United States Department of Agriculture (USDA), drawbacks to the Woodington Fine Sandy Loam include its poor draining capability and tendency to cave along ditchbanks, both of which can have negative effects on building development. Similarly, the Muckalee Loam floods frequently and is not suitable for cropland, building development, sanitary facilities, or recreational development.

All three soil types are considered by the USDA to have “severe” development limitations for both recreational development (e.g., camp and picnic areas, playgrounds, paths and trails) and Building Site Development (e.g., dwellings, small commercial buildings, roads, and landscaping). Soils are classified as “severe” if soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required. As a result, these soils make new development in Maple Hill more difficult and expensive to build upon.

#### ❖ **PROTECTED SPECIES**

Despite the environmental concerns, however, the Maple Hill community has a varied and unique natural environment, which the residents are quite proud of. The community is home to two plant species of federally endangered status—the Golden Sedge and Cooley’s Meadowrue. Similarly, the nearby Holly Shelter Gameland houses two additional federally endangered species, including the Red-Cockaded Woodpecker and the Rough-Leaf Loosestrife. The community is also home to one of the few native settings of the Venus Flytrap in the entire world. Researchers come from all over to explore and examine these unique species, further highlighting the exceptionality of the community’s vast natural resources.



*The Maple Hill area is known for having poorly draining soils, which can make development difficult and expensive.*



*From top left: Protected species in the Maple Hill community include the Golden Sedge (*Carex Aurea*), the Red-Cockaded Woodpecker (*Picoides Borealis*), Rough-Leaf Loosestrife (*Lysimachia Asperulaefolia*), Venus Flytrap (*Dionaea*)*

### Housing

The Maple Hill neighborhood is primarily residential. The majority of housing units found in the neighborhood are single-family, with some mobile and manufactured homes. In the delineated study area for this Plan, there are 772 people and 265 households, based on data from the 2010 Census. These numbers were generated using the software Pcensus, which allows users to delineate boundaries and gather the data therein. Of note in Maple Hill is the stark difference between the Average Household Income (\$24,888) and Median Household Incomes (\$21,763) in Maple Hill compared to Pender County (\$57,053, and \$45,322, respectively). See Table 2.

	Maple Hill	Pender County
Population	772	55,025
Households	265	20,546
Land Area (Sq. Miles)	18.2	869.8
Average Household Income	\$24,888	\$57,053
Median Household Income	\$21,763	\$45,322
Median Age	44.6	41.6
Population – 60 years or older	22%	20.8%
Population – Male	43.5%	72.3%
High School Diploma, GED or higher education	75%	87%
Over 20 Minutes travel time to Work	77%	68%

Source: 2010 US Census, using Pcensus, which is a software program that identifies demographic information from non-standard geographic boundaries.

The Pender County Housing Needs Assessment conducted in 2012 assessed homes throughout Pender County, which included the evaluation of properties in Maple Hill. Of the 27 housing units evaluated, 13 frame built homes and 12 Manufactured Homes were identified as “Dilapidated”, “Moderately Deteriorated” or “Severely Deteriorated,” indicating a potential need in the community.

### Transportation

Pender County’s Comprehensive Transportation Plan (CTP) is currently in the process of being updated. The CTP is a composite of the existing transportation system and recommendations to ensure public transportation planning and investment is prioritized and given adequate County and regional consideration and planning. Data collected during the CTP process, as well as the resulting recommendations related to the Maple Hill area are discussed below.

#### ❖ ROADWAY SYSTEM ANALYSIS

The Maple Hill study area is largely centered around the NC Hwy 50 and NC Hwy 53 junction in the northeastern part of Pender County. These roads are the major connections to and from the community and are the most heavily traveled in the area, particularly the

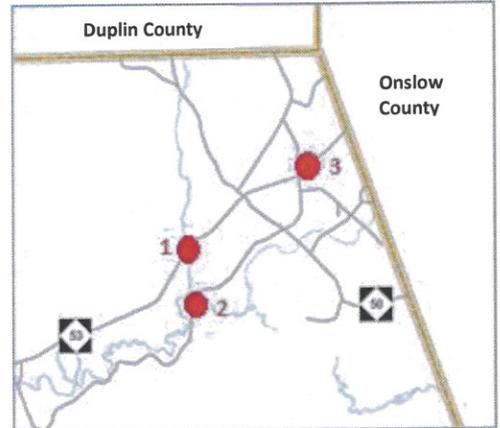
Road Segment	Average Daily Traffic			Capacity
	2011	2012	2040	2011-2040
Hwy 53, south of Hwy 50	3,300	3,500	4,400	16,400
Hwy 53, north of Hwy 50	2,500	2,600	3,400	16,400
Hwy 50, east of Hwy 53	1,700	-	2,700	15,900

NC Hwy 53 segment south of NC Hwy 50 towards Burgaw. This segment is particularly important for residents commuting to Burgaw for work. While

average daily traffic volumes increased last year according to NCDOT, these important segments are not operating anywhere near capacity, meaning additional roadway construction near Maple Hill is not needed at this time.

❖ **BRIDGES**

Three bridges in the study area were found to be “functionally obsolete” through the CTP planning process and therefore have been designated as deficient: (1) the bridge on NC Hwy 53 over Angola’s Creek, (2) the bridge on SR 1520 over Holly Shelter Creek, and (3) the bridge on NC Hwy 53 over Moore’s Creek. “Functionally obsolete” bridges are ones that were built to standards that are not used today and may not have adequate lane widths, shoulder widths, or may be occasionally flooded. The deficient classification for these bridges allows them to qualify for Federal replacement funds should that become necessary in the future.



*Three bridges in the Maple Hill area are designated “functionally obsolete”: (1) over Angola’s Creek, (2) over Holly Shelter Creek, and (3) over Moore’s Creek.*

❖ **BUSES AND SIDEWALKS**

Public transportation in Pender County is a service provided by Cape Fear Transit Authority. Currently, bus routes do not extend to the Maple Hill community and sidewalks and bicycle lanes are nearly nonexistent. The CTP recommends the extension of a bus route from NC Hwy 53 to the Onslow County line, as well as providing a park and ride lot near the County borders. Another CTP recommendation is that the Cape Fear Transit Authority work with Onslow County to coordinate public transportation services to the degree possible.

❖ **PRIVATE TRANSPORTATION SERVICES**

Maple Hill residents also have access to Pender Adult Services, Inc., a private company, licensed by the NC Division of Facility Services Department of Human Resources, which serves any Pender County resident 18 or older. This service operates from 6:00 a.m. 6:30 p.m. taking group shuttles as well as individual transport.

PAS operates a group shuttle, giving rides on two routes for Maple Hill residents. Once a week, PAS also brings residents into Burgaw or Jacksonville to buy groceries and other necessities, and eat lunch in Burgaw. There is a donation arrangement that the residents pay either 0.25 or 0.50 cents to ride the van. PAS reports that the shuttle is utilized by 8-11 Maple Hill residents, all over the age of 70, two days a week. Individual transport is available for medical purposes, but PAS reports that there is a long waiting list for this service at this time.

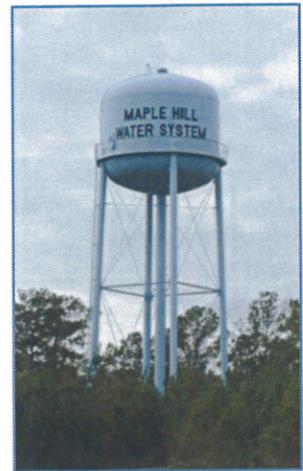


*Pender Adult Services offers neighborhood residents low cost transportation weekly to the towns of Jacksonville and Burgaw.*

## Services and Utilities

Due to the limited development within the Maple Hill community, utilities and services are also somewhat limited, but basic services are available for residents:

- While most residents use on-site septic and private wells, 345 properties currently receive County drinking water, and in 2012, the County placed 175 homes on wastewater infrastructure provided through the Maple Hill Water & Sewer District, making it the only residential development in an unincorporated area of the County with current access to public sewer service. The District's water is purchased from the Chinquapin Water Association, Inc, located in Duplin County and the community receives solid waste service from the Maple Hill Convenience Center.
- Emergency response services are provided through the Maple Hill Volunteer Fire Department, Pender County Sheriff's Department, and the Pender Emergency Medical Services & Rescue. Pender County's EMS & Rescue Station 8 has one Quick Response Vehicle and utilizes transport trucks from either Station 1 or 6.
- The community is directly served by the US Postal Service, which recently entered into a new leasing agreement with the Maple Hill Resource Center to locate there for the foreseeable future.
- Since the schools located in Maple Hill have been closed, children are bused to other County locations. For the most part, children attend Burgaw Elementary School, Burgaw Middle School, and Heide Trask High School. Cape Fear Elementary, Pender Early College High School, and Pender High School provide service to some students as well.



*The Maple Hill Water Tower*



*Maple Hill Public Services*

## Parks and Recreation

Few opportunities for active recreation exist in Maple Hill. While land is plentiful, areas of dedicated open space or recreational places are limited. Resources currently available in the community include the Maple Hill Resource Center, the N.C. Game Lands, and the Sandy Run Savannahs State Natural Area; all of which are discussed below.

### ❖ MAPLE HILL RESOURCE CENTER

The Maple Hill Resource Center is located on Maple Hill School Road within a former Pender County school building. The Resource Center serves as a community gathering place for Maple Hill area residents. Along with the community building, it features recreational amenities including an outdoor basketball court, a softball field, and a playground. Recently, through the County's health promotion and



*Completed in September, 2013, the new 0.6 mile walking trail loops the providing, providing a place for residents to walk while children play in the playground or on the Center's basketball court.*

disease prevention program, the Health Department was also able to build a paved walking trail around the Resource Center and provide new basketball nets for the basketball court. While improvements have been made, however, more outdoor renovations are still needed, as are improvements to the resource building itself.

❖ **NORTH CAROLINA GAME LANDS**

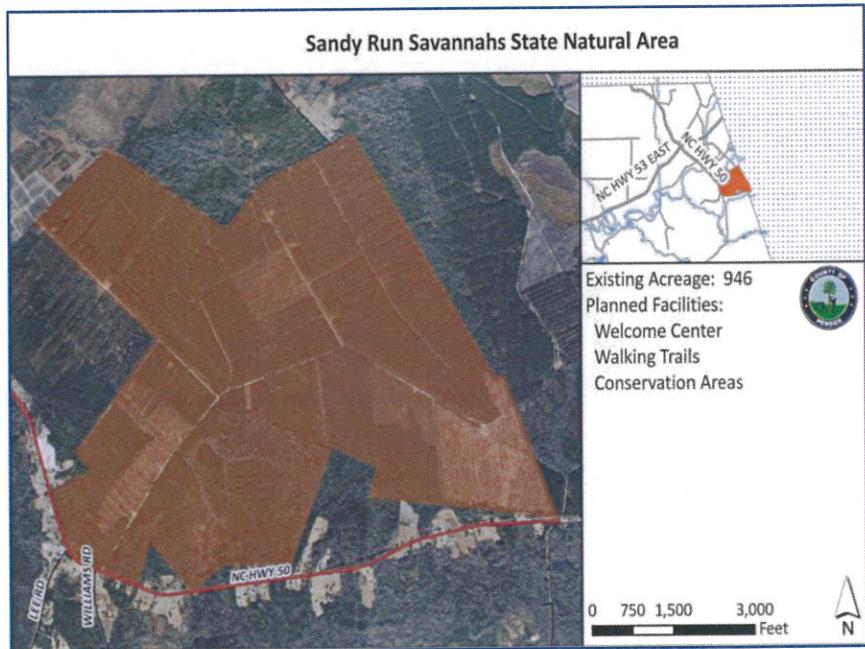
Pender County is host to almost 95,000 acres managed by the North Carolina Wildlife Resources Commission as State Game Lands. These areas include the Angola Bay Game Land (24,483 acres) and the Holly Shelter Game Land (64,743 acres), both of which border Maple Hill to the west and south, respectfully. While the game lands are used primarily for hunting purposes, other recreational opportunities are allowed in the game lands such as bird watching, bicycling, and nature photography. The Holly Shelter Game Land also features a camping area near Shaw Highway.



*The WRC-managed game lands offer the county over 145 square miles of open space.*

❖ **SANDY RUN SAVANNAHS STATE NATURAL AREA**

During the 2006 North Carolina General Assembly, legislators authorized two new areas into the State Parks System, including the Sandy Run Savannahs State Natural Area. Within Pender County, this included twelve parcels totaling around 1609 acres. While the area has much potential for scientific research, interpretation, and educational activities, it has little potential for construction of recreational facilities. However, additional land more suitable for facility development may be pursued in the future to enable additional recreational opportunities, specifically picnic shelters and other passive-recreation oriented facilities. The great biodiversity existing in the Sandy Run Savannahs provides a great opportunity for education for all ages. This could be utilized for school field trips, university studies, ecotourism, and other environment-based education and recreation.



*The Sandy Run Savannahs State Natural Area*

❖ **ASSESSMENT FROM THE PARKS AND RECREATION MASTER PLAN**

In 2010, the County adopted a Comprehensive Parks and Recreation Master Plan, which assessed the needs of the County, including the Maple Hill area. That Plan concludes:

*"Despite the existing community center and recently created Sandy Run Savannahs State Natural Area, Maple Hill remains currently underserved by parks and recreation opportunities. As indicated by the survey... Maple Hill residents are eager to see more opportunities in their community... Amenities desired by the community include picnic areas and shelters, playground equipment, basketball courts, softball fields, bicycle paths, natural areas, walking trails, fitness trails, and multi-purpose fields, among others.*

*As overviewed earlier, the existing community center building and recreational amenities are in need of improvements, and additional recreational acreage and facilities are needed in the area to decrease the deficits that exist in the county's parks system. While the new state-managed natural area will preserve a large amount of land as open space, the development of both passive and active recreational amenities within the natural area will be minimal, if any. Based on the projected population increase in the area as a result of the growth of the military installations in Onslow County, it is important to plan for providing recreational opportunities in the Maple Hill area."*

Then, as today, increased recreational opportunities and programming that promote healthy eating and active lifestyles in Maple Hill are priorities for neighborhood residents.

***Community Heritage and Sense of Place***

The Maple Hill community is rich with history, culture, heritage, and community pride. Family histories go back generations in the area, as do many of the community's buildings, including churches, residential dwellings, and other area structures. Maple Hill's real strength of history and community, however, is not in its structures; it is the families and people who still call Maple Hill home.

❖ **COMMUNITY STRENGTH AND SPIRIT**

Nestled in the northeastern portion of Pender County, Maple Hill is a small, tight-knit community with a long and rich history. As with the land, family stories have been passed down from generation to generation, so that the

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The proximity of Maple Hill to existing recreation opportunities and schools puts residents at a disadvantage.

Some children generally don't get dropped off from the school bus until around 6-7pm, and there is no time left for afterschool sports or recreation. Additionally, for residents, both children and adults, to participate in recreation or go to a park, they have to drive a great distance. Because of these circumstances, children are often not able to participate in middle and high school athletics because they could not participate in the sports from an early age. This can potentially lead to drop-outs and other social problems with the youth.

Many parents and grandparents drive great distances to allow for their children to participate in sports and recreational opportunities, and this creates a time and cost burden for the families that could be alleviated by providing opportunities closer to the Maple Hill area.

*--Maple Hill Resident (in the Pender County Parks and Recreation Plan)*

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Maple Hill is a caring community. A community of unity. A community of L-O-V-E!

*--Maple Hill Resident*

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history of the place, and the families that call Maple Hill home, is still alive and well. Buildings and homes in Maple Hill are referred to by their old family name, and people give directions by landmarks instead of street names. It is a community where people take pride in the care they take of each other – sharing produce and baked goods weekly, hosting family benefits and fundraisers, and ensuring community members have a roof to sleep under. Small family graveyards dot the landscape, and the community’s churches are prevalent and well attended, as are the potluck lunches that follow Sunday services.



The Maple Hill Civic Center

Many community members attribute the rural, and at times, harsh environment to the strong sense of community heritage and pride. Largely isolated geographically from the rest of Pender County by the Angola Bay and Holly Shelter Game Lands, the community is accustomed to being relatively self-reliant. There is a geographic racial divide in the community, but no racial animus. Community members attribute the geographic divide to the fact that land has been passed down through generations, with few properties in the area ever having been sold outside of the family. While the divide exists, the community’s commitment to faith, family, and neighbor is not geographically divided. Yearly family reunions, where everyone is invited ‘because we’re all family!’, and local festivals and benefits, are a testament to the community’s resilient strength and spirit.



One of three Rosenwald Schools constructed in the community, the (former) Laurel School still stands along NC Highway 50.

❖ **HISTORIC PLACES**

With Maple Hill’s rich history, it is perhaps not surprising that there are a number of historic structures in the area. In 2011, Pender County, along with a number of partners, including the Pender County Library, Pender County Tourism, Pender Historical Society, the University of North Carolina at Wilmington, the NC Department of Cultural Resources, and the NC Office of State Archaeology, conducted a local inventory of historic sites, and found 14 sites of local significance in the Maple Hill area (See Table 4). Many of these sites are in very poor structural condition, and need a substantial amount of renovation, but residents would like to see as many of these sites preserved as possible, so the rich history of the Maple Hill area can be maintained for generations to come.

1. Perry Raynor House	2. Robert Cowan House
3. Maple Hill Missionary Baptist Church	4. (Former) Maple Hill School
5. Maple Hill FWB Church	6. (Former) Laurel School
7. Kenneth Lanier House	8. Willie Walton House
9. Rochelle House	10. Oscar Wooten Store
11. Bryant Wooten Log Cabin	12. Oscar Wooten House
13. Bodge Lanier House	14. Stokes House

## Section V. Neighborhood Assets and Issues

### Neighborhood Assets

An important part of the small area planning process is identifying the strengths and weaknesses of a particular area or neighborhood. While honest assessments can be difficult, they are important in order to help decision makers and stakeholders find ways to take advantage of the neighborhood's assets while improving issues that are proving challenging for the area. To that end, the Maple Hill residents worked diligently throughout the planning process to identify their most important assets and most pressing issues. While there is certainly room for improvement in the neighborhood, many recognize what makes Maple Hill such a unique and special place to live.

#### ❖ COMMUNITY HERITAGE AND PRIDE

With its rich cultural and historical background, there is a very strong sense of heritage and pride in the Maple Hill area. Residents of the community love their home and would like to see the neighborhood continue to thrive in the coming decades. Unlike some older residential neighborhoods, Maple Hill has retained many of its residents over the long-term and neighborhood families and relationships often go back several generations. As such, the history of the Maple Hill is alive and well in the hearts and minds of its residents, providing a wealth of resources that many neighborhoods are not able to benefit from.

#### ❖ THE MAPLE HILL RESOURCE CENTER

Located in the heart of the community, the Maple Hill Resource Center has been home to a number of public services and institutions over the years, including a school, an auxiliary sheriff's office, public health services, and Pender Adult Services. In 2013, the United States Post Office entered into a leasing agreement with the Resource Center to occupy part of the ± 13,000 square foot building. The existing facility features a basketball court, playground equipment, and a newly paved outdoor walking trail, along with indoor space for other potential community activities, the Maple Hill Resource Center is a tremendous asset that the community can leverage to accomplish a number of goals in this Plan.

Maple Hill is very family-oriented. It has great spiritual and moral values and is a good place to raise a family. We take care of each other.

—Maple Hill Resident



*The Maple Hill Parade and Festival 2013*



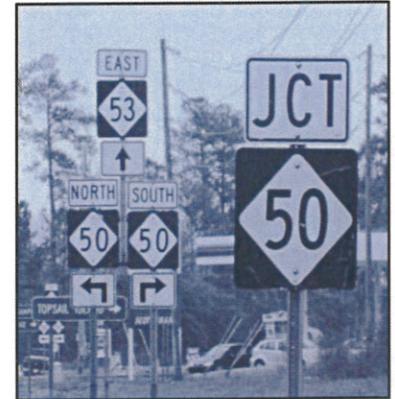
*The Maple Hill Resource Center - 2013*

### ❖ FEMA BUYOUT PROPERTIES

Through the voluntary FEMA buyout program, 17 properties in the Maple Hill area have been purchased by the County. The lots have been cleared of structures and are now public property. By law, the lots must forever remain open space land. As such, these 17 lots provide the County and the community with the opportunity to use these lots to create public parks, playgrounds, tot lots, community gardens, or for other passive recreational uses. Though not all of these properties may be considered for public use, given the lack of public access, there are a number that do offer some potential. In Maple Hill, a community with few existing recreational spaces, these properties can potentially be real assets for the neighborhood. A map of the FEMA buyout properties is included in Appendix A.

### ❖ LOCATION

With its location at the junction of Highways 50 and 53, Maple Hill provides relatively convenient access to Jacksonville, Burgaw, and the beach, while still maintaining a rural, country way of life for residents. Further, while many areas within the County are developing higher priced housing, the neighborhood continues to provide adequate, market-rate affordable housing for Pender County residents.



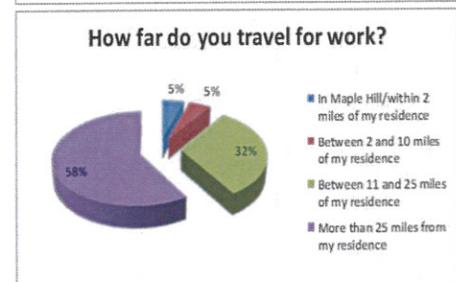
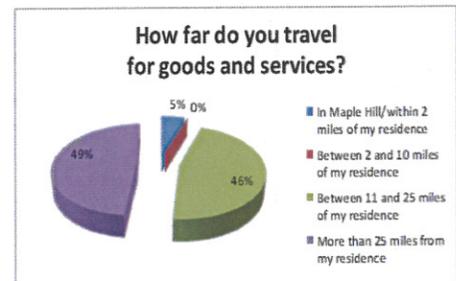
*The NC Hwy 53 and NC Hwy 50 Junction*

## Neighborhood Issues

Along with identifying assets, residents also worked to identify the most pressing issues facing Maple Hill, and brainstorm ways that these issues might be addressed. The major themes that emerged from the process are discussed below. Specific goals and targeted action items to address these challenges are detailed later in Sections VI and VII.

### ❖ NEIGHBORHOOD JOBS AND SERVICES

One of the toughest challenges for the Maple Hill community is rebounding from the disinvestment the neighborhood has experienced in recent decades. Losses in industry and public services, including the closure of the neighborhood schools, combined with the property losses suffered after the most recent hurricanes, have taken a heavy toll on the neighborhood. To overcome these challenges, new neighborhood-level actions are needed to foster economic opportunity and regain the neighborhood's vitality. Throughout the Small Area Planning process, residents expressed a desire to see more non-residential development locate in Maple Hill. Specifically, residents



*Most residents travel very far for work, goods, and services. By increasing jobs and services in the community, residents would spend less time and money getting to work and accessing needed services.*

expressed a desire for more restaurants, food stores, and banks, as well as more industrial uses to increase the area’s job base.

❖ **THE NATURAL ENVIRONMENT**

A significant barrier to achieving the economic development and vitality sought by neighborhood residents is the area’s natural, low-lying topography. With a substantial portion of the Maple Hill properties located in the 100 year floodplain, development—particularly non-residential development—and public infrastructure improvements are riskier and more expensive than in other parts of the County. Moreover, the potential for flooding also presents a range public health issues. While a number of steps were taken after Hurricane Floyd to mitigate the effects of future floods, including improving the area’s septic systems and building new homes above Base Flood Elevation, many properties and residents still remain vulnerable. Continuing to address issues caused by the natural environment will be an ongoing challenge for the Maple Hill community.

The County should focus its planning efforts on providing sewer in Maple Hill and expanding non-residential businesses on Highway 53 to benefit from the growth from Camp Lejeune.

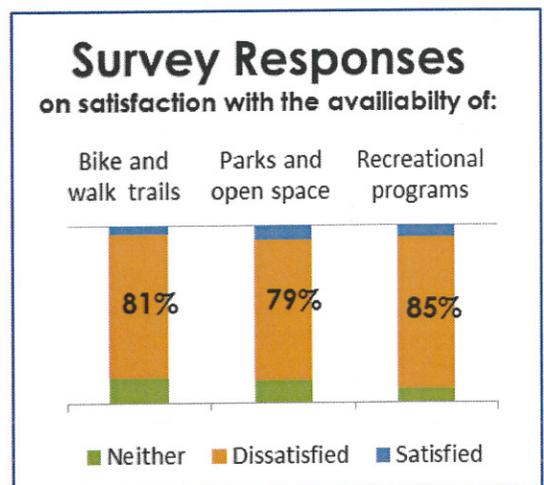
--Maple Hill Resident

❖ **ACCESS**

While Maple Hill residents have easy access to Highways 50 and 53, the neighborhood’s location severely limits access to many public transportation options, including buses. Given the lack of services in the area, this is an important priority. Private transportation through Pender Adult Services is available, but improvements could be made with respect to coordination and routes to increase ridership. Therefore, along with encouraging the development of uses in proximity to the neighborhood, increasing the number of transportation options, and improving coordination efforts with the existing public transportation providers, will be critical to making strides on this issue.

❖ **ACTIVE LIVING**

There is a deficiency of parks and recreational opportunities in and around Maple Hill, and as is evident from the neighborhood survey (in the chart to the right), residents are quite dissatisfied with the lack of availability. The lack of opportunities for residents—especially for the children—to participate in recreational activities presents a range of social and health consequences. As discussed above, the Maple Hill Resource Center and FEMA buyout properties are two potential venues for the desired recreational programs, but finding multiple ways to



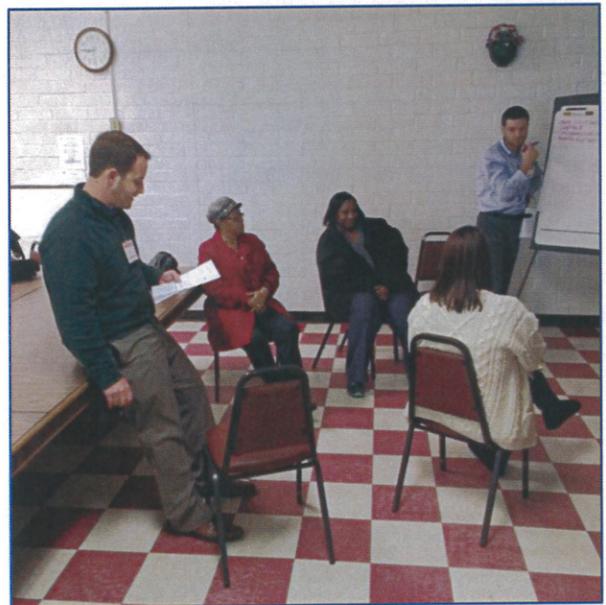
address this quality of life issue should be a priority both for the County and Maple Hill residents.

### ❖ **NEIGHBORHOOD SAFETY**

Crime and neighborhood safety was identified in the Small Area Planning process as an important issue, as residents have indicated that they do not feel as safe as they would like in Maple Hill. Improvements to the physical environment, an increased Sheriff's presence, and the formation of a neighborhood watch group could help increase visibility, deter crime, and make residents feel safer in their homes.

### ❖ **COMMUNITY ENGAGEMENT AND INVOLVEMENT**

While many residents are interested in ways to improve Maple Hill, the neighborhood does not currently have a collective voice for organizing around community initiatives. Even though portions of the neighborhood regularly communicate with each other, not having a neighborhood association or some other type of organized group makes it difficult for residents to reach consensus on issues, communicate to and with the entire community, and collectively engage in discussions with the County. Finding ways to address this communication gap—both internally and externally—and engage community stakeholders in the development of a shared vision for Maple Hill is essential to the neighborhood's vitality. Actively engaged residents, working collaboratively with County stakeholders, are key to successfully achieving the vision and goals outlined in this Plan.



## Section VI. Neighborhood Goals

In order to realize the neighborhood vision identified at the beginning of the planning process, Maple Hill residents and County Planning Staff identified a number of goals necessary to address the neighborhood’s most pressing issues, while simultaneously preserving and enhancing the neighborhood assets and qualities that residents are most proud of. This Section identifies these goals and explains broadly how the goals are intended to meet the neighborhood’s challenges. These goals, in turn, then provide the basis for the action items identified in Section VII of this Plan.

### Land Use and Economic Development

Generally, Maple Hill residents enjoy the existing low density residential, rural land use existing within the study area and do not wish to see an increase in residential land density or intensity. More commercial and industrial uses, as well as community services, however, are desired in targeted areas, particularly along the NC Hwy 50 and NC Hwy 53 corridors. The area’s low density, shallow

Land Use and Economic Development Goals	
Goal 1	Focus on long-term economic sustainability, job creation, and business opportunities through economic development efforts and land use policies that encourage appropriate non-residential investment in environmentally viable sites.
Goal 2	Support neighborhood commercial and retail opportunities with policies and infrastructure improvements that enhance neighborhood stability and further community revitalization.
Goal 3	Proactively and cooperatively protect existing development in environmentally sensitive areas (such as flood hazard areas) and endeavor to make development resilient to damage from flooding, wind, and other effects of natural disasters.

topography, and lack of public infrastructure, however, are hindering factors to economic development efforts that could bring new jobs to the area.

Looking forward, capital improvements and land use policies that encourage development along targeted corridors in non-flood prone areas would be beneficial, as would the location of community-based and workforce training organizations and the encouragement of home occupations and locally-operated businesses. Re-examining the current 2010 Comprehensive Land Use Plan to potentially define new land use classifications, or simply reconfiguring current classifications, presents a potential start, as does reexamining the current Pender County Unified Development Ordinance (UDO) to explore new zoning classifications in Maple Hill and new permitted uses. Capital infrastructure planning efforts to support new economic efforts could also be studied. Finally, since addressing the area’s topographical challenges is essential to effective development, finding ways to effectively, cooperatively, and proactively address the environmental constraints is also a priority for Maple Hill. Therefore, the land use and economic development goals for Maple Hill address new economic policies, potential development opportunities, capital infrastructure investment, and resident involvement in order to improve the vibrancy of the community.

## Housing

Along with increasing and improving the non-residential development opportunities in the Maple Hill area, focus on residential development is also needed. Generally speaking, the fewer the number of people living and working in any given area, the more difficult it is to support community services. Therefore,

increasing the Maple Hill population could potentially work to increase the potential for non-residential opportunities and services desired by the neighborhood.

Housing Goals	
Goal 1	Stimulate and attract residential investment to help decrease the number of vacancies in the Maple Hill area.
Goal 2	Increase funding, volunteer, and charitable opportunities for housing improvements, with an emphasis on assistance for vulnerable populations.
Goal 3	Enhance the visual character of the neighborhood in order to preserve and heighten community charm and pride.

Along with attracting new residential investment, the housing goals here also address the neighborhood's need for housing improvements, and general neighborhood aesthetics. As noted in the Pender County Housing Assessment, many structures in the neighborhood have weathered for decades and are now considered severely deteriorated, or dilapidated and in dire need of maintenance and repairs. Private and public improvements in this area could go a long way in enhancing the appearance of the neighborhood.

## Transportation

Like many areas in Pender County, Maple Hill residents are heavily dependent on automobiles for transportation. This auto-dependency, combined with the lack of commercial uses or general services in close proximity to the

Transportation Goals	
Goal 1	Increase the number of transportation services and options in order to link the neighborhood to jobs, health care, and other local services.
Goal 2	Build capacity and ridership on the neighborhood's existing transportation networks.
Goal 3	Expand the network of bicycle and pedestrian pathways to promote more active transportation options for residents.

neighborhood, means residents must commute—and often cross county lines—to get the services they need. This puts a particular strain on the neighborhood's elderly and disabled populations who may not have access to a vehicle or may not be able to drive.

Therefore, with respect to transportation, neighborhood goals center on ways to improve transportation options and availability, particularly for vulnerable populations. Pender County Adult Services does provide low cost transportation for neighborhood residents into Jacksonville and Burgaw for groceries and supplies, but the service appears largely underutilized at present. On the other hand, there is a waiting list for medical transport. Understanding how these private transportation services operate and how they might be better coordinated with available and potential public transportation options could help increase access for residents. Along with these important issues, this Plan also makes a goal of expanding the network of bicycle and pedestrian pathways to promote more active transportation options for Maple Hill residents.

### Services and Utilities

Due to Maple Hill's rural character and limited development, utilities and services are also somewhat limited in the Maple Hill community. Increasing and improving the amount of capital investment and infrastructure is important

not only for economic development, but for residential services as well. These investments are needed to help to Maple Hill residents reach the development potential they wish to see, particularly along the NC Hwy 53 and NC Hwy 50 corridors.

As such, **encouraging the development of infrastructure** is the primary goal for Maple Hill residents, though emphasis is also on **creating and improving neighborhood educational, social, and vocational programming**. Residents specifically identified library services, historic preservation efforts, and educational programs such as Head Start and other pre-kindergarten programs as programming they would encourage locating in Maple Hill. **Safety** is another concern for Maple Hill residents as they hope to see a greater Sheriff's Department presence to deter crime and help them feel safer in their homes and neighborhood.

Services and Utilities Goals	
Goal 1	Encourage the development of infrastructure to attract new, local programs and businesses that provide jobs and needed services.
Goal 2	Create and improve opportunities for community residents to have access to educational and vocational resources.
Goal 3	Create an active and vibrant community where residents feel they are safe.

### Parks and Recreation

Though there is an abundance of natural and agricultural lands in and around the Maple Hill area, there is a deficiency of dedicated parks and a limited number of recreational opportunities in

the area. As such, neighborhood residents currently must travel to other places in Pender or Onslow Counties to participate in recreation programs or enjoy park facilities.

With health of the community being a priority, the Parks and Recreation goals therefore focus on **increasing the number of active recreational spaces** in Maple Hill, as well as exploring new ways to **promote active living and healthy eating** and **increasing the amount of true open space** in the neighborhood. Creating new parks on existing County-owned land, revitalizing existing amenities, and supporting improvements at existing ones, are priorities in the community. Supporting community gardens and other ways to increase healthy food options in the community is a priority as well. These goals align with the goals and actions identified in the Parks and Recreation Master Plan as well as the Active Living and Healthy Eating Assessment conducted in Maple Hill. Emphasis is placed on creating new parks and improving the existing facility at the Maple Hill Resource Center, as well as policy decisions and programming that will promote healthy eating and active lifestyles.

Parks and Recreation Goals	
Goal 1	Increase the number of opportunities for active recreation in the neighborhood.
Goal 2	Promote healthy eating in the Maple Hill community.
Goal 3	Increase the amount of true open space in the neighborhood.

## Community Heritage and Sense of Place

Maple Hill's heritage and the neighborhood's strong sense of place is perhaps the community's biggest asset. However, improvements are needed to ensure that the qualities and history that people know and value today will be present for future generations.

Community Heritage and Sense of Place Goals	
Goal 1	Strengthen the community's values and preserve Maple Hill's heritage and history by examining opportunities to conserve and/or preserve buildings.
Goal 2	Continue to build community character and establish and enhance a sense of place in Maple Hill by increasing the number of public engagement and community involvement opportunities.
Goal 3	Actively engage residents and other stakeholders in the planning and management of their neighborhoods.

Given the area's rich history and the number of historic sites and structures already identified in Maple Hill, **historical preservation efforts** are important to safeguard the rich history Maple Hill has to offer. While preserving the past is important, it is equally important to ensure that the current and future generations are able to continue the neighborhood's rich traditions. To that end, enhancing a sense of place in Maple Hill by **increasing the number of public engagement and community involvement opportunities** is also important. While this goal overlaps with previously identified recreation and health goals, it is also important in this context to ensure that residents feel connected to the neighborhood and make certain that the vibrancy of the community does not fade in the years and decades to come. Finally, and most importantly, **engaging the neighborhood residents in the planning process of their neighborhoods** will be critical to implementing this Plan and reaching the goals and vision outlined herein. A strong partnership and collaborative efforts between Pender County and the area residents are key to ensuring Maple Hill continues to be a thriving and successful community.

## Section VII. Maple Hill Action Plan

A key aspect of this Plan is how the goals will be effectuated after it is adopted. This Section, the Maple Hill Action Plan, recommends implementation steps that the County, neighborhood residents, and other stakeholders can take to implement the goals outlined earlier, as well as a timeframe in which the implementation may take place. It is important to note that the following action steps and implementation schedule are recommendations based on available resources. Planning is an ongoing process, and County Staff will work with the neighborhood to periodically review, revise, and prioritize these actions as necessary.

The Tables that follow list the recommended actions, the type of action it is, the lead agency(ies) or entity(ies) responsible for the action, and the relative priority of the action. More specifically:

- "Action" identifies the implementation step that may be taken to accomplish the goal and meet the challenges described in this Plan.
- "Action Type" includes the following categories:
  - ✓ **Program** – which identifies actions that require the development or enhancement of existing programs for the community;
  - ✓ **Policy** – which identifies a governmental course of action to be implemented or evaluated;
  - ✓ **Capital Improvement** – which identifies public improvements needed for services or facilities; and
  - ✓ **Coordination and Partnership** – which identifies opportunities to establish relationships with various stakeholders to accomplish the stated action.
- "Lead Agency(ies)" identifies the major stakeholder(s) in charge of the action and includes entities such as Pender County Board of Commissioners, Pender County Planning Board, Pender County Planning Staff, County Departments, Community Organizations, and Area Residents.
- "Priority" organizes the actions into a rough time line for their implementation. The definition of the priorities is as follows:
  - ✓ **Ongoing** – means actions without a specific time-frame;
  - ✓ **Short-Term** – means actions that could be undertaken immediately or within the next 1-3 years;
  - ✓ **Medium-Term** – means actions that could be undertaken within 3-7 years of adoption; and
  - ✓ **Long-Term** – means actions that could be undertaken beyond the next 7 years.

## Maple Hill Planning Goals and Action Steps

### Land Use and Economic Development

**Summary:** Maple Hill residents enjoy their rural lifestyles but more commercial and industrial uses are desired in targeted areas. Emphasis is on increasing the number of economic development opportunities and services in Maple Hill and improving the vibrancy and vitality of the community.

		Action	Action Type	Lead Agency(ies)	Priority
<p><b>GOAL 1:</b> Focus on long-term economic sustainability, job creation, and business opportunities through economic development efforts and land use policies that encourage appropriate non-residential investment in environmentally viable sites.</p>	1.1	Explore the need to amend the Future Land Use map in the County's Comprehensive Plan to accomplish the economic development goals and policies in the Plan, including encouraging more non-residential development, along the targeted Hwy 50 and Hwy 53 corridors.	Policy	Planning Dept., Planning Board	Short term
	1.2	Consider the need to rezone targeted areas of the neighborhood or the creation of a neighborhood overlay district to accomplish the economic development goals and policies in the Plan, including encouraging more non-residential development, along the targeted Hwy 50 and Hwy 53 corridors.	Policy	Planning Dept., Board of Commissioners	Medium term
	1.3	Explore the possibility of partnering with community-based organizations and workforce training organizations to locate – or have satellite offices locate – in Maple Hill.	Coordination and Partnerships / Program	Planning Dept., Community Organizations	Ongoing
		Action	Action Type	Lead Agency(ies)	Priority
<p><b>GOAL 2:</b> Support neighborhood commercial and retail opportunities with</p>	2.1	Identify incentives for development of local businesses along targeted corridors in non-flood-prone areas within the neighborhood (focusing on the Hwy 50 and Hwy 53 corridors).	Program	Planning Dept., Area Residents	Long term
	2.2	Ensure priority for water and wastewater capacity	Policy	Board of	Long term

## Maple Hill Planning Goals and Action Steps

### Land Use and Economic Development

<p>policies and infrastructure improvements that enhance neighborhood stability and further community revitalization.</p>	<p>allocation is given to non-residential uses to promote the establishment and development of commercial uses, especially along the Highway 50 and Highway 53 corridors.</p>		Commissioners, Planning Board, Planning Dept.	
	<p>2.3 Encourage the Low Impact Development standards in the current UDO and promote other Best Management Practices to preserve and promote the rural landscape, open space, and natural resources when development does occur in the neighborhood.</p>	Policy	Board of Commissioners, Planning Board, Planning Dept.	Ongoing
<p><b>GOAL 3:</b> Proactively and cooperatively protect existing development in environmentally sensitive areas (such as flood hazard areas) and endeavor to make development resilient to damage from flooding, wind, and other effects of natural disasters.</p>	<b>Action</b>			
	<p>3-1 Ensure the community is aware of who to contact for drainage/flooding issues within NC DOT-maintained street and road rights-of-way through information distribution and education.</p>	Program	Planning Dept., Area Residents	Ongoing
	<p>3-2 Continue to work with homeowners to upgrade and improve old septic and well infrastructure and make needed structural improvements.</p>	Policy	Planning Dept., Area Residents, County Departments	Long term
	<p>3-3 Explore opportunities to reinstate a beaver dam maintenance/removal program.</p>	Program	Planning Dept., Area Residents, County Departments	Medium term

## Maple Hill Planning Goals and Action Steps

### Housing

**Summary:** With respect to housing, efforts should focus on the neighborhood's need for housing improvements, enhancements to the neighborhood's appearance, and increasing home ownership.

		Action	Action Type	Lead Agency(ies)	Priority
<p><b>GOAL 1:</b> Stimulate and attract residential investment to help decrease the number of vacancies in the Maple Hill area.</p>	1.1	Explore opportunities to provide coordinated technical and financial assistance to persons interested in buying or improving a home.	Coordination and Partnerships / Program	County Departments, Community Organizations	Short term
	1.2	Assist interested homebuyers in the Maple Hill area by expanding existing home buying educational programs or creating new programs to address unmet needs.	Coordination and Partnerships / Program	County Departments, Community Organizations	Short term
	1.3	Encourage relevant organizations to make homeownership needs in the neighborhood a priority.	Coordination and Partnerships / Program	Planning Dept., County Departments, Community Organizations	Ongoing
		Action	Action Type	Lead Agency(ies)	Priority
<p><b>GOAL 2:</b> Increase funding, volunteer, and charitable opportunities for housing improvements, with an emphasis on assistance for vulnerable populations.</p>	2.1	Increase awareness of home improvement assistance programs by developing a clearinghouse of information for interested homeowners, especially for seniors.	Coordination and Partnerships / Program	Planning Dept., County Departments, Community Organizations	Short term
	2.2	Explore opportunities to provide coordinated technical and financial assistance to persons interested in the FEMA buyout program.	Coordination and Partnerships / Program	Planning Dept., County Departments, Community Organizations	Medium term

## Maple Hill Planning Goals and Action Steps

### Housing

		Action	Action Type	Lead Agency(ies)	Priority
<b>GOAL 3:</b> Enhance the visual character of the neighborhood in order to preserve and heighten community charm and pride.	3-1	Continue code enforcement efforts regarding the storing of junked cars, and trash/debris on lots within the neighborhood.	Policy	Planning Dept., County Departments, Area Residents	Ongoing
	3-2	Educate area residents on appropriate UDO provisions and relevant zoning and building provisions regarding upkeep of lots and structures.	Program	Planning Dept., Area Residents,	Ongoing

## Maple Hill Planning Goals and Action Steps

### Transportation

**Summary:** Like many areas in Pender County, Maple Hill residents are heavily dependent on automobiles for transportation, and the lack of retail and health services in close proximity to the neighborhood mean residents must commute to get the services they need. Therefore, neighborhood goals center on ways to improve transportation options and availability, particularly for vulnerable populations.

		Action	Action Type	Lead Agency(ies)	Priority
<p><b>GOAL 1:</b> Increase the number of transportation services and options in Maple Hill in order to link the residents to jobs, health care, and other local services.</p>	1.1	Explore the possibility of extending a bus route from NC 53 to the Onslow County line, and providing a park and ride lot at this location.	Coordination and Partnerships	Planning Dept., County Departments, Community Organizations	Short term
	1.2	Explore the possibility of partnering with Pender County Adult Services to coordinate transportation stops and services between PAS and WAVE Transit and connect in Castle Hayne.	Coordination and Partnerships	Planning Dept., County Departments, Community Organizations	Short term
<p><b>GOAL 2:</b> Build capacity and ridership on the neighborhood's existing transportation networks.</p>	<b>Action</b>		<b>Action Type</b>	<b>Lead Agency(ies)</b>	<b>Priority</b>
	2.1	Increase awareness of the transportation services available in the area by educating residents on the available options, and identify the reasons, if any, why existing services might be currently underutilized.	Coordination and Partnerships / Program	Planning Dept., Area Residents, Community Organizations	Short term
	2.2	Coordinate with the transportation service providers available in Pender County to encourage ridership and coordinate programming opportunities.	Coordination and Partnerships / Program	Planning Dept., Area Residents, Community Organizations	Medium term
		<b>Action</b>	<b>Action Type</b>	<b>Lead Agency(ies)</b>	<b>Priority</b>
	3.1	Consider revising the UDO to: · add requirements for sidewalks and multi-use paths/trails;	Policy	Planning Dept., Planning Board, Board of	Long term

## Maple Hill Planning Goals and Action Steps

### Transportation

<p><b>GOAL 3:</b> Expand the network of bicycle and pedestrian pathways to promote more active transportation options for residents.</p>	<ul style="list-style-type: none"> <li>• improve streetscapes ;</li> <li>• increase the requirements for subdivisions to be more “walkable” and bicycle friendly in the RP, RA, MH, and PD zoning districts; and</li> <li>• adopt a complete streets standard.</li> </ul>	<p>Commissioners</p>	<p>Long term</p>
<p>3.2</p>	<p>Continue to explore grant and other funding opportunities to fund bicycle and pedestrian pathways.</p>	<p>Planning Dept. and County Departments</p>	<p>Program</p>

## Maple Hill Planning Goals and Action Steps Services and Utilities

**Summary:** Increasing and improving the limited amount of infrastructure in the neighborhood, including water, sewer and internet, as well as introducing new educational, social, and vocational programming to residents, are important priorities in this topic area.

		Action	Action Type	Lead Agency(ies)	Priority
<p><b>GOAL 1:</b> Encourage the development of infrastructure to attract new, local programs and businesses that provide jobs and needed services.</p>	1.1	Explore the feasibility of extending water and wastewater utility services from Pender County Utilities or through a potential partnership with neighboring service providers to encourage non-residential development in targeted locations.	Coordination and Partnerships / Capital Improvement	Planning Dept., County Departments, Community Organizations	Long term
	1.2	Collaborate with internet service providers and community stakeholder to improve broadband access in the area.	Coordination and Partnerships / Capital Improvement	Planning Dept., Area Residents, Community Organizations	Medium term
	1.3	Consider offsite wastewater systems or package wastewater systems to improve future wastewater infrastructure and improve public health.	Coordination and Partnerships / Capital Improvement	Planning Dept. and County Departments	Long term
<p><b>GOAL 2:</b> Create and improve opportunities for community residents to have access to educational and vocational resources.</p>	2.1	Coordinate with Pender County Library to create opportunities for community residents to have access to typical library resources including books, reference and learning materials, and computers. This may be achieved by establishing a mobile library, book sharing program, and/or establishing a library facility in the community.	Coordination and Partnerships / Program	Planning Dept., County Departments, Community Organizations	Long term
	2.2	Explore opportunities that may coordinate historical preservation with library development, such as grants and programs to revitalize significant historical landmarks that could also host library	Coordination and Partnerships / Program	Planning Dept., County Departments, Community	Medium term

Maple Hill Planning Goals and Action Steps			
Services and Utilities			
	resources.	Organizations	
	Explore opportunities to reestablish Head Start and pre-kindergarten programs and ensure that community residents are aware of program availability.	Area Residents, County Departments, Community Organizations	Long term
2-3		Coordination and Partnerships / Program	
Action			
3-1	Explore ways to reduce insurance ratings for fire suppression in the Maple Hill Community.	County Departments, Community Organizations.	Long term
3-2	Improve the relationship between the community and the Sheriff's Office through activities such as a finger printing day, a Sheriff's Office exhibit at local events, Sheriff's Office-led workshops for safety.	Planning Dept., Area Residents County Departments	Short term
3-3	Work with the Sheriff's office to create a greater Police presence in the neighborhood; utilizing the Resource Center as a potential base of operations.	Area Residents, Planning Dept., County Departments	Short term
3-4	Establish a "Community Watch Group."	Area Resident and County Departments	Medium term

**GOAL 3:**  
 Create an active and vibrant community where residents feel they are safe.

## Maple Hill Planning Goals and Action Steps Parks and Recreation

**Summary:** Few opportunities exist for recreation in Maple Hill, and with the health of the community being a priority, County stakeholders and neighborhood residents would like to see a focus placed on exploring new ways to promote active living and healthy eating.

		Action		
		Action Type	Lead Agency(ies)	Priority
<p><b>GOAL 1:</b> Increase the number of opportunities for active recreation in the neighborhood.</p>	1.1	Explore the idea of building a Maple Hill Community Park, which would be a new 20 to 75 acre county managed facility in the Maple Hill area.	Capital Improvement Planning Dept., Area Residents, County Departments	Long term
	1.2	Consider improving the Maple Hill Resource Center property by revitalizing the current amenities and adding others, such as picnic areas and shelters, and outdoor lighting.	Coordination and Partnerships Planning Dept., Area Residents, County Departments, Community Organizations	Short term
	1.3	Identify needed activities and programs for neighborhood youth that are potentially viable in the Maple Hill neighborhood.	Program Planning Dept., Area Residents, County Departments	Short term
	1.4	Identify sites within the neighborhood that could serve as tot lots, mini parks, or other smaller recreational sites, such as the FEMA buyout properties already owned by the County. Create a plan to develop parks at potential sites.	Program / Capital Improvement Planning Dept., County Departments, Community Organizations	Medium term
	1.5	Explore the possibility of events and programming that may be feasible within the game lands, such as a collaborative effort to host a large marathon, biathlon, or triathlon event.	Coordination and Partnerships Planning Dept., Area Residents, County Departments, Community Organizations	Long term
	1.6	Explore the potential for recreational development and management at Sandy Run Savannas State Natural Area.	Coordination and Partnerships County Departments and Community Organizations	Long term

## Maple Hill Planning Goals and Action Steps

### Parks and Recreation

		Action		Action Type	Lead Agency(ies)	Priority
<p><b>GOAL 2:</b> Promote healthy eating in the Maple Hill community.</p>	2.1	Identify healthy eating programming that may be made available to residents in the neighborhood.	Program	Planning Dept., Area Residents, County Depts.	Short term	
	2.2	Explore the idea of creating a community garden, perhaps using Seven Oaks as a Pilot Project.	Program	Planning Dept., Area Residents, County Departments	Short term	
	2.3	Explore the idea of allowing the growing and sale of vegetables as allowable home or cottage occupation activities in the UDO.	Policy	Planning Dept., Board of Commissioners	Short term	
	2.4	Explore the possibility of working with regional area food stores or other commercial businesses that the community frequently visits to sell locally grown food on consignment.	Coordination and Partnerships / Program	Planning Dept., County Depts., Community Organizations	Medium term	
	2.5	Consider relaxing the standards (including location) for farm stand suitability locations, thus allowing them to locate in Maple Hill.	Policy	Planning Dept., Board of Commissioners	Short term	
		Action		Action Type	Lead Agency(ies)	Priority
<p><b>GOAL 3:</b> Increase the amount of true open space in the neighborhood.</p>	3.1	Consider revising the UDO to amend the open space standards to ensure reasonable and quantifiable areas of open space will be provided when land is subdivided and developed.	Policy	Planning Dept., Board of Commissioners	Short term	
	3.2	Eliminate barriers in the UDO to the creation of open space areas when land is subdivided or developed	Policy	Planning Dept., Board of Commissioners	Short term	

## Maple Hill Planning Goals and Action Steps

### Community Heritage and Sense of Place

**Summary:** In order to preserve and maintain the tremendous neighborhood assets already existing in the Maple Hill community, residents would like to see historic preservation efforts that focus on preserving the past, as well as efforts to help neighborhood identity, and resident engagement, in order to continue their proud tradition moving forward.

GOAL 1:		Action	Action Type	Lead Agency(ies)	Priority
Strengthen the community's values and preserve Maple Hill's heritage and history by examining opportunities to conserve and/or preserve buildings.	1.1	Explore partnership efforts to obtain preservation grants for the Maple Hill area, focusing on the old Rosenwald school buildings.	Coordination and Partnerships	Planning Dept., Area Residents, County Departments, Community Organizations	Short term
	1.2	Support efforts to create a formal Historical Society in order to preserve, maintain, and enhance historical resources within the area.	Program	Planning Dept., Board of Commissioners, Area Residents	Short term
GOAL 2:		Action	Action Type	Lead Agency(ies)	Priority
Continue to build community character and establish and enhance a sense of place in Maple Hill by increasing the number of public engagement and community involvement opportunities.	2.1	Explore opportunities for property acquisition, site planning and design, construction, implementation, and operation of a community center to serve as a focal point for the Maple Hill area.	Program / Capital Investment	Planning Dept., County Departments, Area Residents,	Medium term
	2.2	Ensure that the natural resources within the Maple Hill study area are preserved, maintained, and enhanced as future development occurs.	Policy	Planning Dept., Planning Board, Area Residents	Ongoing

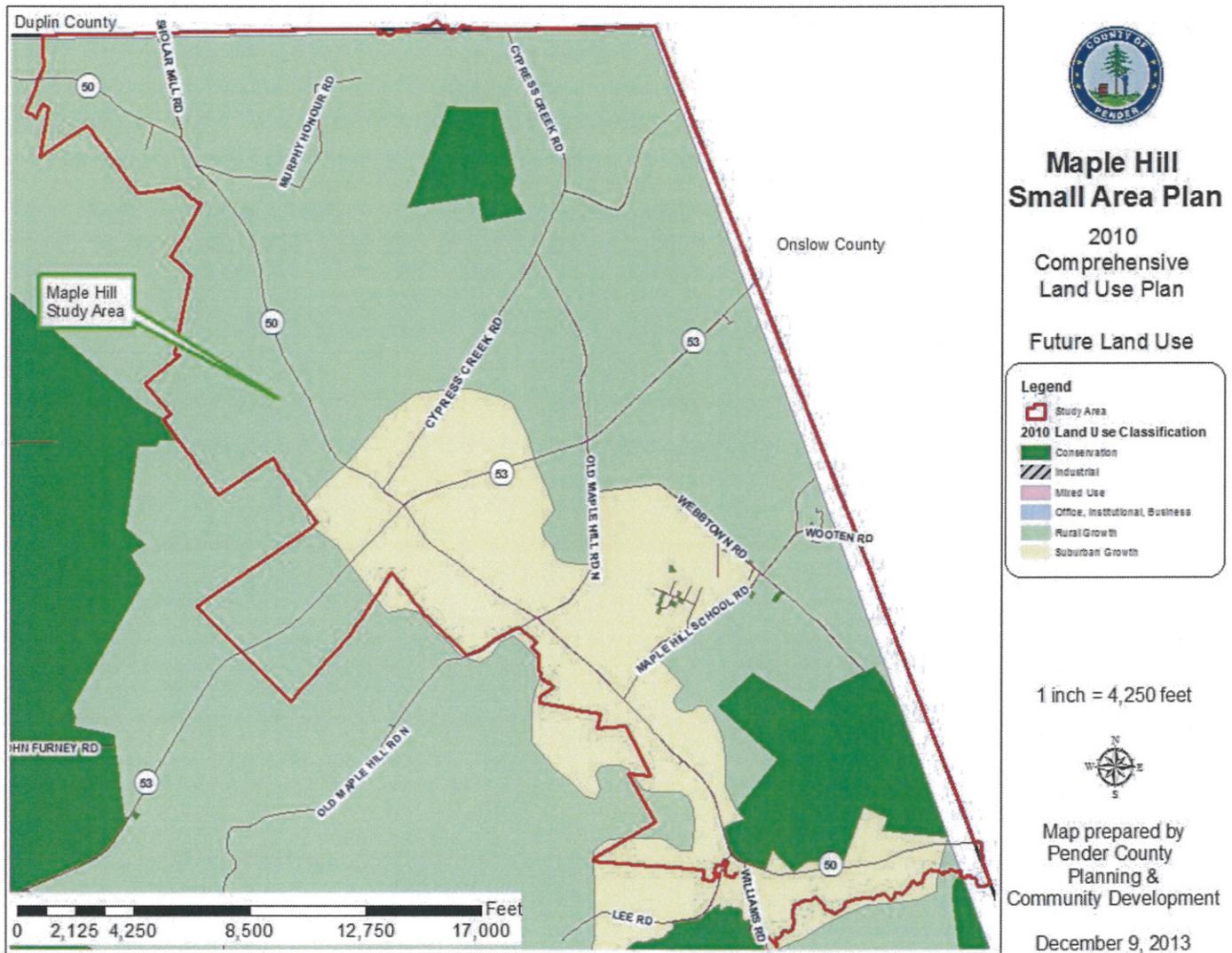
## Maple Hill Planning Goals and Action Steps

### Community Heritage and Sense of Place

Action		Action Type	Lead Agency(ies)	Priority
<b>GOAL 3:</b> Actively engage residents and other stakeholders in the planning and management of their neighborhoods.	3-1	Explore ways to engage community stakeholders in activities that promote neighborhood management and involvement.	Planning Dept., Area Residents, County Departments, Community Organizations	Short term
	3-2	Explore civic, cultural, and recreational programming opportunities that would interest neighborhood residents.	Planning Dept., Area Residents, County Departments, Community Organizations	Ongoing

## Section VIII. Future Land Use

The Future Land Use Map serves as the main guide for future development and is to be used in conjunction with the Plan's policies and goals in determining future land use decisions. The Future Land Use Map for the Maple Hill study area is based on the adopted 2010 Comprehensive Land Use Plan. Based on the goals of this Small Area Plan, amending the map may be necessary to reflect the land use and economic development goals outlined herein.



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- ❖ U.S. Census Bureau Profile of Selected Economic Characteristics: 2000 ZCTA5 28454

## Section X. Appendix A – Maps of the Maple Hill Study Area

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This section includes the following maps for the Maple Hill Small Area Plan:

- ❖ MAPLE HILL STUDY AREA – AERIAL
- ❖ MAPLE HILL STUDY AREA
- ❖ CURRENT MAPLE HILL ZONING AND ZONING CLASSIFICATIONS
- ❖ ECONOMIC DEVELOPMENT
- ❖ FLOODPLAIN MAPS
- ❖ EXISTING FEMA BUYOUT PROPERTIES IN MAPLE HILL



# Maple Hill Small Area Plan

2010  
Orthophotography

Legend



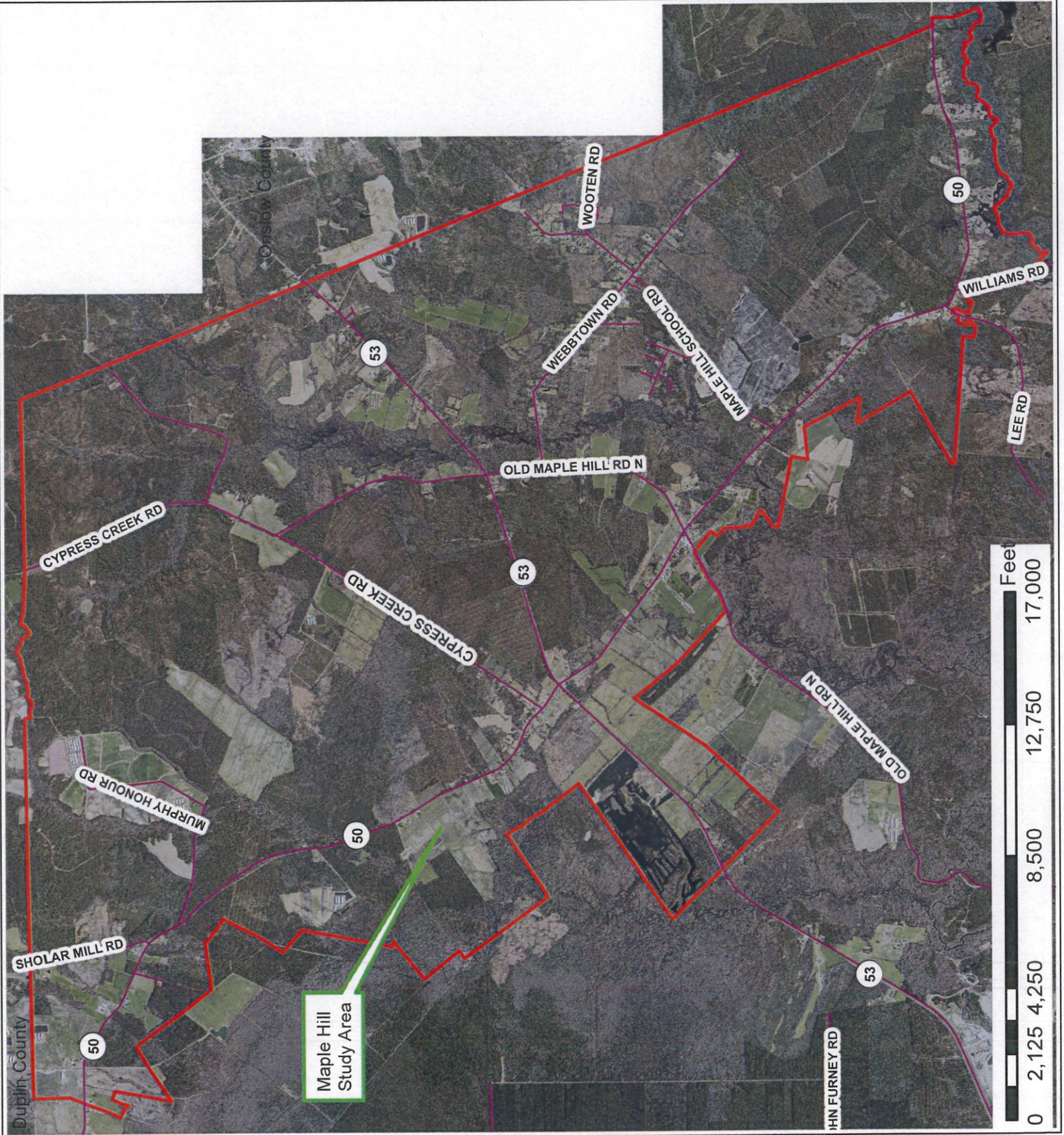
Study Area

1 inch = 4,250 feet



Map prepared by  
Pender County  
Planning &  
Community Development

December 9, 2013





# Maple Hill Small Area Plan

Study Area

## Legend



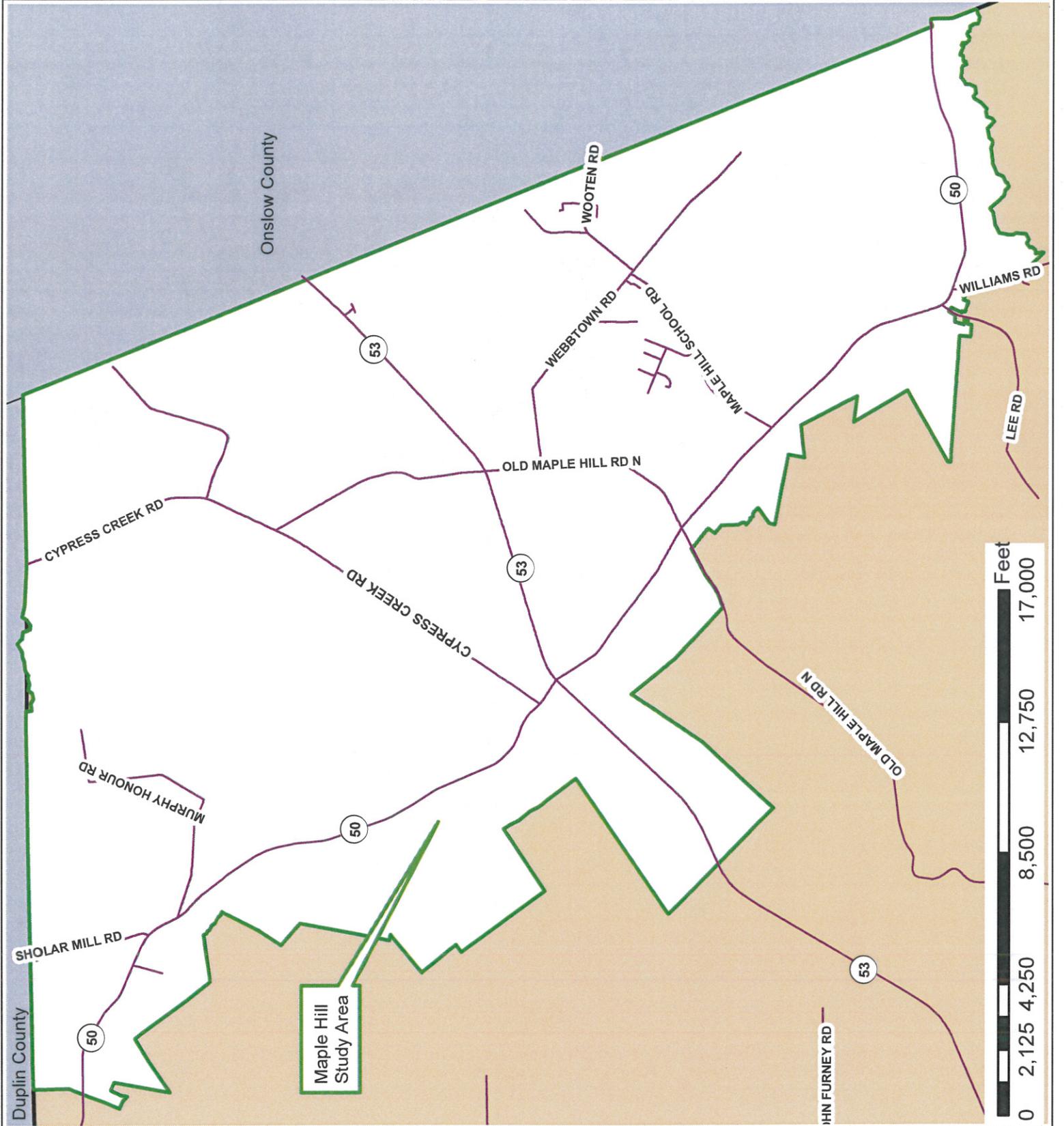
Study Area

1 inch = 4,250 feet



Map prepared by  
Pender County  
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Community Development

December 9, 2013





# Maple Hill Small Area Plan

Targeted Economic  
Development Areas

## Legend

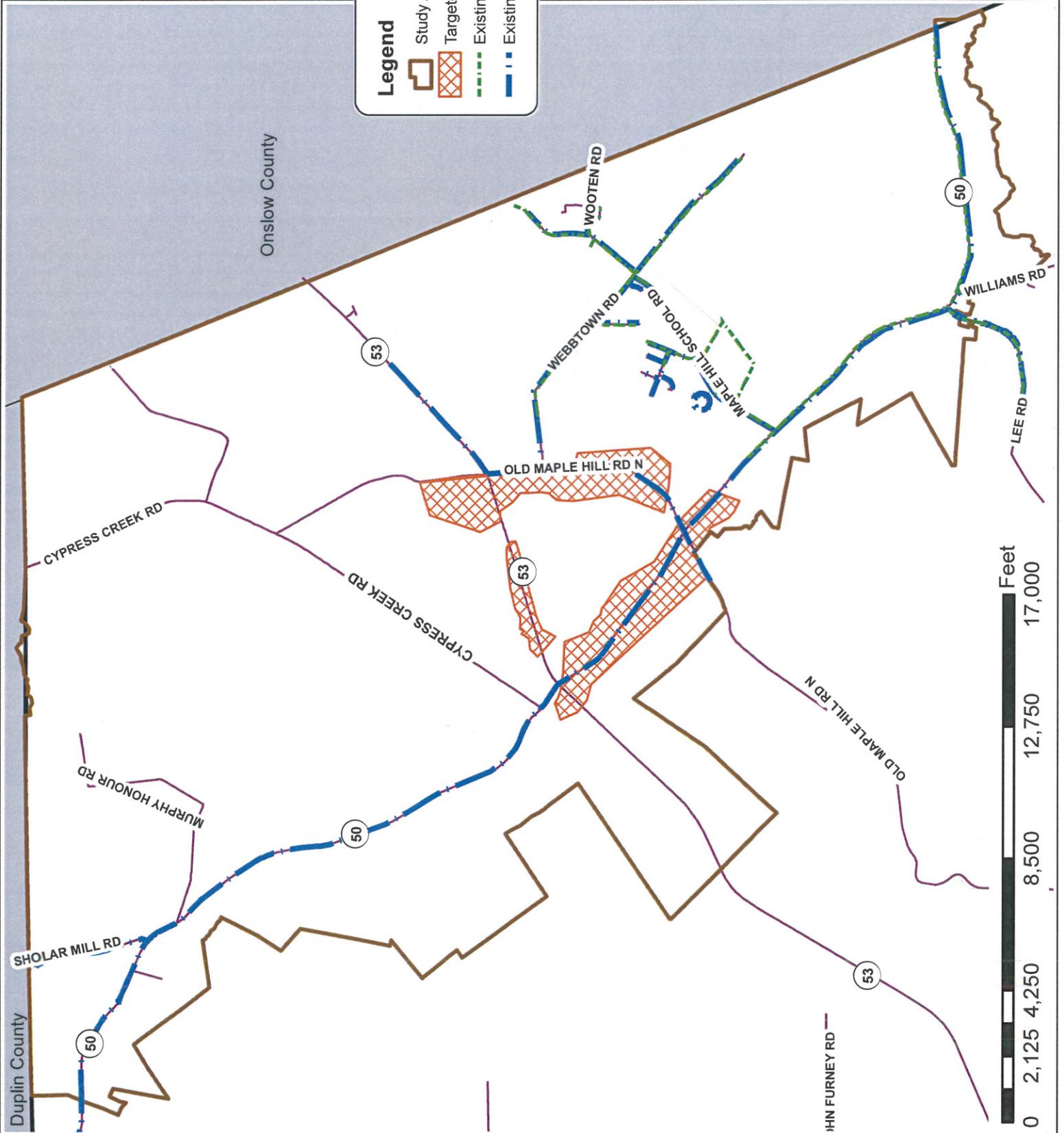
- Study Area
- Targeted Economic Development Areas
- Existing Sewer Lines
- Existing Waterlines

1 inch = 4,250 feet



Map prepared by  
Pender County  
Planning &  
Community Development

December 9, 2013





# Maple Hill Small Area Plan

## Zoning Classification

**Legend**

Study Area

**Zoning Classification**

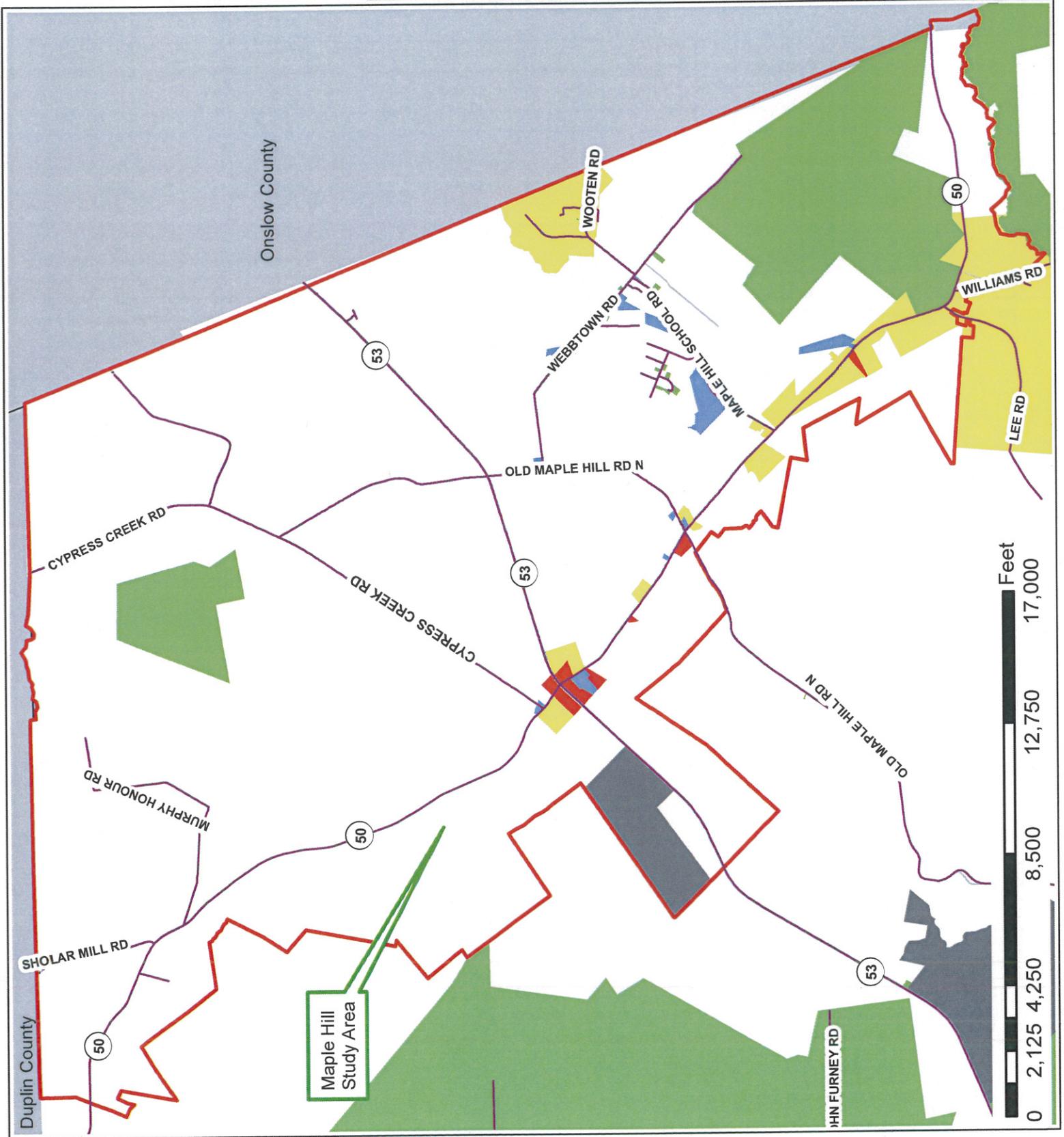
- General Business (GB)
- General Industrial (GI)
- Industrial Transition (IT)
- Office & Institutional (OI)
- Rural Agricultural (RA)
- Planned Development (PD)
- Residential Performance (RP)
- Environmental Conservation (EC)
- Incorporated Areas (INCORP)
- Manufactured Home Park (MH)
- Residential Mixed (MF)

1 inch = 4,250 feet



Map prepared by  
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Community Development

December 9, 2013





# Maple Hill Small Area Plan

## Neighborhood Goals and Implementation Steps

February 18, 2014

**DRAFT**





# Maple Hill Small Area Plan

Special Flood  
Hazard Areas

**Legend**

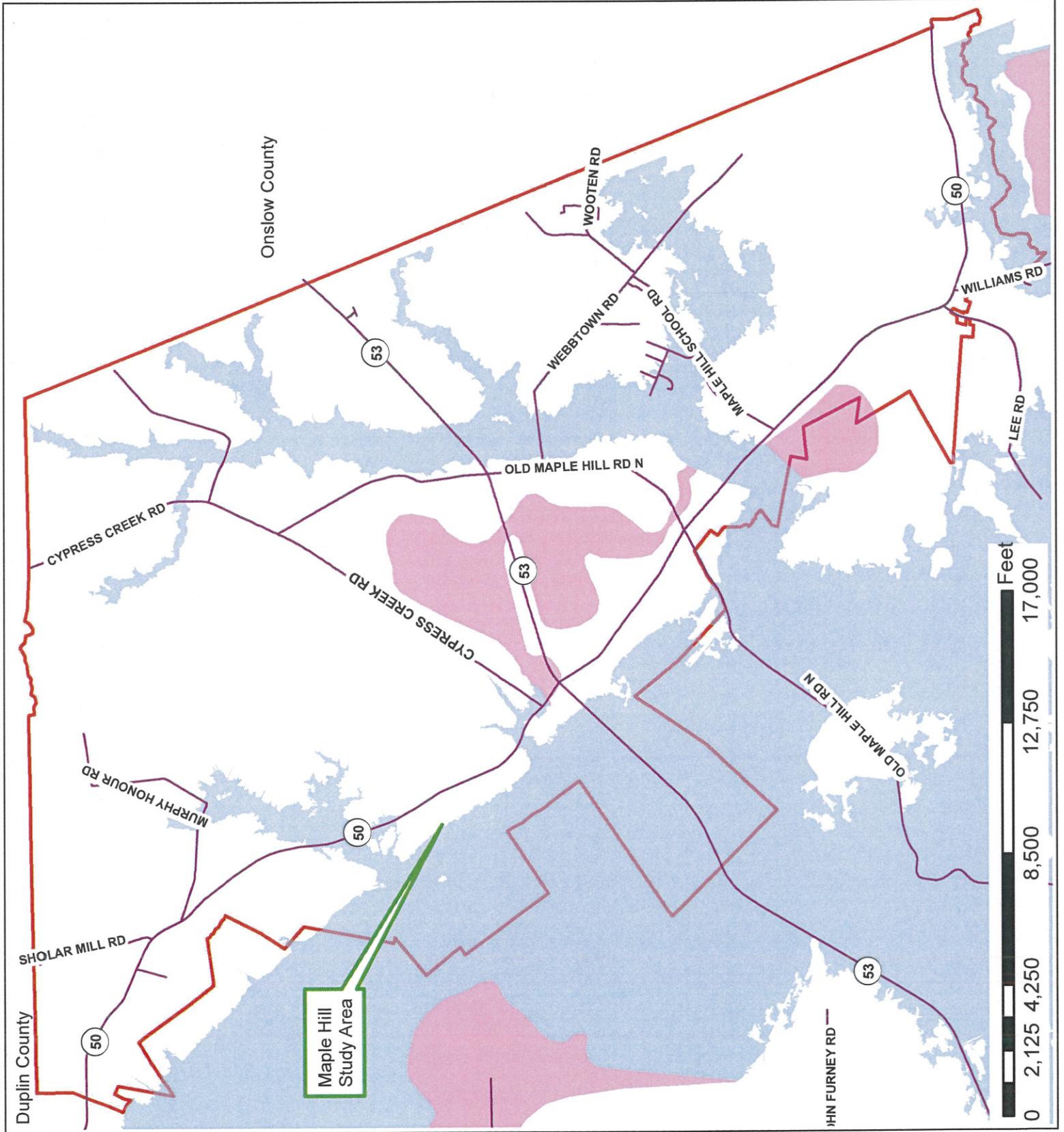
- Study Area
- Flood Hazard Areas**
  - A
  - AE
  - AEFW
  - SHADED X
  - VE

1 inch = 4,250 feet



Map prepared by  
Pender County  
Planning &  
Community Development

December 9, 2013





# Maple Hill Small Area Plan

FEMA Buyout Property

**Legend**

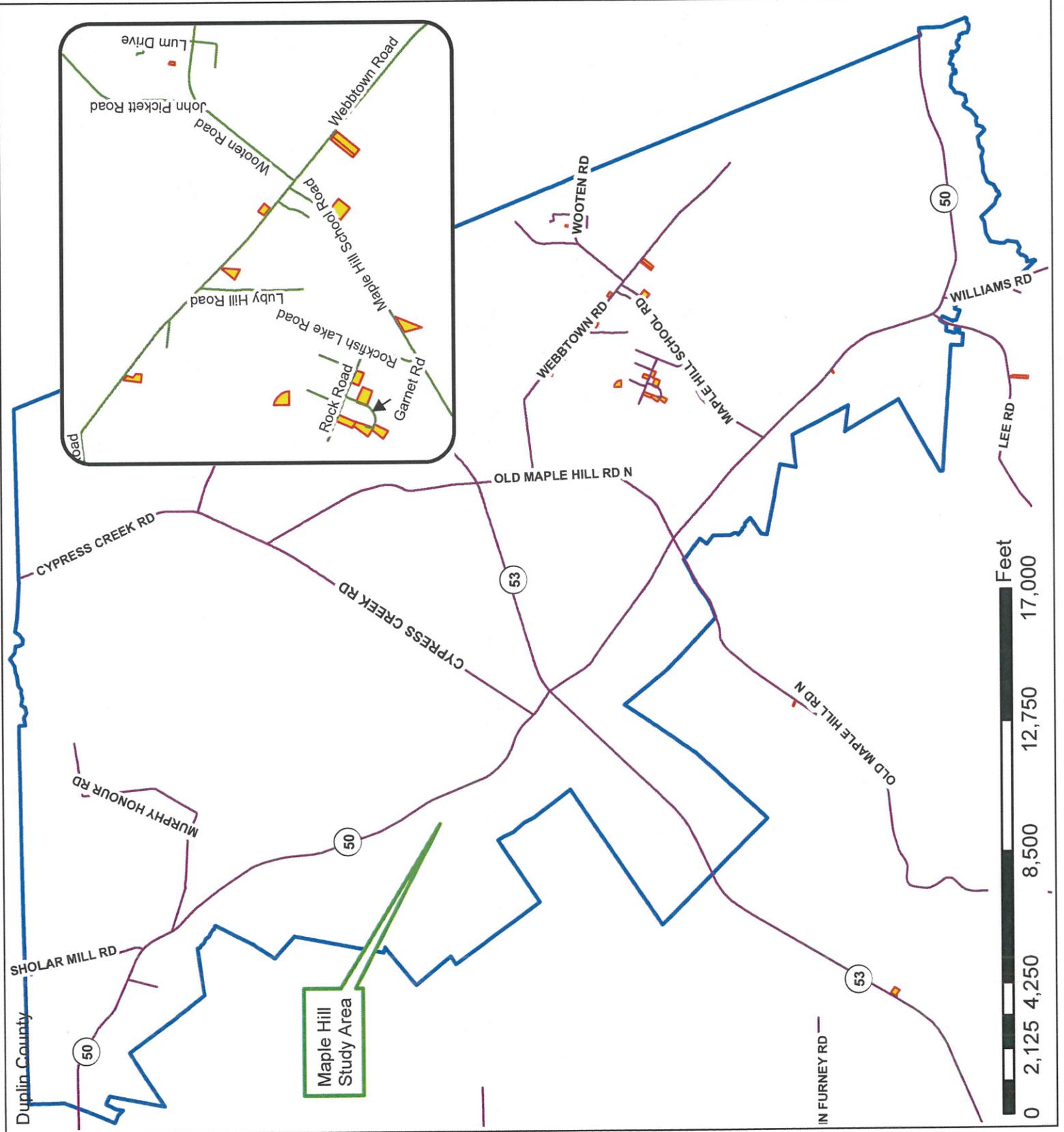
-  Study Area
-  FEMA Buyouts

1 inch = 4,250 feet



Map prepared by  
Pender County  
Planning &  
Community Development

December 9, 2013





# Maple Hill Small Area Plan

## Neighborhood Goals and Implementation Steps

February 18, 2014

**DRAFT**



# Neighborhood Goals

In order to achieve the neighborhood vision established at the beginning of the planning process, Maple Hill residents and County Planning Staff identified a number of goals necessary to address the neighborhood’s most pressing issues, while simultaneously preserving and enhancing the neighborhood assets and qualities that residents are most proud of. This Section identifies these goals and explains broadly how the goals are intended to meet the neighborhood’s challenges. These goals, in turn, then provide the basis for the action items identified in Section VII of this Plan.

## Land Use and Economic Development

For the most part, Maple Hill residents enjoy the existing low density residential, rural land use pattern found within the study area and do not wish to see an increase in residential land density or intensity. More commercial and industrial uses, as well as community services, however, are desired in targeted areas, particularly along the Highway 50 and Highway 53 corridors. The area’s low population

Land Use and Economic Development Goals	
Goal 1	Protect the neighborhood’s existing development from further environmental impacts by effectively and proactively addressing problems caused by the natural environment, with an emphasis on drainage and flooding.
Goal 2	Support neighborhood commercial and retail opportunities with policies and infrastructure improvements that enhance neighborhood stability and further community revitalization.
Goal 3	Proactively and cooperatively protect existing development in environmentally sensitive areas (such as flood hazard areas) and endeavor to make development resilient to damage from flooding, wind, and other effects of natural disasters.

density, topography, and lack of infrastructure, however, are hindering factors to economic development efforts that could bring new jobs to the area.

Looking forward, **capital improvements and land use policies that encourage development** along targeted corridors in non-flood-prone areas could be beneficial, as would the location of community-based and workforce training organizations and the encouragement of home occupations and locally-operated businesses. To that end, reexamining the current Comprehensive Plan to potentially define new land use classifications, or simply reconfiguring current classifications, presents a potential start, as does reexamining the current UDO to explore new zoning classifications in Maple Hill and new permitted uses. **Capital infrastructure planning** efforts to support new economic efforts could also be studied. Finally, since addressing the area’s topographical challenges is essential to effective development, finding ways to **effectively, cooperatively, and proactively address the environmental constraints** is also a priority for Maple Hill. Therefore, the Land Use and Economic Development Goals for Maple Hill address new economic policies, potential development opportunities, capital infrastructure investment, and resident involvement in order to improve the vibrancy of the community.

### Housing

Along with increasing and improving the non-residential development opportunities in the Maple Hill area, focus on residential development is also needed. Generally speaking, the fewer the number of people living and working in any given area, the more difficult it is to support community services. Therefore,

Housing Goals	
<b>Goal 1</b>	Stimulate and attract resident investment to help decrease the number of vacancies in the Maple Hill area.
<b>Goal 2</b>	Increase funding, volunteer, and charitable opportunities for housing improvements, with an emphasis on assistance for vulnerable populations.
<b>Goal 3</b>	Enhance the visual character of the neighborhood in order to preserve and heighten community charm and pride.

increasing the Maple Hill population could potentially work to increase the potential for non-residential opportunities and services desired by the neighborhood.

Along with *attracting new residential investment*, the housing goals here also address the neighborhood’s need for *housing improvements*, and *general neighborhood aesthetics*. As noted in the Pender County Housing Assessment, many structures in the neighborhood have weathered for decades and are now considered severely deteriorated, or dilapidated and in dire need of maintenance and repairs. Private and public improvements in this area could go a long way in enhancing the appearance of the neighborhood.

### Transportation

Like many areas in Pender County, Maple Hill residents are heavily dependent on automobiles for transportation. This auto-dependency, combined with the lack of commercial uses or general services in close proximity to the

Transportation Goals	
<b>Goal 1</b>	Increase the number of transportation services and options in order to link the neighborhood to jobs, health care, and other local services.
<b>Goal 2</b>	Build capacity and ridership on the neighborhood’s existing transportation networks.
<b>Goal 3</b>	Expand the network of bicycle and pedestrian pathways to promote more active transportation options for residents.

neighborhood, means residents must commute—and often cross county lines—to get the services they need. This puts a particular strain on the neighborhood’s elderly and disabled populations who may not have access to a vehicle or may not be able to drive.

Therefore, with respect to transportation, neighborhood goals center on ways to improve *transportation options and availability*, particularly for vulnerable populations. Pender County Adult Services does provide low cost transportation for neighborhood residents into Jacksonville and Burgaw for groceries and supplies, but the service appears largely underutilized at present. On the other hand, there is a waiting list for medical transport. Understanding how these private transportation services operate and how they might be better coordinated with available and potential public transportation options could *help increase access for residents*. Along with these important issues, this Plan also makes a goal of *expanding the network of bicycle and pedestrian pathways* to promote more active transportation options for Maple Hill residents.

### Services and Utilities

On account of its rural character and limited level of development, utilities and services are also somewhat limited in the Maple Hill community. Increasing and improving the amount of capital investment and infrastructure is important

Services and Utilities Goals	
Goal 1	Encourage the development of infrastructure to attract new, local programs and businesses that provide jobs and needed service.
Goal 2	Create and improve opportunities for community residents to have access to educational and vocational resources.
Goal 3	Create an active and vibrant community where residents feel they are safe.

not only for economic development, but for residential services as well. These investments are needed to help to Maple Hill residents reach the development potential they wish to see, particularly along the Highway 53 and Highway 50 corridors.

As such, encouraging the development of infrastructure is the primary goal for Maple Hill residents, though emphasis is also on creating and improving neighborhood educational, social, and vocational programming. Residents specifically identified library services, historic preservation efforts, and educational programs such as Head Start and pre-kindergarten programs as programming they would encourage locating in Maple Hill. Safety is another concern for Maple Hill residents as they hope to see a greater Sheriff’s Department presence to deter crime and help them feel safer in their homes and neighborhood.

### Parks and Recreation

While there is an abundance of natural and agricultural lands in and around the Maple Hill area, there is a deficiency of dedicated parks and a limited number of recreational opportunities in the area. As such,

Parks and Recreation Goals	
Goal 1	Increase the number of opportunities for active recreation in the neighborhood.
Goal 2	Promote healthy eating in the Maple Hill community.
Goal 3	Increase the amount of true open space in the neighborhood.

neighborhood residents currently must travel to Burgaw or into Onslow County to participate in recreation programs or enjoy park facilities.

With health of the community being a priority, the Parks and Recreation goals therefore focus on increasing the number of active recreational spaces in Maple Hill, as well as exploring new ways to promote active living and healthy eating and increasing the amount of true open space in the neighborhood. Creating new parks on existing County-owned land, revitalizing existing amenities, and supporting improvements at existing ones, in addition to amenities are priorities in the community. These goals align with the goals and actions identified in the Parks and Recreation Master Plan as well as the Active Living and Healthy Eating Assessment conducted in Maple Hill. Emphasis is placed on creating new parks and improving the existing facility at the Maple Hill Resource Center, as well as policy decisions and programming that will promote healthy eating and active lifestyles.

## Community Heritage and Sense of Place

Maple Hill's heritage and the neighborhood's strong sense of place is one of the community's biggest assets. However, improvements are needed to ensure that the qualities and history that people know and value today will be around for generations to come.

Community Heritage and Sense of Place Goals	
<b>Goal 1</b>	Strengthen the community's values and preserve Maple Hill's heritage and history by examining opportunities to conserve and/or preserve buildings.
<b>Goal 2</b>	Continue to build community character and establish and enhance a sense of place in Maple Hill by increasing the number of public engagement and community involvement opportunities.
<b>Goal 3</b>	Actively engage residents and other stakeholders in the planning and management of their neighborhoods.

Given the area's rich history and the number of historic sites and structures already identified in Maple Hill, **historical preservation efforts** are important to safeguard the rich history Maple Hill has to offer. While preserving the past is important, it is equally important to ensure that the current and future generations are able to continue the neighborhood's rich traditions. To that end, enhancing a sense of place in Maple Hill by **increasing the number of public engagement and community involvement opportunities** is also important. While this goal overlaps with recreation and health goals, it is important in this context to ensure that residents feel connected to the neighborhood and make certain that the vibrancy of the community does not fade in the years and decades to come. Finally, **engaging the neighborhood residents in the planning process of their neighborhoods** will be critical to implementing this Plan and reaching the goals and vision outlined herein. A strong partnership and collaborative efforts between the County and the area residents are the keys to ensuring Maple Hill continues to be a thriving and successful neighborhood.

## Maple Hill Action Plan

A key aspect of this Plan is how the goals will be effectuated after it is adopted. This Action Plan recommends implementation steps that the County, neighborhood residents, and other stakeholders can take to implement the goals outlined earlier, as well as a timeframe in which the implementation may take place. It is important to note that the following action steps and implementation schedule are *recommendations based on available resources*. Planning is an ongoing process, and county staff will work with the neighborhood to periodically review, revise, and prioritize these actions as necessary.

The Tables that follow lists the recommended actions, the type of action it is, the lead agency(ies) or entity(ies) responsible for the action, and the relative priority of the action. More specifically:

- The "Action" column identifies the implementation step that may be taken to accomplish the goal and meet the challenges described in this Plan.
- "Action Type" includes the following categories:
  - ✓ **Program** – which identifies actions that require the development or enhancement of existing programs for the community;
  - ✓ **Policy** – which identifies a governmental course of action to be implemented or evaluated;
  - ✓ **Capital Improvement** – which identifies public improvements needed for services or facilities; and
  - ✓ **Coordination and Partnership** – which identifies opportunities to establish relationships with various stakeholders to accomplish the stated action.
- "Lead Agency(ies)" identifies the major stakeholder(s) in charge of the action and includes entities such as Pender County Board of Commissioners, Pender County Planning Board, Pender County Planning Staff, County Departments, Community Organizations, and Area Residents.
- The "Priority" column organizes the actions into a **rough** time line for their implementation. The definition of the priorities is as follows:
  - ✓ **Ongoing** – means actions without a specific time-frame;
  - ✓ **Short-Term** – means actions that could be undertaken immediately or within the next 1-3 years;
  - ✓ **Medium-Term** – means actions that could be undertaken within 3-7 years of adoption; and
  - ✓ **Long-Term** – means actions that could be undertaken beyond the next 7 years.

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## Maple Hill Planning Goals and Action Steps Land Use and Economic Development

**Summary:** Maple Hill residents enjoy their rural lifestyles but more commercial and industrial uses are desired in targeted areas. Emphasis is on increasing the number of economic development opportunities and services in Maple Hill and improving the vibrancy and vitality of the community.

		Action	Action Type	Lead Agency(ies)	Priority
<p><b>GOAL 1:</b> Focus on long-term economic sustainability, job creation, and business opportunities through economic development efforts and land use policies that encourage appropriate non-residential investment in environmentally viable sites.</p>	1.1	Explore the need to amend the Future Land Use map in the County's Comprehensive Plan to accomplish the economic development goals and policies in the Plan, including encouraging more non-residential development, along the targeted Hwy 50 and Hwy 53 corridors.	Policy	Planning Dept., Planning Board	Short term
	1.2	Consider the need to rezone targeted areas of the neighborhood or the creation of a neighborhood overlay district to accomplish the economic development goals and policies in the Plan, including encouraging more non-residential development, along the targeted Hwy 50 and Hwy 53 corridors.	Policy	Planning Dept., Planning Board, Board of Commissioners	Short term
	1.3	Explore the possibility of partnering with community-based organizations and workforce training organizations to locate – or have satellite offices locate – in Maple Hill.	Coordination and Partnerships/ Program	Planning Dept., Community Organizations	Medium term
		Action	Action Type	Lead Agency(ies)	Priority
<p><b>GOAL 2:</b> Support neighborhood commercial and retail opportunities with</p>	2.1	Identify incentives for development of local businesses along targeted corridors in non-flood-prone areas within the neighborhood (focusing on the Hwy 50 and Hwy 53 corridors).	Program	Planning Dept.	Long term
	2.2	Ensure priority for water and wastewater capacity	Policy	Board of	Long term

## Maple Hill Planning Goals and Action Steps

### Land Use and Economic Development

<p>policies and infrastructure improvements that enhance neighborhood stability and further community revitalization.</p>	<p>allocation is given to non-residential uses to promote the establishment and development of commercial uses, especially along the Highway 50 and Highway 53 corridors.</p>		<p>Commissioners, Planning Board, Planning Dept.</p>	
	<p>2.3 Encourage the Low Impact Development standards in the current UDO and promote other Best Management Practices to preserve and promote the rural landscape, open space, and natural resources when development does occur in the neighborhood.</p>	<p>Policy</p>	<p>Board of Commissioners, Planning Board, Planning Dept.</p>	<p>Ongoing</p>
<p><b>GOAL 3:</b> Proactively and cooperatively protect existing development in environmentally sensitive areas (such as flood hazard areas) and endeavor to make development resilient to damage from flooding, wind, and other effects of natural disasters.</p>	<p><b>Action</b></p>			
	<p>3.1 Ensure the community is aware of who to contact for drainage/flooding issues within NC DOT-maintained street and road rights-of-way through information distribution and education.</p>	<p>Program</p>	<p>Planning Dept., Area Residents</p>	<p>Ongoing</p>
	<p>3.2 Continue to work with homeowners to upgrade and improve old septic and well infrastructure and make needed structural improvements.</p>	<p>Policy</p>	<p>Planning Dept., Area Residents, County Departments</p>	<p>Long term</p>
	<p>3.3 Explore opportunities to reinstate a beaver dam maintenance/removal program.</p>	<p>Program</p>	<p>Planning Dept., Area Residents, County Departments</p>	<p>Medium term</p>

## Maple Hill Planning Goals and Action Steps

### Housing

**Summary:** With respect to housing, efforts should focus on the neighborhood's need for housing improvements, enhancements to the neighborhood's appearance, and increasing home ownership.

		Action	Action Type	Lead Agency(ies)	Priority
<p><b>GOAL 1:</b> Stimulate and attract resident investment to help decrease the number of vacancies in the Maple Hill area.</p>	1.1	Explore opportunities to provide coordinated technical and financial assistance to persons interested in buying or improving a home.	Coordination and Partnerships / Program	County Departments, Community Organizations	Short term
	1.2	Assist interested homebuyers in the Maple Hill area by expanding existing home buying educational programs or creating new programs to address unmet needs.	Coordination and Partnerships / Program	County Departments, Community Organizations	Short term
	1.3	Encourage relevant organizations to make homeownership needs in the neighborhood a priority.	Coordination and Partnerships / Program	Planning Dept., County Departments, Community Organizations	Ongoing
<p><b>GOAL 2:</b> Increase funding, volunteer, and charitable opportunities for housing improvements, with an emphasis on assistance for vulnerable populations.</p>	2.1	Increase awareness of home improvement assistance programs by developing a clearinghouse of information for interested homeowners, especially for seniors.	Coordination and Partnerships / Program	Planning Dept., County Departments, Community Organizations	Short term
	2.2	Explore opportunities to provide coordinated technical and financial assistance to persons interested in the FEMA buyout program.	Coordination and Partnerships / Program	Planning Dept., County Departments, Community Organizations	Medium term

## Maple Hill Planning Goals and Action Steps

### Housing

Action		Action Type	Lead Agency(ies)	Priority
<p><b>GOAL 3:</b> Enhance the visual character of the neighborhood in order to preserve and heighten community charm and pride.</p>	3.1	Continue code enforcement efforts regarding the storing of junked cars, and trash/debris on lots within the neighborhood.	Policy Planning Dept., County Departments, Area Residents	Ongoing
	3.2	Educate area residents on appropriate UDO provisions and relevant zoning and building provisions regarding upkeep of lots and structures.	Program Planning Dept., Area Residents,	Ongoing

## Maple Hill Planning Goals and Action Steps

### Transportation

**Summary:** Like many areas in Pender County, Maple Hill residents are heavily dependent on automobiles for transportation, and the lack of retail and health services in close proximity to the neighborhood mean residents must commute to get the services they need. Therefore, neighborhood goals center on ways to improve transportation options and availability, particularly for vulnerable populations.

	Action	Action Type	Lead Agency(ies)	Priority
<b>GOAL 1:</b> Increase the number of transportation services and options in Maple Hill in order to link the residents to jobs, health care, and other local services.	1.1 Explore the possibility of extending a bus route from NC 53 to the Onslow County line, and providing a park and ride lot at this location.	Coordination and Partnerships	Planning Dept., County Departments, Community Organizations	Short term
	1.2 Explore the possibility of partnering with Pender County Adult Services to coordinate transportation stops and services between PAS and WAVE Transit and connect in Castle Hayne.	Coordination and Partnerships	Planning Dept., County Departments, Community Organizations	Short term
<b>GOAL 2:</b> Build capacity and ridership on the neighborhood's existing transportation networks.	2.1 Increase awareness of the transportation services available in the area by educating residents on the available options, and identify the reasons, if any, why existing services might be currently underutilized.	Coordination and Partnerships / Program	Lead Agency(ies) Planning Dept., Area Residents, Community Organizations	Priority Short term
	2.2 Coordinate with the transportation service providers available in Pender County to encourage ridership and coordinate programming opportunities.	Coordination and Partnerships / Program	Planning Dept., Area Residents, Community Organizations	Medium term
	<b>Action</b>	<b>Action Type</b>	<b>Lead Agency(ies)</b>	<b>Priority</b>
	3.1 Consider revising the UDO to: · add requirements for sidewalks and multi-use paths/trails;	Policy	Lead Agency(ies) Planning Dept., Planning Board, Board of	Priority Long term

## Maple Hill Planning Goals and Action Steps

### Transportation

<p><b>GOAL 3:</b> Expand the network of bicycle and pedestrian pathways to promote more active transportation options for residents.</p>	<ul style="list-style-type: none"> <li>· improve streetscapes ;</li> <li>· increase the requirements for subdivisions to be more “walkable” and bicycle friendly in the RP, RA, MH, and PD zoning districts; and</li> <li>· adopt a complete streets standard.</li> </ul>	<p>Commissioners</p>	<p>Long term</p>
<p>3.2</p>	<p>Continue to explore grant and other funding opportunities to fund bicycle and pedestrian pathways.</p>	<p>Program</p>	<p>Planning Dept. and County Departments</p>

## Maple Hill Planning Goals and Action Steps Services and Utilities

**Summary:** Increasing and improving the limited amount of infrastructure in the neighborhood, including water, sewer and internet, as well as introducing new educational, social, and vocational programming to residents, are important priorities in this topic area.

<b>GOAL 1:</b>		<b>Action</b>	<b>Action Type</b>	<b>Lead Agency(ies)</b>	<b>Priority</b>	
<p><b>GOAL 1:</b> Encourage the development of infrastructure to attract new, local programs and businesses that provide jobs and needed services.</p>		1.1	Explore the feasibility of extending water and wastewater utility services from Pender County Utilities or through a potential partnership with neighboring service providers to encourage non-residential development in targeted locations.	Coordination and Partnerships / Capital Improvement	Planning Dept., County Departments, Community Organizations	Long term
		1.2	Collaborate with internet service providers and community stakeholder to improve broadband access in the area.	Coordination and Partnerships / Capital Improvement	Planning Dept., Area Residents, Community Organizations	Medium term
		1.3	Consider offsite wastewater systems or package wastewater systems to improve future wastewater infrastructure and improve public health.	Coordination and Partnerships / Capital Improvement	Planning Dept. and County Departments	Long term
<b>GOAL 2:</b>		<b>Action</b>	<b>Action Type</b>	<b>Lead Agency(ies)</b>	<b>Priority</b>	
<p><b>GOAL 2:</b> Create and improve opportunities for community residents to have access to educational and vocational resources.</p>		2.1	Coordinate with Pender County Library to create opportunities for community residents to have access to typical library resources including books, reference and learning materials, and computers. This may be achieved by establishing a mobile library, book sharing program, and/or establishing a library facility in the community.	Coordination and Partnerships / Program	Planning Dept., County Departments, Community Organizations	Long term
		2.2	Explore opportunities that may coordinate historical preservation with library development, such as grants and programs to revitalize significant historical landmarks that could also host library	Coordination and Partnerships / Program	Planning Dept., County Departments, Community	Medium term

## Maple Hill Planning Goals and Action Steps

### Services and Utilities

	resources.		Organizations	
	Explore opportunities to reestablish Head Start and pre-kindergarten programs and ensure that community residents are aware of program availability.	Coordination and Partnerships / Program	Area Residents, County Departments, Community Organizations	Long term
<b>Action</b>				
3-1	Explore ways to reduce insurance ratings for fire suppression in the Maple Hill Community.	Program	County Departments, Community Organizations.	Long term
3-2	Improve the relationship between the community and the Sheriff's Office through activities such as a finger printing day, a Sheriff's Office exhibit at local events, Sheriff's Office-led workshops for safety.	Coordination and Partnerships / Program	Planning Dept., Area Residents County Departments	Short term
3-3	Work with the Sheriff's office to create a greater Police presence in the neighborhood; utilizing the Resource Center as a potential base of operations.	Coordination and Partnerships / Program	Area Residents, Planning Dept., County Departments	Short term
3-4	Establish a "Community Watch Group."	Program	Area Residents and County Departments	Medium term

**GOAL 3:**

Create an active and vibrant community where residents feel they are safe.

## Maple Hill Planning Goals and Action Steps

### Parks and Recreation

**Summary:** Few opportunities exist for recreation in Maple Hill, and with the health of the community being a priority, County stakeholders and neighborhood residents would like to see a focus placed on exploring new ways to promote active living and healthy eating.

Action		Action Type	Lead Agency(ies)	Priority
1.1	Explore the idea of building a Maple Hill Community Park, which would be a new 20 to 75 acre county managed facility in the Maple Hill area.	Capital Improvement	Planning Dept., Area Residents, County Departments	Long term
1.2	Consider improving the Maple Hill Resource Center property by revitalizing the current amenities and adding others, such as picnic areas and shelters, and outdoor lighting.	Coordination and Partnerships	Planning Dept., Area Residents, County Departments	Long term
1.3	Identify needed activities and programs for neighborhood youth that are potentially viable in the Maple Hill neighborhood.	Program	Planning Dept., Area Residents, County Departments	Short term
1.4	Identify sites within the neighborhood that could serve as tot lots, mini parks, or other smaller recreational sites, such as the FEMA buyout properties already owned by the County. Create a plan to develop parks at potential sites.	Program / Capital Improvement	Planning Dept., County Departments, Community Organizations	Medium term
1.5	Explore the possibility of events and programming that may be feasible within the game lands, such as a collaborative effort to host a large marathon, biathlon, or triathlon event.	Coordination and Partnerships	Planning Dept., Area Residents, County Departments, Community Organizations	Long term
1.6	Explore the potential for recreational development and management at Sandy Run Savannas State Natural Area.	Coordination and Partnerships	County Departments and Community Organizations	Long term

**GOAL 1:**

Increase the number of opportunities for active recreation in the neighborhood.

## Maple Hill Planning Goals and Action Steps

### Parks and Recreation

Action		Action Type	Lead Agency(ies)	Priority	
<p><b>GOAL 2:</b> Promote healthy eating in the Maple Hill community.</p>	2.1	Identify healthy eating programming that may be made available to residents in the neighborhood.	Program	Planning Dept., Area Residents, County Depts.	Short term
	2.2	Explore the idea of creating a community garden, perhaps using Seven Oaks as a Pilot Project.	Program	Planning Dept., Area Residents, County Departments	Short term
	2.3	Explore the idea of allowing the growing and sale of vegetables as allowable home or cottage occupation activities in the UDO.	Policy	Planning Dept., Board of Commissioners	Short term
	2.4	Explore the possibility of working with regional area food stores or other commercial businesses that the community frequently visits to sell locally grown food on consignment.	Coordination and Partnerships / Program	Planning Dept., County Depts., Community Organizations	Medium term
	2.5	Consider relaxing the standards (including location) for farm stand suitability locations, thus allowing them to locate in Maple Hill.	Policy	Planning Dept., Board of Commissioners	Short term
<p><b>GOAL 3:</b> Increase the amount of true open space in the neighborhood.</p>	3.1	Consider revising the UDO to amend the open space standards to ensure reasonable and quantifiable areas of open space will be provided when land is subdivided and developed.	Policy	Planning Dept., Board of Commissioners	Short term
	3.2	Eliminate barriers in the UDO to the creation of open space areas when land is subdivided or developed	Policy	Planning Dept., Board of Commissioners	Short term

## Maple Hill Planning Goals and Action Steps Community Heritage and Sense of Place

**Summary:** .In order to preserve and maintain the tremendous neighborhood assets already existing in the Maple Hill community, residents would like to see historic preservation efforts that focus on preserving the past, as well as efforts to help neighborhood identity, and resident engagement, in order to continue their proud tradition moving forward.

<b>GOAL 1:</b>		<b>Action</b>	<b>Action Type</b>	<b>Lead Agency(ies)</b>	<b>Priority</b>
Strengthen the community's values and preserve Maple Hill's heritage and history by examining opportunities to conserve and/or preserve buildings.	1.1	Explore partnership efforts to obtain preservation grants for the Maple Hill area, focusing on the old Rosenwald school buildings.	Coordination and Partnerships	Planning Dept., Area Residents, County Departments, Community Organizations	Short term
	1.2	Support efforts to create a formal Historical Society in order to preserve, maintain, and enhance historical resources within the area.	Program	Planning Dept., Board of Comm., Area Residents	Short term
<b>GOAL 2:</b>		<b>Action</b>	<b>Action Type</b>	<b>Lead Agency(ies)</b>	<b>Priority</b>
Continue to build community character and establish and enhance a sense of place in Maple Hill by increasing the number of public engagement and community involvement opportunities.	2.1	Explore opportunities for property acquisition, site planning and design, construction, implementation, and operation of a community center to serve as a focal point for the Maple Hill area.	Program / Capital Investment	Planning Dept., County Departments, Area Residents,	Medium term
	2.2	Ensure that the natural resources within the Maple Hill study area are preserved, maintained, and enhanced as future development occurs.	Policy	Planning Dept., Planning Board., Area Residents	Ongoing

## Maple Hill Planning Goals and Action Steps

### Community Heritage and Sense of Place

<p><b>GOAL 3:</b> Actively engage residents and other stakeholders in the planning and management of their neighborhoods.</p>	3.1	Explore ways to engage community stakeholders in activities that promote neighborhood management and involvement.	Program	Planning Dept., Area Residents, County Departments, Community Organizations	Short term
	3.2	Explore civic, cultural, and recreational programming opportunities that would interest neighborhood residents.	Program	Planning Dept., Area Residents, County Departments, Community Organizations	Ongoing



**PLANNING STAFF REPORT**  
**Master Development Plan: Olde Point Village**

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**SUMMARY:**

**Hearing Date:** February 4, 2013  
**Case Number:** 11105 – Master Development Plan  
**Applicant:** OPV Development, LLC  
**Property Owner:** Same

**Development Proposal:** The applicant is requesting the approval of a Master Development for a two (2) phased Mixed Use Subdivision.

**Property Record Number, Acreage, and Location:** There are two (2) tracts associated with this request, totaling ± 45.87 acres. The proposed project will access directly on to Country Club Drive (NC SR 1565) approximately one (1) mile from the intersection of US Highway 17 and Country Club Drive in Hampstead. The subject property is directly north of Captain Beam Boulevard, bordered by Emerald Ridge residential subdivision to the west, the Hampstead Town Center to the northwest, to the northeast by Vista Point residential subdivision and bordered to the direct east by undeveloped land. These parcels are zoned PD, Planned Development zoning district and may be further identified by Pender County PIN numbers 4203-14-3306-0000 and 4203-05-8711-0000.

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**RECOMMENDATION:**

Planning Staff recommends approval of the submitted Master Development Plan based on the provisions of the Pender County Unified Development Ordinance § 3.5.4; as well as the Master Development Plan (MDP) contents as outlined in in § 6.1.4. This request is consistent with five (5) goals in the 2010 Pender County Comprehensive Land Use Plan, conflicting with none.

Staff also recommends the Planning Board waive the Preliminary Plat public hearing as outlined in the Unified Development Ordinance § 2.11, Summary of Review Authority; given that all conditions are met as prescribed in § 6.1.4.

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**HISTORY:**

In 2007, former applicant Withers & Ravenel submitted for Preliminary Plat approval for the project titled Olde Point Village subdivision; this development proposal was initially denied by both the Planning Board and the Board of Commissioners. In September 2008 following necessary revisions the development plan was subsequently approved by the Planning Board. As the project has since expired (expired on January 1, 2014) and both the applicant and owner have changed; OPV Development, LLC is submitting a new Master Development Plan for complete review under the current Pender County Unified Development Ordinance.

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**PROJECT DESCRIPTION:**

OPV Development, LLC, applicant and owner, is requesting the approval of a Master Development Plan for a two (2) phased is Mixed Use Subdivision (Attachment 1). The request consists of developing ninety-five (95) single family residential lots and approximately 15,078 of commercial square footage, to be located on ±45.87 acres. The proposed project will access directly on Country Club Drive (NC SR 1565) approximately one (1) mile from the intersection of US Highway 17 and Country Club Drive in Hampstead. The subject property is directly north of Captain Beam Boulevard, bordered by Emerald Ridge residential subdivision to the west, the Hampstead Town Center to the northwest, to the northeast by Vista Point residential subdivision and bordered to the direct east by undeveloped land. The proposal shows the majority of the development near County Club Drive (NC SR 1565), with the land closest to US Highway 17 proposed as open space.

The subdivision is to be developed in two (2) phases. The first phase will include the development of fifty-two (52) homes on the eastern portion of the property as well as the proposed commercial development; the second phase to complete the project is development of the remaining forty-three (43) homes on the northern portion of the property. The applicant mentions the commercial portion of the property as a potential farmers market, but has not proposed a specific use at this time according to the submitted narrative.

**Project Density**

The Master Development Plan for Olde Point Village includes a calculated net density equal to 4.83 units per acre with the proposed ninety-five (95) units. There is however, a note on the plat specifying; “the total number of lots may be increased to ninety-eight (98) in the Preliminary Plat by reducing lot widths to sixty-five (65) feet in Phase 1. This would change the net density to 4.99 units per acre.” As the PD, Planned Development zoning district requires density fewer than five (5) units per acre net density the current submission for Master Development Plan would be permissible with either ninety-five (95) or ninety-eight (98) units and may be approved administratively.

The Planning Board may waive the Preliminary Plat public hearing as outlined when the developer addresses § 6.1.4.A.13; the proposed number of dwelling units of each type in each phase and in the total development accompanied by density calculation of the development prior to approval. In order to accommodate for these additional three (3) lots the applicant proposes shifting lot lines as infrastructure and environmental features would allow; any adjustment at the time of Preliminary Plat recording would require all lots be in conformance with the Planning Board approved Master Development Plan minimum lot and maximum lot size.

**Lot Requirements**

As outlined in the Pender County Unified Development Ordinance §4.8.1.D, the Master Development Plan outlines lot size, setbacks and building height. The applicant is proposing a maximum lot size of 14,731 sq. ft. and a minimum lot size of 4,641 sq. ft. For this PD, Planned Development zoning district dimensional standards are proposed as follows;

Setback Type	Setback
Front	20 feet
Side	8 feet
Rear	15 feet
Corner	10 feet
Height	40 feet

**Services (Water/Wastewater)**

The project has proposed water connection to Utilities Inc. as this development is in Utilities Inc. water district; therefore all connections are subject to review and approval by Utilities Inc. At the time of submittal the applicant was working with Utilities Inc. to obtain a “Letter of Intent” for public water connection. The applicant has also provided a “Letter of Intent” from Pluris Hampstead, LLC (Attachment 2), which affirms the company’s intent to serve wastewater to the Olde Point Village Development. If any changes regarding water or wastewater treatment are made, reevaluation from the Planning Board would be required for the development.

**Open Space**

This Master Development Plan meets and exceeds the open space requirements set forth in UDO § 7.6.1 C, *Open Space Requirements*. Per the Pender County Unified Development Ordinance, all proposed residential subdivisions shall provide open space in the amount of 0.03 acres per dwelling unit within the subdivision; half of which must be designated active open space. In this case 2.85 acres of open space are required; 1.43 acres of which must be active. The Master Development Plan provides 21.3 acres of open space, with 14.2 acres of passive areas, and 7.1 acres of active open space. With a proposed lot number of ninety-five (95), \$10,000 or 1 recreational unit is required by Pender County Unified Development Ordinance. This will need to be completed prior to Preliminary Plat approval.

**Road Layout and Construction**

Street layout and access conform to the Pender County Unified Development Ordinance (§7.4 Access and §7.5 Street Design). The applicant specified all roads be dedicated public, designed and constructed in compliance with current NCDOT Subdivision Roads Minimum Construction Standards (§7.5.2). In preliminary discussions with NCDOT representative Doug Racine on January 21, 2014, street widths and cul-de-sac radii as drawn in the Master Development Plan appear to be in conformance with NCDOT regulations outlined in the Subdivision Manual published in January 2010. The applicant must submit plans to NCDOT and all roadway approvals are contingent upon final review by the NCDOT.

The main access to the development is proposed at the intersection of Country Club Drive (NC SR 1565) and Captain Beam Boulevard approximately one (1) mile from the US Highway 17 intersection. All new development will align with Captain Beam Boulevard. A public connection is proposed to existing Shandy Way in Emerald Ridge subdivision on the south of the subject parcel. Additionally, proposed is a stub for future connectivity from the existing Shandy Way through the subject parcel to stub on the north side of the property for future development. At this time it is not known whether NCDOT will require modifications to Country Club Drive (NC SR 1565) at the project entrance, however by the developer anticipates that a deceleration and turn lane may be required.

The applicant addressed the estimated average daily number of trips at build out based on the ITE Trip Generation Manual 8<sup>th</sup> Edition, with 919-938 trips per day for a subdivision of this size. According to

the applicant's narrative the AM Peak Hour trips are not identified within the aforementioned study but an older edition does outline that 76-78.4 peak AM trips. Peak PM trips were identified to be 97-99 in the ITE Trip Generation Manual.

According to the applicant's narrative, a significant tree survey may change road design slightly based on identified significant trees and the intent to preserve.

All proposed road names as well as the name of the subdivision will need to be verified with the Pender County Addressing Coordinator prior to approval of the Preliminary Plat. Per §6.1.4.14.

### **Landscaping and Buffers**

All landscape and buffers will be approved in accordance with §8.2.8, *Project Boundary Buffer* of the Pender County Unified Development Ordinance. In multi-family and Planned Developments the following buffers are required; a Buffer A is required along all boundaries adjacent to a street, a Buffer B is required along all other project boundaries, and a Buffer C is required along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than one (1) acre and when a single family structure is within fifty (50) feet of the boundary of the development. Specific buffer requirements from §8.2.8 can be viewed in the Appendix.

According the applicant's submitted narrative, they are requesting the Planning Board re-examine the buffer requirements for this specific submitted Master Development Plan. The specific deviation from the Pender County Unified Development Ordinance the applicant requests is a Buffer B for the project boundary closest to Emerald Ridge Subdivision, rather than the required Buffer C.

### **Environmental Concerns**

A portion of the subject property may be potentially located within the Special Flood Hazard Area (SFHA) Zone X, areas outside of the 0.2 percent annual chance floodplain; according to the 2007 Flood Insurance Rate Maps (FIRMs), Map Number 3720420300J, Panel Number 4203. Any development located within the SFHAs will be required to meet the meeting the prescribed standards as outlined in the Pender County Unified Development Flood Damage Prevention Ordinance.

The Master Development Plan submittal indicates that there may be wetlands on the subject property; all wetlands must be delineated by the Army Corps of Engineers prior to development. These areas are likely to be dedicated as permanent conservation areas according to the submitted Master Development Plan (Attachment 1).

All applicable state and federal agency permits including a Stormwater Management Permit, Sediment and Erosion Control Plan, wetlands impact permits, and NCDOT Driveway Permit will be required prior to the approval of the Preliminary Plat.

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

On Friday January 3, 2014 the Pender County Technical Review Committee was sent the application, narrative and Master Development Plan for Olde Point Village. The following responses were collected:

#### **Cape Fear Council of Governments RPO**

*The Cape Fear RPO has no comment.*

**NC DENR Division of Energy, Mineral, and Land Resources**

*Mark Walton's narrative indicates that a stormwater management permit will be applied for. I have not seen the permit application, but based on reading the narrative, it is clear that a SW permit is required.*

**NC DENR Division of Energy, Mineral, and Land Resources -**

*As stated in Walton Engineering narrative this project will need an Erosion and Sedimentation Control plan.*

**NC DOT Division of Highways**

*Doug has had contact with Walton Engineering concerning this development. No request for driveway permit or subdivision plan approval has been submitted.*

**NC Office of State Archaeology**

*The applicant should be aware that they may need to perform an archaeological survey over all lots northwest of Lot 32 and Lot 22. These lots are in an area where there is a high probability for encountering prehistoric archaeological sites. The work should be performed prior to construction of the roads and storm-water infrastructure. For a review of the project the applicant should go to the SHPO website and follow the directions for submitting a project for review: [http://www.hpo.ncdcr.gov/er/er\\_email\\_submittal.html](http://www.hpo.ncdcr.gov/er/er_email_submittal.html).*

**Pender County Addressing Coordinator**

*Please encourage the developers to change the subdivision name due to the fact that Olde Point Villa's is one parcel away from the proposed Olde Point Village. My concern is emergency response. The names are so similar.*

*Also, please have them submit at least three road names for each proposed roadway.*

**Pender County Parks and Recreation**

*Parks and Recreation has no issues with this request.*

**Pender County Schools**

*We recommend that the cul-de-sacs have a radius of 45 feet for the bus traffic. If not no buses can enter the subdivision. An alternative could be a turn around area on the back end of the subdivision. This could be a lane the bus can back into that will allow the driver to make a safe turn around. We are also recommending that there be student loading areas designated with a covered area for use during inclement weather.*

**Wilmington Metropolitan Planning Organization**

*I have reviewed the TRC - Master Development plan for Case # 11105, which is called Olde Point Village. Here are my comments for the plan.*

- 1. The project has requested minimum Cul-de-sac radius of 37'. NCDOT requires a minimum Cul-de-sac Radius of 45'.*
- 2. Pender County Schools has asked that the cul-de-sac radius be increase to at least 40' to allow school buses to turn around in the subdivision.*
- 3. Applicant does not show public sidewalk required on NCDOT streets.*
- 4. Subdivision plan does not show curb ramps at intersections within the project.*
- 5. Applicant does not show easements on the plan, please include with site plans for the project.*

6. *Project does not show the location of the driveway for the commercial portion of the project.*

**No response:** Four County Electric Company  
NC DENR Division of Coastal Management  
NC DENR Division of Forestry  
NC DENR Division of Waste Management  
NC DENR Division of Water Quality  
NC DOT Transportation Planning Branch  
NC Wildlife Resources Commission  
Pender County Emergency Management  
Pender County Flood Plain Management  
Pender County Building Inspections  
Pender County Environmental Health  
Pender County Public Library  
Pender County Public Utilities  
Pender County Sheriff's Department  
Pender County Soil and Water Conservation District  
Progress Energy Corporation  
US Army Corps of Engineers

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**PROJECT EVALUATION:**

- A. **Public Notifications:** Public Notice of the Master Development Plan 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 on the subject property.
- B. **Existing Zoning:** The subject property as well as all tracts in the immediate vicinity are zoned PD, Planned Development zoning district. The properties directly to the southeast, across Country Club Road (SR 1565) on Captain Beam Boulevard are zoned RP, Residential Performance.

The intent of the PD, Planned Development Zoning District is to provide an alternative to a conventional development. The PD zoning districts allow projects of innovative design and layout that would not otherwise be permitted under this Ordinance because of the strict application of zoning district or general development standards. The PD District encourages progressive land planning and design concepts. In return for greater flexibility in site design requirements, planned developments are expected to deliver exceptional quality community designs that preserve critical environmental resources, provide above-average open space amenities, incorporate creative design in the layout of buildings, open space and circulation; assure compatibility with surrounding land uses and neighborhood character; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure. The PD District shall not be used as a means of circumventing the county's adopted land development regulations for routine developments.

- C. **Existing Land Use:** The subject property is directly north of Captain Beam Boulevard, bordered by Emerald Ridge residential subdivision to the west, the Hampstead Town Center to the northwest, to the northeast by Vista Point residential subdivision and bordered to the direct east by undeveloped land.

#### D. 2010 Comprehensive Land Use Compliance:

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. **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.
    - i. **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
  - b. **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.
    - i. **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.
    - ii. **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.

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#### SUMMARY & STAFF RECOMMENDATION

The request is consistent with the Pender County Unified Development Ordinance and five goals and policies in the 2010 Pender County Comprehensive Land Use Plan; therefore, staff respectfully recommends conditional approval of Master Development Plan with consideration of the Planning Staff, Technical Review Committee and Planning Board comments and conditions. Staff notes the following outstanding Pender County Unified Development Ordinance requirements which must be met in accordance with Planning Board recommendations:

- a. The proposed number of dwelling units of each type in each phase and in the total development accompanied by density calculation of the development prior to approval (§ 6.1.4.A.13);

The Master Development Plan for Olde Point Village includes a calculated net density equal to 4.83 units per acre with the proposed ninety-five (95) units. There is however, a note on the plat specifying; “the total number of lots may be increased to ninety-eight (98) in the Preliminary Plat by reducing lot widths to sixty-five (65) feet in Phase 1. This would change the net density to 4.99 units per acre.” As the PD, Planned Development zoning district requires density fewer than five (5) units per acre net density the current submission for Master

Development Plan would be permissible with either ninety-five (95) or ninety-eight (98) units and may be approved administratively with the Planning Board's recommendation.

- b. The appropriate buffers on the Master Development Plan should be drawn (§8.2.8);

According to the applicant's submitted narrative, they are requesting the Planning Board re-examine the buffer requirements for this specific submitted Master Development Plan. The specific deviation from the Pender County Unified Development Ordinance the applicant requests is a Buffer B for the project boundary closest to Emerald Ridge Subdivision, rather than the required Buffer C. Specific buffer requirements from §8.2.8 can be viewed in the Appendix.

- c. The design and amount of recreational facilities or a note that a payment-in-lieu of recreational facilities will be made should be noted on the Master Development Plan (§7.6.2);
- d. A significant tree survey should be conducted (§8.1.3) and
- e. Certificate of approval by the Pender County Addressing Coordinator for proposed road names (§ 6.4.A.8).

Staff also recommends the Planning Board waive the Preliminary Plat public hearing as outlined in the Unified Development Ordinance § 2.11, Summary of Review Authority; given that all conditions are met as prescribed in § 6.1.4 and noted above.

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**VOTING AND RESOLUTION:**

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

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

**Williams:** \_\_\_ **McClammy:** \_\_\_ **Boney:** \_\_\_ **Baker:** \_\_\_ **Edens:** \_\_\_ **Marshburn:** \_\_\_ **Nalee:** \_\_\_

## APPENDIX:

### 4.8.1 PD: Planned Development District

Intent - The intent of the Planned Development (PD) District is to provide an alternative to a conventional development. The PD zoning districts allow projects of innovative design and layout that would not otherwise be permitted under this Ordinance because of the strict application of zoning district or general development standards. The PD District encourages progressive land planning and design concepts. Some of these techniques and concepts include but are not limited to:

- 1) To preserve in perpetuity unique or sensitive natural resources such as groundwater, floodplains, wetlands, streams, steep slopes, woodlands and wildlife habitat.
- 2) To protect prime agricultural land and preserve farming as an economic activity.
- 3) To permit clustering of houses and structures in a manner that will reduce the amount of infrastructure, including paved surfaces and utility easements, necessary for residential development.
- 4) To reduce erosion and sedimentation by minimizing land disturbance and removal of vegetation in residential development.
- 5) To protect scenic views.
- 6) To promote interconnected greenways and corridors throughout the County.
- 7) To create contiguous green space within and adjoining the development site.
- 8) To preserve important historic and archaeological sites.

#### A. General Intent/Purposes of the PD District

- 1) Allowing greater freedom in providing a mix of land uses in the same development, including a mix of housing types, housing prices, lot sizes, densities, and non-residential uses in a planned development;
- 2) Promoting quality urban design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and land uses;
- 3) Encouraging quality urban design and environmentally sensitive development by allowing increases in base densities when such increases can be justified by superior design or the provision of additional amenities such as public and/or private open space.
- 4) In return for greater flexibility in site design requirements, planned developments are expected to deliver exceptional quality community designs that preserve critical environmental resources, provide above-average open space amenities, incorporate creative design in the layout of buildings, open space and circulation; assure compatibility with surrounding land uses and neighborhood character; and provide greater efficiency in the layout and provision of roads, utilities, and other infrastructure.
- 5) The PD District shall not be used as a means of circumventing the county's adopted land development regulations for routine developments.

#### B. General Use

- 1) Uses Allowed and Size - A planned development may contain any or all of the uses specified in the table of uses and in accordance with a master plan, provided such uses are consistent with the Table of Uses in Section 5.2 and the Comprehensive Plan. In order to develop under the PD District a minimum of two types of uses will be required. This must be a mix of residential and non-residential uses. Mixed use development may occur by having two or more principal uses located in the same building (e.g., retail on ground floor, office space above) or by having two or more principal uses located in different buildings sited on the same lot or parcel (e.g., freestanding child day care center located on the same parcel as an office building).

C. Number of Dwelling Units (Density)

- 1) Determination - The number of dwelling units in a project utilizing the PD development standards shall be a maximum of 5 units per net density. The density is calculated as total tract acreage subtracting the following:
  - a) Areas reserved as non-residential development
  - b) Total wetland calculations
  - c) Rights of way and parking areas
  - d) Active and Passive open space
    - i) Passive open space may be subtracted out of the total wetland delineation at time of Master Plan if calculated to be less than total wetland area.

D. Development Standards - Development in a PD District shall be subject to all applicable regulations unless otherwise waived or modified by the County in the terms of the approved master land use plan. In no case shall the decision-making body waive or modify the following standards for a proposed PD District:

- 1) Stream buffers required by the State of NC
- 2) Ownership requirements for any open space, buffers, or streetscapes unless otherwise permitted within this Ordinance;
- 3) Preservation of existing vegetation in streetscapes, floodplains, and/or buffers;
- 4) The minimum lot width and minimum yard requirements are established with the Master Plan may be modified by the Planning Board through the PD process however; the minimum distance between structures shall be as required by NC Building Code.
- 5) Street connectivity requirements;
- 6) Sidewalk and greenway requirements;
- 7) Stormwater control or LID requirements;
- 8) Transportation and Circulation System. The planned development's master plan shall demonstrate a safe and adequate on-site transportation system that addresses vehicular, bicycle, transit and pedestrian circulation. The on-site transportation system shall be integrated with the off-site transportation circulation system of the County.
  - a) Creative design of circulation routes and traffic ways is encouraged. A base characteristic of a PD is that the internal circulation routes or streets do not follow fixed linear geometric lines as do most streets. Instead, circulation routes are curvilinear and of meandering character, to preserve tree and landscape features. Slower-paced traffic movements and private restrictions for extremely low speed limits.
  - b) Pedestrian-oriented communities also are encouraged to enhance the quantity of pedestrian activity and to improve the quality of the pedestrian experience. Planned subdivisions must adhere to the design standards for drainage and paving in this Ordinance.
  - c) Where the development is bound by two (2) or more NC DOT on-system roads, at minimum access to each road shall be provided.
  - d) Adequately constructed and maintained bike and/or hiking trails shall be counted toward the open space requirement. Bicycle lanes and multi-use pathways that extend the minimum right-of-way width shall be designed in accordance with the North Carolina Bicycle Facilities Planning and Design Guidelines Manual.

### 2.1.1 Buffer Descriptions and Options

The following descriptions list the specifications of each buffer. The requirements reflect the minimum and the developer may increase the buffer at his/her option. Buffer requirements are stated in terms of width of the buffer and the number of plant units required per one hundred (100) linear feet of buffer. The requirements of a buffer may be satisfied by any of the options under each letter designation or existing equivalent vegetation. All mathematical rounding shall be upward and shall be applied to the total amount of plant material required in the buffer, not to each one hundred (100) foot length. The required canopy and understory trees shall generally be spread uniformly along the buffer. Shrubs may be clustered when a 98% grass cover is provided in all areas of the buffer other than within 4 ft. of the base of any tree or shrub.

#### **Buffer A**

Buffer "A" This buffer is designed primarily for road frontage areas and should run parallel to the street to provide a continuous, aesthetically pleasing streetscape. The requirements for buffer "A" shall be met by any one of the following:

A-1) 15 foot wide strip with 3 canopy trees, 2 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet (width may be reduced to 10' for existing developed lots that are subject to new buffer requirements), or

A-2) 20 foot wide strip with 3 canopy trees, 2 understory trees and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 18 shrubs per 100 linear feet, or

A-3) 25 foot wide strip with 1 canopy tree, 2 understory trees and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 21 shrubs per 100 linear feet, or

A-4) 30 foot wide strip with 1 canopy tree, 2 understory trees and either a grass or other approved vegetative ground cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 32 shrubs per 100 linear feet.

#### **Buffer B**

Buffer "B" This buffer is a medium density planting area to be used primarily along non street boundary lines to provide spatial separation between similar types of uses. The requirements for buffer "B" shall be met by any one of the following:

B-1) 10 foot wide strip with 3 canopy trees, 4 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

B-2) 15 foot wide strip with 3 canopy tree, 2 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

B-3) 20 foot wide strip with 1 canopy tree, 2 understory tree and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 15 shrubs per 100 linear feet, or

B-4) 25 foot wide strip with 0 canopy trees, 5 understory trees and either a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree or shrub) or 21 shrubs per 100 linear feet.

**Buffer C**

Buffer "C" This buffer is designed to provide a high density screen primarily along non street boundary lines to provide buffer and separation between different categories of uses such as commercial adjacent to residential uses or other non-residential uses adjacent to high density single family residential uses. The requirements for buffer "C" shall be met by any one of the following:

C-1) 10 foot wide strip with a 6 foot high wood stockade, basket weave, or other solid wood fence and 2 canopy trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

C-2) 15 foot wide strip with a 6 foot high wood stockade, basket weave, or other solid wood fence or an evergreen hedge\* that will provide a continuous screen at least 6' high within 4 years and 1 canopy tree, 4 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

\*Reference spacing requirements in plant list for specific species and spacing to achieve evergreen hedge

C-3) 20 foot wide strip with an evergreen hedge that will provide a continuous screen at least 6' high within 4 years and 1 canopy tree or 3 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet, or

C-4) 25 foot wide strip with an evergreen hedge that will provide a continuous screen at least 6' high within 4 years, 2 understory trees and a grass cover of at least 98 % coverage (except within 4 feet of the base of any tree), per 100 linear feet.

**Buffer D**

Buffer "D" This buffer is a low density planting area to be used along boundary lines in rural areas between large lots or tracts with substantial buffer width and setbacks to provide spatial separation between uses that are developed at very low density. The requirements for buffer "D" shall be met by any one of the following:

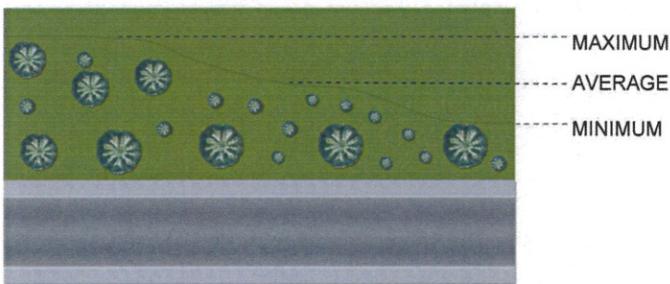
D-1) 15 foot wide strip with 3 canopy trees and a grass or other approved vegetative ground cover of at least 98 % coverage (except within 4 feet of the base of any tree) per 100 linear feet, or

D-2) 20 foot wide strip with 2 canopy trees, 2 understory trees and a grass or other approved vegetative ground cover of at least 98 % coverage (except within 4 feet of the base of any tree) per 100 linear feet, or

D-3) 25 foot wide strip with 1 canopy tree, 3 understory trees and a grass or other approved vegetative ground cover of at least 98 % coverage (except within 4 feet of the base of any tree) per 100 linear feet.

**2.1.2 Buffer Depth Averaging**

While the buffer depth is normally calculated as parallel to the property line, design variations are allowed and are calculated on the average depth of the buffer per 100 feet of linear width measured along the property line. Minimum depth of buffer in any case shall not be less than 50% the required depth of the buffer chosen. Maximum depth shall not be more than 150% the required depth of the buffer chosen.



### 2.1.3 Project Boundary Buffer

The following are the buffering requirements of listed permitted uses in each district and certain special types of development. Special uses may be required to meet additional buffer requirements, but shall in all cases be required to have at a minimum the same buffer as permitted uses. Existing vegetation that meets or exceeds the requirements of the specific buffer is desired and allowed instead of any required new plantings.

Buffers Required for Mobile Home Parks - Mobile home parks shall be required to have the following buffers:	
Location of Buffer for Mobile Home Parks	Type Buffer
Along all boundaries adjacent to a street	Buffer A
Along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the park	Buffer C
Along all other boundaries	Buffer B

Buffers Required for Multifamily and Planned Developments - Multifamily and Planned Developments shall be required to have the following buffers:	
Location of Buffer for Multi-family & Planned Developments	Type Buffer
Along all boundaries adjacent to a street	Buffer A
Along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the development	Buffer C
Along all other boundaries	Buffer B

Buffers Required for Shopping Centers - Shopping centers shall be required to have the following buffers:	
Location of Buffer for Shopping Centers	Type Buffer
Along all boundaries adjacent to a street	Buffer A
Along all boundaries adjacent to Residential Districts or uses and adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the development	Buffer C
Along all other boundaries	Buffer B
Buffers Required for All Non-residential Uses (Excludes Industrial Uses) in All Residential Districts, (RA, RP, RM, MH) - Residential uses in Residential Districts are not required to have buffers, except as required for mobile home parks, Multifamily and Planned Developments. All commercial or uses other than residential uses (excluding industrial uses) in the Residential Districts shall provide the following buffers: Uses in these districts that require a special use permit will in addition, provide other buffers as specified in the special use permit.	
Location of Buffer for Non-residential Uses in the Residential Districts	Type Buffer
Along all street boundaries of the Development	Buffer A
Along all boundaries adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the development	Buffer C
Along all other non-street boundaries	Buffer B

**Buffers Required for the Commercial Districts - All uses in the General Business and Office & Institutional Districts shall be required to have the following buffers:**

Location of Buffer for GB and OI Districts	Type Buffer
Along all boundaries adjacent to street right-of-ways	Buffer A
Along all non-street boundaries adjacent to Residential Districts and adjacent to single family residential uses or residential lots with a parcel size of less than 1 acre and when a single family structure is within 50' of the boundary of the development	Buffer C
Along all other boundaries	Buffer B

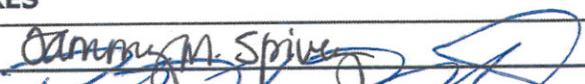
**Buffers Required For The Industrial Districts And Industrial Uses In Any Other Districts**

Location of Buffer for Industrial Districts	Type Buffer
Along all street boundaries	Buffer D
Along all non-street boundaries adjacent to Residential Districts when adjacent to single family residential structures within 50' of the project boundary	Buffer C
Along all other boundaries	Buffer D

**Buffers Required in the Watershed Overlays (WS-PA & WS-CA).**

Type Use	Buffer Requirement Watershed Districts
Bona fide Farms	Bona fide Farms in the Watershed Critical Area District (WSCA) shall maintain a 10 foot permanently vegetated buffer adjacent to all perennial waters as shown on the most recent edition of the USGS 1:24000 (7.5 minute) topographic map. The buffer shall remain vegetated and shall be used only for access and utilities.
Silviculture Activities	Silviculture activities shall maintain buffers (Streamside Management Zones) as described in the Division of Forest Resources Rules and Best Management Practices Manual.
All activities, other than bona fide farms and silviculture activities	All activities, other than bona fide farms and silviculture activities shall maintain a 30 foot vegetated buffer adjacent to all perennial waters as shown on the most recent edition of the USGS 1:24000 (7.5 minute) topographic map. The buffer shall remain vegetated and shall be used only for access and utilities.

## APPLICATION FOR MASTER DEVELOPMENT PLAN

THIS SECTION FOR OFFICE USE			
Application No.	MDP 111005	Date	12.20.2013
Application Fee	\$ 960.00	Receipt No.	140015
Pre-Application Conference	N/A	Hearing Date	PB 2.4.14
<b>SECTION 1: APPLICANT INFORMATION</b>			
Applicant's Name:	OPV Development, LLC	Owner's Name:	same
Applicant's Address:	1202 Eastwood Rd.	Owner's Address:	↓
City, State, & Zip	Wilmington, NC 28403	City, State, & Zip	↓
Phone Number:	910-799-8755	Phone Number:	↓
Legal relationship of applicant to land owner: same			
<b>SECTION 2: PROJECT INFORMATION</b>			
Type of Master Development Plan	<input type="checkbox"/> Residential RP, PD, RM MH District	<input type="checkbox"/> Commercial GB, OI, IT, GI District	<input checked="" type="checkbox"/> Mixed Use PD
Property Identification Number (PIN):	4203-14-3306-0000	Total property acreage:	45.87
	4203-05-8711-0000	Acreage to be disturbed:	28.1
Zoning Classification:	PD		
Project Address :	Country Club Drive		
Description of Project Location:	Going east on Country Club Rd. 1 mile from Hwy 17. Directly across Country Club from Captain Beam Blvd.		
Describe activities to be undertaken on project site:	Construction of residential mixed use subdivision.		
	95 lots total.		
<b>SECTION 3: SIGNATURES</b>			
Applicant's Signature		Date:	12/19/13
Owner's Signature		Date:	12/19/13

### 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:** \$ 960.00

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

CD /other digital version	<input type="checkbox"/> Y <input type="checkbox"/> N	Plan Sets	# of large	# of 11X17	Other documents/Reports	<input type="checkbox"/> Y <input 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 # <u>2151</u>		
Application received by:	<u>Megan Stare</u>				Date:	<u>12/20/13</u>
Application completeness approved by:	<u>Megan Stare</u>				Date:	<u>1/13/14</u>
Date scheduled for public hearing:	<u>Planning Board 2/4/14</u>					

### MASTER DEVELOPMENT PLAN CHECKLIST

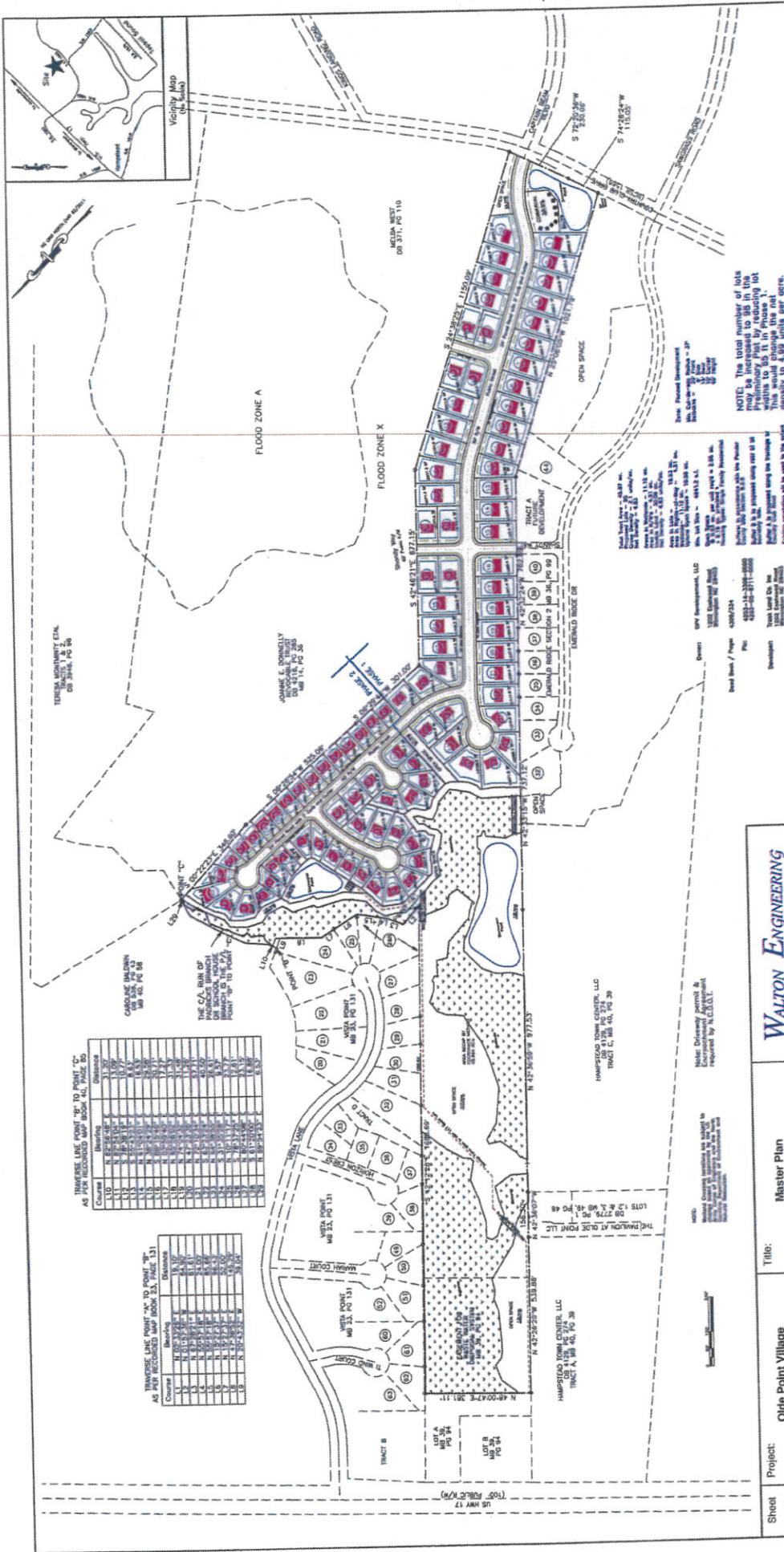
<input checked="" type="checkbox"/>	Signed Application Form (Both Applicant and Owner)
<input checked="" type="checkbox"/>	Application fee
<input checked="" type="checkbox"/>	Legible list of all property owners adjacent to the property upon which the use is to be located. The list shall include the mailing 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</b> --Written description of the project ( <u>max of 3 pages</u> ) including the following: <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 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 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).

Attachment 1



TRANSVERSE LINE POINT "A" TO POINT "C"  
AS PER RECORDED MAP BOOK NO. PAGE 50

Course	Bearing	Distance
1.0	N 89°24'48"E	1.0000
1.1	N 89°24'48"E	1.0000
1.2	N 89°24'48"E	1.0000
1.3	N 89°24'48"E	1.0000
1.4	N 89°24'48"E	1.0000
1.5	N 89°24'48"E	1.0000
1.6	N 89°24'48"E	1.0000
1.7	N 89°24'48"E	1.0000
1.8	N 89°24'48"E	1.0000
1.9	N 89°24'48"E	1.0000
2.0	N 89°24'48"E	1.0000
2.1	N 89°24'48"E	1.0000
2.2	N 89°24'48"E	1.0000
2.3	N 89°24'48"E	1.0000
2.4	N 89°24'48"E	1.0000
2.5	N 89°24'48"E	1.0000
2.6	N 89°24'48"E	1.0000
2.7	N 89°24'48"E	1.0000
2.8	N 89°24'48"E	1.0000
2.9	N 89°24'48"E	1.0000
3.0	N 89°24'48"E	1.0000
3.1	N 89°24'48"E	1.0000
3.2	N 89°24'48"E	1.0000
3.3	N 89°24'48"E	1.0000
3.4	N 89°24'48"E	1.0000
3.5	N 89°24'48"E	1.0000
3.6	N 89°24'48"E	1.0000
3.7	N 89°24'48"E	1.0000
3.8	N 89°24'48"E	1.0000
3.9	N 89°24'48"E	1.0000
4.0	N 89°24'48"E	1.0000
4.1	N 89°24'48"E	1.0000
4.2	N 89°24'48"E	1.0000
4.3	N 89°24'48"E	1.0000
4.4	N 89°24'48"E	1.0000
4.5	N 89°24'48"E	1.0000
4.6	N 89°24'48"E	1.0000
4.7	N 89°24'48"E	1.0000
4.8	N 89°24'48"E	1.0000
4.9	N 89°24'48"E	1.0000
5.0	N 89°24'48"E	1.0000

TRANSVERSE LINE POINT "A" TO POINT "B"  
AS PER RECORDED MAP BOOK NO. PAGE 51

Course	Bearing	Distance
1.0	N 89°24'48"E	1.0000
1.1	N 89°24'48"E	1.0000
1.2	N 89°24'48"E	1.0000
1.3	N 89°24'48"E	1.0000
1.4	N 89°24'48"E	1.0000
1.5	N 89°24'48"E	1.0000
1.6	N 89°24'48"E	1.0000
1.7	N 89°24'48"E	1.0000
1.8	N 89°24'48"E	1.0000
1.9	N 89°24'48"E	1.0000
2.0	N 89°24'48"E	1.0000
2.1	N 89°24'48"E	1.0000
2.2	N 89°24'48"E	1.0000
2.3	N 89°24'48"E	1.0000
2.4	N 89°24'48"E	1.0000
2.5	N 89°24'48"E	1.0000
2.6	N 89°24'48"E	1.0000
2.7	N 89°24'48"E	1.0000
2.8	N 89°24'48"E	1.0000
2.9	N 89°24'48"E	1.0000
3.0	N 89°24'48"E	1.0000
3.1	N 89°24'48"E	1.0000
3.2	N 89°24'48"E	1.0000
3.3	N 89°24'48"E	1.0000
3.4	N 89°24'48"E	1.0000
3.5	N 89°24'48"E	1.0000
3.6	N 89°24'48"E	1.0000
3.7	N 89°24'48"E	1.0000
3.8	N 89°24'48"E	1.0000
3.9	N 89°24'48"E	1.0000
4.0	N 89°24'48"E	1.0000
4.1	N 89°24'48"E	1.0000
4.2	N 89°24'48"E	1.0000
4.3	N 89°24'48"E	1.0000
4.4	N 89°24'48"E	1.0000
4.5	N 89°24'48"E	1.0000
4.6	N 89°24'48"E	1.0000
4.7	N 89°24'48"E	1.0000
4.8	N 89°24'48"E	1.0000
4.9	N 89°24'48"E	1.0000
5.0	N 89°24'48"E	1.0000

NOTE: The total number of lots may be increased to 88 in the preliminary plan by reducing lot size. This would change the ratio to 4.89 units per acre.

**WALTON ENGINEERING**  
PO Box 855, Raleigh, NC 27623 (919) 239-8800

Date: 01/18/14 Scale: 1" = 120' Drawn by: DAT

Project: Oldie Point Village Title: Master Plan

Sheet 1 of 1





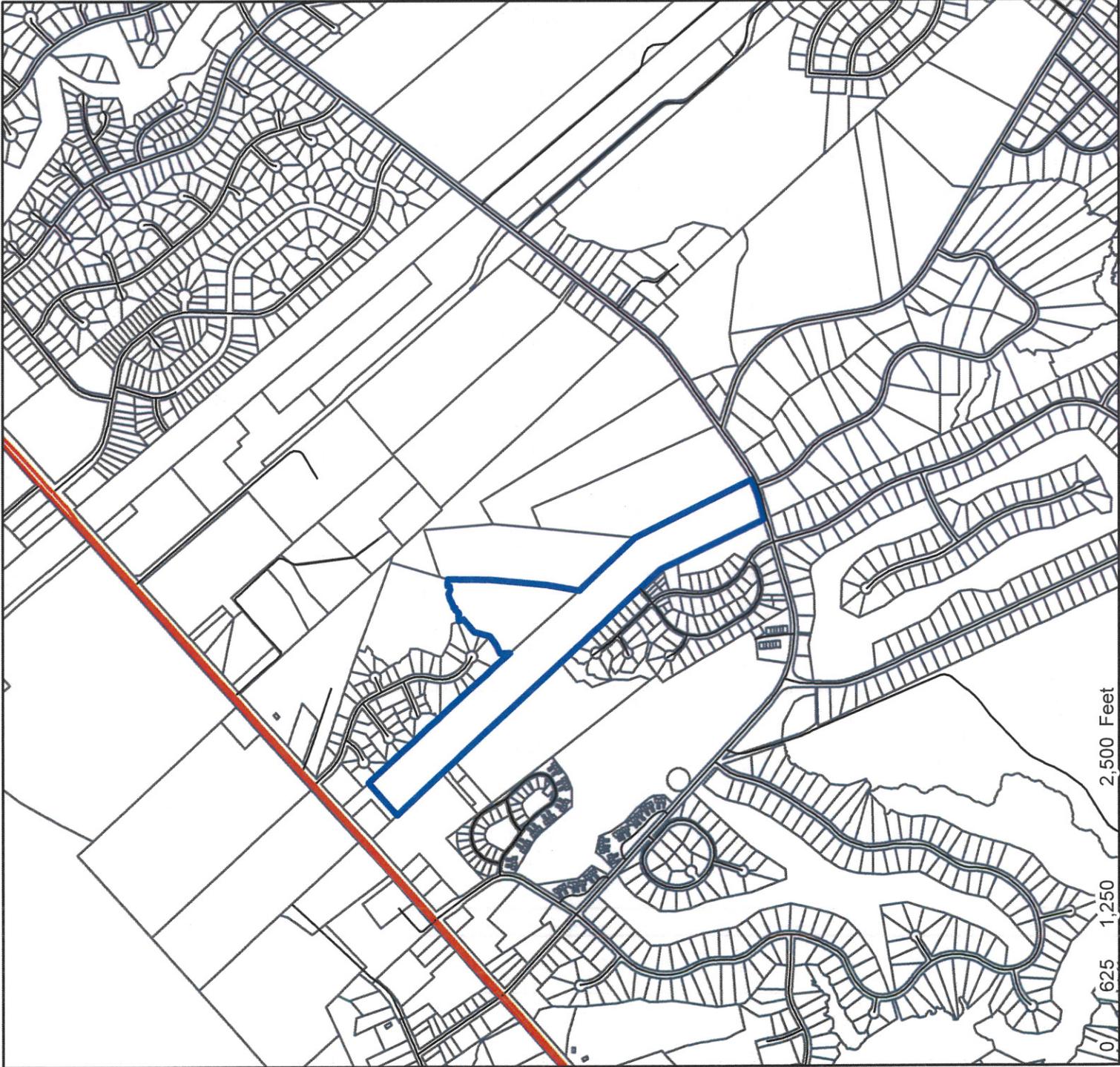
Applicant & Owners:  
OPV Development LLC

Master Development Plan (MDP)  
Case # 11105

**Legend**



**VICINITY**





Applicant & Owners:  
OPV Development LLC

Master Development Plan (MDP)  
Case # 11105

**Legend**

 Subject Parcels

**UDO Zoning**

-  General Business (GB)
-  Office & Institutional (O&I)
-  Planned Development (PD)
-  Rural Agricultural (RA)
-  Residential Performance (RP)



**CURRENT ZONING**





Applicant & Owners:  
OPV Development LLC

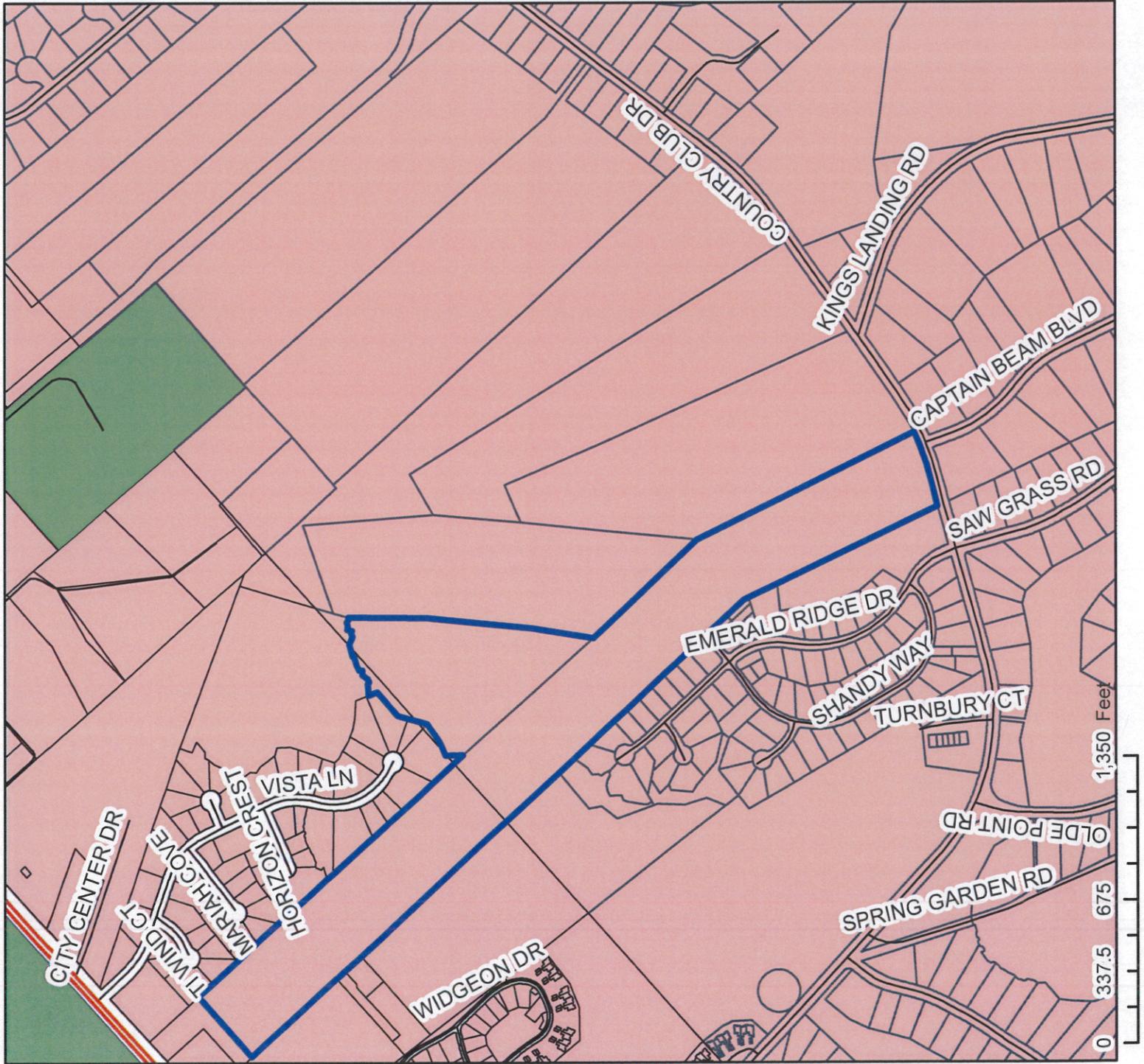
Master Development Plan (MDP)  
Case # 11105

### Legend

- Subject Parcels
- Future Land Use
  - Conservation
  - Mixed Use
  - Suburban Growth



### FUTURE LAND USE





Applicant & Owners:  
OPV Development LLC

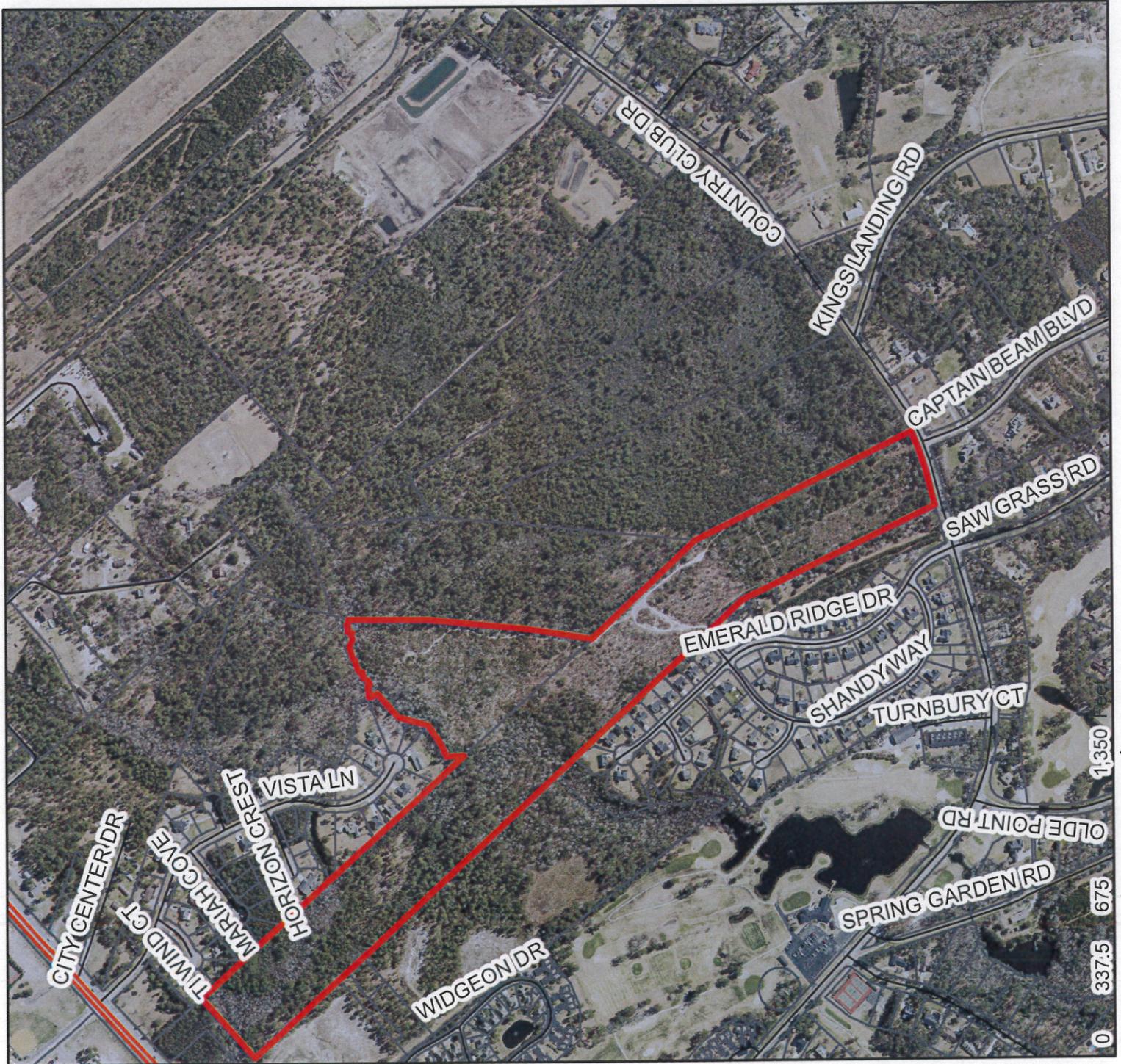
Master Development Plan (MDP)  
Case # 11105

**Legend**

 Subject Parcels



**2012 Aerial**



## PLANNING STAFF REPORT

### Zoning Text Amendment

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#### SUMMARY:

**Hearing Date:** Planning Board – February 4, 2014  
Board of County Commissioners – February 18, 2014  
**Applicant:** Administrator, Division of Planning  
**Application Number:** ZTA 11114 Pender County

**Text Amendment Proposal:** Resolution to Amend the Pender County Unified Development Ordinance, to create Appendix E titled *Conditional Rezoning Districts*; as well as administrative update references throughout the document associated with Conditional Zoning Districts.

**Background:** The proposed amendments will allow for greater clarity for all conditional zoning districts; Appendix E *Conditional Rezoning Districts* will outline the approved conditions particular to each conditionally zoned parcel. Updates throughout the Pender County Unified Development Ordinance will refer to Appendix E *Conditional Rezoning Districts* for conditions particular to these properties. This update will easily allow staff to share with the public information concerning approved conditional rezoning districts.

**Administrator Recommendation:** Staff respectfully recommends approval of the aforementioned Text Amendment to the Pender County Unified Development Ordinance as described in the staff report and attachments.

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#### Amendment Outline:

The following outline describes the proposed amendments by topic. The proposed amendments will clarify conditions particular to subject parcels in approved conditional rezoning cases.

#### Create Appendix E

The proposed Appendix E titled *Conditional Rezoning Districts* will be a composite of all approved conditional rezoning districts and the conditions specific to subject parcel which differ from the underlying zoning district. By cataloging all approved conditional rezoning cases in Appendix E staff proposes this information will be readily available and easy for citizens to access. As additional conditional zoning districts are established, Appendix E will be updated accordingly. Proposed Appendix E *Conditional Rezoning Districts* is shown in Attachment 1.

#### Administrative Updates

In order to ensure consistency with the proposed Appendix E *Conditional Rezoning Districts*, the references to conditional rezoning districts throughout the Pender County Unified Development Ordinance must be updated. The following amendments are necessary to ensure readability of the Pender County Unified Development Ordinance.

### 3.4 CONDITIONAL REZONING

#### 3.4.1 Intent

- F. 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, permitted by right or special use, on small and large scale projects.
- G. All uses listed as part of any application must be in the same format and description as listed in the Table of Permitted Uses.
- H. The following zoning district categories are approved to be assigned conditional zoning districts: RA, PD, RP, RM, GB, OI, IT, GI (Reference Article 4 and [Appendix E](#) for Zoning District Descriptions).

### 4.4 ZONING DISTRICTS ESTABLISHED

In order to implement all purposes and provisions of this Ordinance and the adopted Comprehensive Land Use Plan, and any other adopted County land use documents, the following districts are hereby established:

ZONING DISTRICTS	
Symbol	Name
<b>Residential Districts</b>	
RA	Rural Agricultural
RP	Residential Performance
RM	Residential Mixed
MH	Manufactured Housing Community
<b>Mixed Use Districts</b>	
PD	Planned Development
<b>Commercial Districts</b>	
GB	General Business
OI	Office Institutional
<b>Industrial Districts</b>	
IT	Industrial Transitional
GI	General Industrial
<b>Special Purpose Districts</b>	
EC	Environmental Conservation
<b>Overlay Districts</b>	
AV	Aviation Support
FH	Flood Hazard Area
WS-PA	Watershed Protected Area
WS-CA	Watershed Critical Area
<b>Conditional Districts</b>	
For all approved Conditional Zoning Districts Reference <a href="#">Appendix E</a>	

---

**EVAULATION:**

**Approval Criteria**

As prescribed in the Pender County Unified Development Ordinance Section 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 Ordinance 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.

**Comprehensive Land Use Plan Compliance**

The following goals and policies within the Pender County Comprehensive Land Use Plan may be relevant to the proposed Zoning Text Amendment request:

**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 character of and social assets of the predominant rural lifestyle and coastal environment that makes the County a unique place to live.

**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.

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**RECOMMENDATION:**

The proposed text amendment is consistent with the Unified Development Ordinance and Comprehensive Land Use Plan. Staff respectfully recommends approval of the aforementioned Text Amendment to the Pender County Unified Development Ordinance as described in the staff report and attachments.

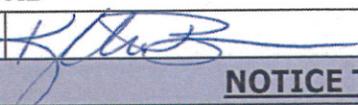
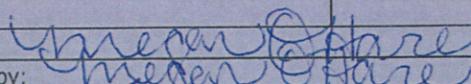
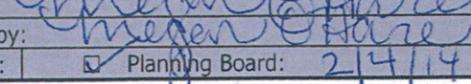
**Planning Board**

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

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

Williams: \_\_\_ McClammy: \_\_\_ Boney: \_\_\_ Baker: \_\_\_ Edens: \_\_\_ Marshburn: \_\_\_ Nalee: \_\_\_

## APPLICATION FOR TEXT AMENDMENT

THIS SECTION FOR OFFICE USE			
Application No.	ZTA 11114	Date	12/20/13
Application Fee	\$ N/A	Receipt No.	N/A
Pre-Application Conference	N/A	Hearing Date	PB 2/4 BOC 2/18
SECTION 1: APPLICANT INFORMATION			
Applicant's Name:	Pender County Planning & Community Development		
Applicant's Address:	805 S. Walker St.		
City, State, & Zip	Burgaw NC 28425		
Phone Number:	910 259-1276		
SECTION 2: UDO TEXT TO BE AMENDED			
Current Text to be Amended (Please site accurate Article number referenced):			
<i>Addition of Appendix E Conditional Rezoning Zoning Districts, which will outline conditions specific to approved conditional rezoning cases. All administrative changes associated with this update are included (references, etc.).</i>			
Proposed Text to be added:			
SECTION 3: SIGNATURE			
Applicant's Signature			Date: 12/20/2013
NOTICE TO APPLICANT			
If the applicant makes significant changes to the application for a text amendment after the Planning Board has made its recommendation, the Administrator may refer the modified request back to the Planning Board for an additional public hearing.			
TEXT AMENDMENT CHECKLIST			
<input checked="" type="checkbox"/>	Signed application form		
N/A <input type="checkbox"/>	Application fee		
<input checked="" type="checkbox"/>	A letter describing, in detail the intent and purpose of the amendment presented, meeting the approval criteria set forth in Section 3.18.5 of the Pender County UDO (shown on page 1 of this application)		
Office Use Only			
<input type="checkbox"/> ZTA Fees: \$250		N/A	
Payment Method:	Cash : <input type="checkbox"/> \$ _____	Credit Card: <input type="checkbox"/> Master Card <input type="checkbox"/> Visa	Check: <input type="checkbox"/> Check # _____
Application Received By:			Date: 12/20/13
Application completeness approved by:			Date: 12/20/13
Dates Scheduled for Public Hearings:	<input checked="" type="checkbox"/> Planning Board: 2/4/14	<input checked="" type="checkbox"/> BOC: 2/18/14	

**APPENDIX E    CONDITIONAL ZONING DISTRICTS**

In accordance with Section 3.4 Conditional Rezoning; the following conditional use zoning districts are established and applied to each subject property as set forth on the official zoning map. Each conditional use district (bearing the designated CD on the official zoning map) corresponds to the underlying general use district. All zoning requirements that apply to the general use district are also applicable in the conditional use district unless adopted conditions are more restrictive.

<b>Case Number</b>	<b>Change Requested</b>	<b>Final Action</b>
11034	From RA to RA-CD	Approved 12/9/13

**CASE 11034**

**Rezoning Proposal:** EFS Properties, LLC, applicant and owner, is requesting approval of a Zoning Map Amendment for a Conditional Rezoning from RP, Residential Performance, to RA-CD, Rural Agricultural – Conditional District for the use of a Nonmetallic Mineral Mining and Quarrying (NAICS 2123) operation.

**Property Record Numbers, Acreage, and Location:** The property is located along the north side of NC Highway 210, approximately 3,400 feet northeast of the intersection of Shaw Hwy and NC Hwy 210, Rocky Point. The property contains approximately 55.69 acres and may be identified as Pender County PIN 3255-78-6248-0000.

**Summary:** This proposal consists of a Zoning Map Amendment for a conditional rezoning of 55.69 acres from RP, Residential Performance, to RA-CD, Rural Agricultural – Conditional District, for the use of a Nonmetallic Mineral Mining and Quarrying (NAICS 2123), specifically for a sand mine. The request complies with the criteria set forth in Article 3.4.4 of the Unified Development Ordinance. The request is consistent with the 2010 Comprehensive Land Use Plan.

**Project Description:** According to the applicant’s submitted site plan and supporting materials, the site will contain several areas associated with the sand excavation. These areas, as depicted within Table 1 below will contain areas for temporary sediment collection, stockpile areas, and the pit/excavation area. Adjacent to the excavation area, will contain an office/construction trailer for on-site staff when the mine site is active. Ingress/egress to the site will utilize a driveway connection to NC Highway 210, subject to review and approval from the NCDOT.

**Table 1**

<b>CATEGORY</b>	<b>AFFECTED ACREAGE</b>
Tailings/Sediment Ponds	0.86
Stockpiles	1.65
Wastepiles	0
Processing Area/Haul Roads	1.45
Mine Excavation	12.7
Other	0
<b>Total Disturbed Acreage</b>	<b>16.66</b>

It is anticipated that the mine excavation will commence and be active for approximately three years. The State Mining Application (Attachment 1) submitted is requesting a ten year approval, this is in part due to demand of the excavated material and is requested to allow for the full ten year state allowance. Excavation activities will be limited to a frontend loader and truck as there will be no explosives used on site. The maximum depth of the mine will be limited to twenty (20’) feet below the natural ground level, which is a decrease from the

applicant's original request of thirty (30') feet due in part to address community concerns of impacts that may be caused to wells.

The anticipated mine depth will require dewatering activities on site. The applicant has stated that this will not exceed 5,000 gallons per day (gpd). As outlined within Attachment 1, there are not any wells located within 500' of the excavation area. This is confirmed through statement provided by Pender County Utilities (November 28, 2012 phone conversation).

The project will incorporate a minimum of a 100' No Disturb Area surrounding the excavation area, stockpile, and temporary sediment trap. Any areas outside of the limits of disturbance will maintain the existing natural vegetation.

According to the Pender County Unified Development Ordinance, a public input meeting must be held with the adjacent property owners to discuss concerns and evaluate mitigating factors that may be conditioned with the application. On September 25, 2013, Mr. Charles Cazier, Professional Engineer, held the required meeting at the county administrative building, Pender County planning staff was present. The meeting was attended by four individuals in which the main topics brought up for discussion were: *effects to wells within the area; concerns of depth of mine; values of adjacent properties; and the intention of future site use*. As a resultant of the meeting and comments, the applicant has proposed to reduce the maximum mine depth from thirty (30') feet to twenty (20') feet. Also, it has been stated that the resultant of the mine will be a pond feature that could be utilized for future residential development on the tract.

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 and review proposed conditions. The applicant has verbally accepted these conditions and are proposed in this report (see item F) under EVALUATION.

**Approval:** On December 9, 2013 the Pender County Board of Commissioners approved a Zoning Map Amendment for a Conditional Rezoning from RP, Residential Performance, to RA-CD, Rural Agricultural – Conditional District as described herein.

**Conditions of Approval:**

1. Maximum depth of the pit/excavation area will be limited to twenty (20') feet in depth measured from the natural ground level.
2. Hours of operation shall be from 7am to 7pm Monday through Saturday.
3. Mining/extraction activities on-site shall be limited to three (3) years.
4. Material mined/extracted shall be limited to sand only.
5. The project shall comply with all applicable requirements as outlined in the Pender County Unified Development Ordinance.
6. No junk, debris, trash, inoperable vehicles, recycled or salvaged materials shall be stored on the site.
7. All operations must follow federal, state, and local standards, regulations, ordinances, permits, statutes, and/or laws.

8. As shown on the site plan submitted for the project, a No Disturb Buffer of at least 100' shall be maintained around the permitted Pit/Excavation Area.
  9. Dewatering of the excavation site utilizing pumping mechanisms shall be prohibited.
-